

009-001-001-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MISSAUKEE COUNTY
MISSAUKEE COUNTY PARK
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B100'@5000/FF	350.00	545.75	0.6450	0.9132	5000	100		1,030,772	
350 Actual Front Feet, 4.38 Total Acres					Total Est. Land Value =			1,030,772	

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

009-001-002-002026 Est. T.C.V. THOMSEN ALLEN CHARLES
Property Class: 4016731 W NORTHSORE DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	144	0	0

Residential Local Cost Land Improvements

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

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

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

Notes:

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

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

009-001-003-002026 Est. T.C.V.T J'S TRUCKING INC

Property Class: 401W NORTHSORE DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

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

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

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

Land Improvement Cost Estimates

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

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	17,491	11,369
Door Opener			1	415	270
Totals:				17,906	11,639

Notes:

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

2026 Est. T.C.V. 009-001-003-00				=	30,791
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,800	14,800	14,800	11,717	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	316	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,400	15,400	15,400	12,033	12,033	0

009-001-004-002026 Est. T.C.V.

HALE JOSEPH S & SALLY J TRUSTEES

Property Class: 401W NORTHSHORE DR

Map #: 21002685 \$10,000LAKE TOWNSHIPLAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		41X104 IRR TRIANGLE		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
C200'@200/	41.00	52.49	1.4861	0.6019	200 100	7,335
41 Actual Front Feet, 0.05 Total Acres					Total Est. Land Value =	7,335

Cost Est. for Res. Bldg: 1Single FamilyGRG

ClsC

Blt1980

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

Building Areas

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

Garages

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

Notes:

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

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

009-002-001-002026 Est. T.C.V.INDIAN LAKES L C
Property Class: 402S CAROLYN AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

GOV'T LOTS 1 & 2 EXC PCL 27 A AS SHOWN IN BOOK OF SURVEY'S S-5, P223 & EXC THAT
PART OF GOVT LOT 2 LYING WITHIN BEG AT NE COR LOT 27 CROWS NEST TH N
88DEG02'50"W 252.02 FT, N 03DEG13'31"E 175.04FT, S 88DEG02'50"E 298.72FT,
S18DEG04'36"W182.16FT TO POB SEC 2 T22N R82 58.7241 A
SPLIT ON 04/30/2018 PART TO 009-002-001-92;
FORMERLY SEC 2 T22N R8W GOV'T LOTS 1 & 2. EXC THAT PART OF GOV'T LOT 2 LYING
WITHIN BEG AT NE COR LOT 27 CROWS NEST TH N88DEG02'0"W 252.02', N03DEG13'31"E
75.02', S88DEG02'5"E 272.04', S18DEG04'36"W 78.07' TO POB 58.9341 A
SPLIT ON 5/2017 TO 002-001-95
FORMERLY . SEC 2 T22N R8W GOV'T LOTS 1 & 2. 59.08 A.

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

SPLIT ON 4/30/18 PART TO 002-001-92
SPLIT/COMB. ON 05/16/2017 COMPLETED 05/16/2017 TIM ;
PARENT PARCEL(S): 009-002-001-00;
CHILD PARCEL(S): 009-002-001-95;

PARCEL IS IN MULTI PARCEL TRACT

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *				~2640X~968.948; 58.724 A			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
H1000'@650	2640.00	968.95	0.7845	0.9921	650	100	1,335,646
2640 Actual Front Feet, 58.72 Total Acres					Total Est. Land Value =		1,335,646

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

009-002-001-92
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HALL ROB
248 S CAROLYN AVE
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
D 75' @ 2800	100.02	287.44	0.9042	1.0357	2800	100	262,263
100 Actual Front Feet, 0.66 Total Acres					Total Est. Land Value =		262,263

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

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

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

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

Parcel Number: 009-002-001-92

Page: 2

Door Opener	2	1,054	980
Water/Sewer			
Public Sewer	1	1,465	1,362
Water Well, 100 Feet	1	5,734	5,333
Totals:		393,043	365,502

Notes:

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

2026 Est. T.C.V. 009-002-001-92	=	888,077
Est. TCV/Total Floor Area = 471.38, Most recent sale 04/27/2018 for 125,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
470,900 470,900 470,900 293,944 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -26,900 0 0 7,936 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
444,000 444,000 444,000 301,880 301,880 301,880		

009-002-001-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WATROBA PAUL & ANDREA E
S CAROLYN AVE
LAKE CITY, MI 49651

2017-01631 PCL 27A S-5P223 A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 2, T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY ESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 27 IN THE PLAT OF CROW'S NEST, SAID POINT SHOWN ON SAID PLAT BEING S88°02'50"E 226.91 FEET, SOUTH 1320.81 FEET, AND N88°02'50"W 68.74 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 2, THENCE N88°02'50"W ALONG THE NORTH LINE OF SAID LOT 27 TO THE SHORE OF LAKE MISSAUKEE, 252.02 FEET (REC. AS 252. 85 FEET} TO A POINT ON THE TRAVERSE LINE ON SAID SHORE THENCE N03°13'31"E ALONG SAID TRAVERSE LINE 75.02 FEET, THENCE S88°02' 50"E 272.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CAROLYN DRIVE, THENCE S18°04'36"W 78.07 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING. PARCEL LINES EXTEND TO THE WATER'S EDGE. CONTAINING 0.45 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
5/2017 COMBINE 2017-01630 S-5P223 WITH 002-003-64
SPLIT ON 05/16/2017 FROM 009-002-001-00; SPLIT PART SEC2 T22N R8W THAT PART OF GOV'T LOT 2 LYING WITHIN BET AT NE COR LOT 27 CROWS NEST TH N88DEG02'5"W 252.02' N03DEG13'31"E 75.02', S88DEG02'0"E 272.04', S18DEG04'36"W 78.07' TO POB .1459
A

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
D 75' @ 2800	75.02	261.29	0.9999	1.0017	2800 100	210,401
75 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value =	210,401

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-4,120
Garages					
Class: C Exterior: Pole (Unfinished)					
Storage Over Garage			480	6,355	5,847
Door Opener			1	527	485
Base Cost			2400	56,760	52,219
Totals:				59,164	54,431

Notes:

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

2026 Est. T.C.V. 009-002-001-95				=	302,934
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/25/2025 for 1,175,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
196,700	196,700	196,700	88,442	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-45,200	0	0	63,058	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
151,500	151,500	151,500	90,829	151,500	151,500

009-002-002-002026 Est. T.C.V.WEBSTER MARK
Property Class: 401W REDMAN DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	70.00	217.80	1.3001	0.8590	250	100		19,544	
70 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								19,544	

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

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

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

Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener			1	527	395
Base Cost			1536	36,326	27,244
Totals:				36,853	27,639

Notes:

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

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

009-002-002-012026 Est. T.C.V.WEBSTER MARK STEVEN
Property Class: 402W REDMAN DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia INFERIOR@\$1400		3.00 Acres	1400	100		4,200
		3.00 Total Acres	Total Est. Land Value =			4,200

2026 Est. T.C.V. 009-002-002-01 = 4,200						
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
0	0	0	0		2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
2,100	0	2,100	0	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,100	2,100	2,100	2,100	2,100	0	

009-002-002-252026 Est. T.C.V.CORRIGAN MICHELLE L TRUST
Property Class: 401W REDMAN DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	70.00	217.80	1.3001	0.8590	250	100		19,544	
70 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			19,544	

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

Cost Est. for Res. Bldg: 1Single FamilyGRG

Cls CD

Blt 1998

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Door Opener			2	935	701
Base Cost			1120	23,733	17,800
Porches					
CCP (1 Story)			24	1,110	832
Totals:				25,778	19,333

Notes:

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

23,780

2026 Est. T.C.V. 009-002-002-25					=	48,823
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,200	21,200	21,200	11,837	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,200	0	319	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,400	24,400	24,400	12,156	12,156	0	

009-002-002-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ELENBAAS LYNN J & LUANNE TURST
W REDMAN DR
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	10.30	Acres	5000	100	51,500
		10.30	Total Acres		Total Est. Land Value =	51,500

2026 Est. T.C.V. 009-002-002-50 = 51,500						
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/13/2016 for 38,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
19,100	19,100	19,100	10,913		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	294	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,800	25,800	25,800	11,207	11,207	0	

009-002-002-902026 Est. T.C.V.PARMER KEITH
Property Class: 4016972 W REDMAN DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	200.00	435.60	1.0000	1.0215	250	100	51,077
200 Actual Front Feet, 2.00 Total Acres					Total Est. Land Value =		51,077

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

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

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-6,585 -6,387
Garages				
Class: BC Exterior: Pole (Unfinished)				
Door Opener			3	1,976 1,917
Base Cost			2880	89,914 87,217
Class: C Exterior: Pole (Unfinished)				
Base Cost			440	13,341 12,941
No Concrete Floor			440	-2,864 -2,778
Totals:				95,782 92,910

Notes:

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

2026 Est. T.C.V. 009-002-002-90					=	173,494
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/03/2021 for 50,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
75,900	75,900	75,900	59,761	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	0	1,613	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,700	86,700	86,700	61,374	61,374	61,374	

009-002-003-00	2026 Est. T.C.V.	ROGERS CORY L & RACHEL R TRUST
Property Class: 401		7200 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

S67°53'27"E, 209.92 FEET; THENCE N18°12'24"E, 208.86 FEET; THENCE N71 °49'20"W, 209.43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.97 ACRES MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY...AND EXCEPT 2017-01912 L:S-5P0227 CSUR ...38.368A M/ 6/12/2023 SPLIT PART TO 009-002-003-35

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

FORMERLY . SEC 2 T22N R8W (4*2001) GOV'T LOTS 3, 4, 5 & 6 EXC PLATTED PARTSTHEREOF & EXC THAT PART LYING N'LY OF REDMAN DR IN CLAYTON'S HARBOR & N'LY OF RD R/W REC IN L 171 P 619 & EXC THE AREA SHOWN AS NOT INCLUDED IN THIS PLAT ON THE PLAT OF CROW'S NEST & EXC PCLS A & B AS SHOWNIN BOOK OF SURVEY'S S-1 P 377 MISS CO REC BEING PART OF GOV'T LOT 4. & EXC THAT PART OF GOV'T LOT 4 COMM. AT N 1/4 COR OF SEC 2 1685.41 FT, TH S 06 DEG 54'17"W AT RT ANGLES TO N SEC LINE 1711.06 FT, TH S 52 DEG 45'08"E 151.65 FT TO PT ON W'LY R/W LINE, TH S 37 DEG 50'W ALG R/W LINE 161.37 FT, TH S37 DEG 14'52"W ALG R/W LINE 125.64 FT,THS 28 DEG 04'14"W ALG R/W LINE 313.02 FT,TH S 16 DEG 36'16"W ALG R/W LINE 628.77 FT, TH S 32 DEG 49'10"W ALG R/W LINE 73.09 FT, TH N 73 DEG 55'47"W ALG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY, TH N 73 DEG 32'20"W ALG R/W LINE 174.64 FT TO POB OF THIS PARCEL, CONT N 73 DEG 32'20"W ALG R/W LINE 157.29 FT, TH N 67 DEG 52'20"W ALG R/W LINE 24.65 FT, TH N 18 DEG 10'40"E 153.32 FT, TH S 71 DEG 43'31"E 182.06 FTTH S 18 DEG 16'29"W 150 FT TO POB & EXC THAT PART OF GOV'TS 3 & 4 LYING N'LY OF PLAT OF CROW'S NEST & W'LY OF CAROLYN AVE & COUNTY ROAD & EXC COMM AT N 1/4 COR SEC 2, TH S 83 DEG 05'43"E 1843.44 FT, TH S 06 DEG 54'17"W 1353.22 FT TO POB, TH N 56 DEG 33' E 176.91 FT, TH N 67 DEG 50'E 151.29 FT, N 80 DEG 45' E 109.81 FT, S 6 DEG 52'30"E 200.17 FT, S 80 DEG 45'W 78.88 FT, S 67 DEG 50'W 108.89 FT, S 56 DEG 33'W 124.19 FT, N 42 DEG 48'30"W 202.7 FT TO POB & EXC PCLS A,B,C,& D OF SURVEY RECORDED IN LIBER S-3 PP 148-150 INCL & EXC BEG AT NE COR OF LOT 7 NANCY PLAT TH W'LY ALONG N LINE OF LOTS 7 & 8 TO NW COR LOT 8, N 06 DEG 52'30"W 127.26 FT, E TO ROB TRAILS'LY ALONG W LINE OF ROB TRAIL TO POB & EXC BEG AT INT OF NE COR ROB TRAIL & LOT 6 NANCY PLAT, TH N87 DEG 22'W

42 FT, N'LY AND PAR WITH W LINE LOT 6, 67 FT, E'LY TO A PT LYING N OF NW COR LOT 6, S TO POB...AND PIN 009-003-83 2012-02924 LEGAL DESCRIPTION: NEW PARCEL 0.97 ACRES A PARCEL OF LAND BEING PART OF PARCELS B-1 AND B-2 IN A SURVEY DATED 09/18/1996 BY PHIL CASE P.S .#30079, BEING PART OF GOVERNMENT LOT #4 OF SECTION 2, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S88°02'50"E, 244.54 FEET (RECORDED AS 226.91 FEET); THENCE SOUTH, 1308.70 FEET (RECORDED AS 1320.81 FEET) TO THE POINT OF BEGINNING OF THE PLAT OF CROWS NEST; THENCE S18°10'40"W, 227.41 FEET; THENCE S71 °49'20"E, 486.48 FEET TO THE POINT OF BEGINNING OF SAID NEW PARCEL; THENCE S18°13'00"W, 194.46 FEET; THENCE S67°53'27"E, 209.92 FEET; THENCE N18°12'24"E, 208.86 FEET; THENCE N71 °49'20"W, 209.43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.97 ACRES MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY...AND EXCEPT 2017-01912 L:S-5P0227 CSUR ...38.368A M/L
COMB ON 1/2/2013 WIH 009-002-003-83; SPLIT ON 7/14/2017 INTO 009-002-003-36

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 30 - 65	\$3800	38.14 Acres	3800	100		144,924
		38.14 Total Acres		Total Est. Land Value =		144,924

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

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

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,344		
1.75 Story	Siding	Crawl Space	224		
1 Story	Siding	Overhang	676		
Total:				497,466	397,970
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,094	1,675
3 Fixture Bath			2	13,171	10,537
Water/Sewer					
1000 Gal Septic			1	5,433	4,346
Water Well, 100 Feet			1	6,387	5,110
Porches					
WCP (1 Story)			180	10,235	8,188
WCP (1 Story)			720	29,203	23,362
Deck					
Treated Wood			216	4,476	3,581
Treated Wood			396	6,617	5,294

Parcel Number: 009-002-003-00

Page: 4

Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	784	38,228	30,582
Common Wall: 1 Wall	1	-3,005	-2,404
Door Opener	1	659	527
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Door Opener	2	1,317	1,054
Base Cost	1631	87,487	69,990
Built-Ins			
Appliance Allow.	1	3,899	3,119
Totals:		703,667	562,931

Notes:

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

2026 Est. T.C.V. 009-002-003-00				=	847,329
Est. TCV/Total Floor Area = 247.76, Most recent sale 01/01/2003 for 93,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
373,500	373,500	373,500	211,162	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	50,200	0	0	5,701	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
423,700	423,700	423,700	216,863	216,863	216,863

009-002-003-352026 Est. T.C.V.CURRIER ROBERT J TRUST
Property Class: 4027532 W WHITE BIRCH AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
F 67' @ 650/	66.03	150.00	1.0051	1.0514	650	100	45,355
66 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =			45,355	

2026 Est. T.C.V. 009-002-003-35					=	45,355
Est. TCV/Total Floor Area = 13.26, Most recent sale 06/23/2023 for 60,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
17,400	17,400	17,400	10,722		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	289	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,700	22,700	22,700	11,011	11,011	0	

009-002-003-36
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VERBERKMOES DANIEL D & DAWN TRUST
S CAROLYN AVE
LAKE CITY, MI 49651

2017-01912L:S-5P0227CSUR SPLIT PART .23 FROM PIN 009-002-003-00 A PART OF GOVERNMENT LOT 3, SECTION 2, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT IF 18, CAROLYN'S PLAT; TRIENCE NORTHEASTERLY ALONG THE RIGHT-OF-WAY FOR GREEN ROAD, 73.45 FEET ALONG A CURVE TO THE LEFT (RADIUS = I I 8G.84 FEET, LONG CHORD = N48°27'52"E, 73.44 FEET) TO THE SOUTH RIGHT-OF-WAY OF REDMAN DRIVE; THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY, 47.G5 FEET ALONG A CURVE TO THE LEFT(RADIUS= 163.54 FEET, LONG CHORD = S55°30'35"E, 47.48 FEET); THENCE S06DEG037'24"E, 102.01 FEET; THENCE S57°44'50'W, 54.90 FEET TO THE EAST LINE OF LOT# 18, CAROLYN'S PLAT; THENCE N28°38'4G"W, ALONG SAID LINE, I 24.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.23± ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	73.45	136.40	1.2846	0.7642	200	100	14,420
73 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		14,420

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,209
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			1	527 495
Base Cost			1280	30,272 28,456
			Totals:	26,321 24,742

Notes:

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

2026 Est. T.C.V. 009-002-003-36				=	44,853
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/22/2017 for 6,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,900	20,900	20,900	12,668	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	342	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,400	22,400	22,400	13,010	13,010	0

009-002-003-37
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ORAZEN KERRIE L TRUST
W WHITE BIRCH AVE
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	42.00	67.00	1.4772	0.6397	250	100	9,923
42 Actual Front Feet, 0.07 Total Acres			Total Est. Land Value =				9,923

2026 Est. T.C.V. 009-002-003-37					=	9,923	
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/10/2023 for 629,900							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
4,000	4,000		4,000	4,000		2.70	
2026	New	Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
	0	1,000	0	0		108	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
5,000	5,000		5,000	4,108	4,108		0

03/24/2026

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Valuation Report

DB: Lake2026

009-002-003-38

2026 Est. T.C.V.

MORGAN NOAH & DANIELLE

Property Class: 402

W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

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

01 SPLIT FROM 003-00 FOR 02

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

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

2026 Est. T.C.V. 009-002-003-38

=

26,352

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

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

10,500

10,500

10,500

10,500

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

2,700

0

0

283

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

13,200

13,200

13,200

10,783

10,783

0

009-002-003-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MULDER JOHN A
W WHITE BIRCH AVE
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *				70X200			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
F 67' @ 650/	70.00	200.00	0.9848	1.1627	650	100	52,100
70 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =		52,100

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

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

Building Areas

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

Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			2230	52,740	36,918
Totals:				52,740	36,918

Notes:

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

2026 Est. T.C.V. 009-002-003-40				=	97,509
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
44,200	44,200	44,200	22,707	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	0	613	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,800	48,800	48,800	23,320	23,320	0

009-002-003-43
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

UTECH KEITH & MEGHAN
W WHITE BIRCH AVE
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		140X180 IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	140.00	180.00	0.7726	1.1206	650	100		78,793
140 Actual Front Feet, 0.58 Total Acres					Total Est. Land Value =			78,793

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 1993

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			2400	75,696	49,202
Totals:				75,696	49,202

Notes:

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

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

009-002-003-47
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STANHOPE KRISTY L
W WHITE BIRCH AVE
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					78X160 IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	78.00	160.00	0.9482	1.0754	650	100		51,697	
78 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value =	
								51,697	

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

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			2400	56,760	39,732
Totals:				56,760	39,732

Notes:

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

2026 Est. T.C.V. 009-002-003-47					=	101,402
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2000 for 45,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
46,300	46,300	46,300	31,070		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	838	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,700	50,700	50,700	31,908	31,908	0	

009-002-003-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MIC LIMITED
S CAROLYN AVE
LAKE CITY, MI 49651

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

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		5.00 Acres	5600	100		28,000
Residentia INFERIOR@\$1400		6.52 Acres	1400	100		9,129
		11.52 Total Acres	Total Est. Land Value =			37,129

2026 Est. T.C.V. 009-002-003-50				=	37,129	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,100	17,100	17,100	7,005	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	189	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,600	18,600	18,600	7,194	7,194	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-002-003-65

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S CAROLYN AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

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

00 SPLIT FROM 003-50 FOR 01

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 400 X 1006.236

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

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

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,100	23,100	23,100	13,807	2.70	

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	372	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,900	25,900	25,900	14,179	14,179	0

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

2026 Est. T.C.V.

LAKE TOWNSHIP

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

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

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

FORMERLY ABBREVIATED AS SEC 2 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEYS S-1 PG
377 EXC BEG S 88 DEG 02'50"E 244.54 FT, S 1308.7 FT, S 18 DEG 10'40"W 227.41 FT,
S 71 DEG 49'20"E 695.92 FT FROM N 1/4 COR SEC 2 TH S 18 DEG 12'42"W 1040.86 FT,
S 67 DEG 53'27"E 210.01 FT, N 18 DEG 12'24"E 1055.26 FT, N 71 DEG 49'20"W 209.64
FT TO POB. 5.06A.
SPLIT ON 08/28/2012 INTO 009-002-003-83;

Split/Comb. on 08/28/2012 completed 08/28/2012 TIM LAND DIVISION

APPLICATION;

Parent Parcel(s): 009-002-003-80;

Child Parcel(s): 009-002-003-83;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
F 67' @ 650/	100.00	325.00	0.8692	1.3781	650	100	77,861
/ACRE	INFERIOR		3.25 Acres		1400	100	4,556
100 Actual Front Feet, 4.00 Total Acres					Total Est. Land Value =		82,417

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

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 2014

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Water/Sewer				
Water Well, 100 Feet			1	5,415 4,873

Parcel Number: 009-002-003-80

Page: 2

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	2414	51,153	46,038
Totals:		56,568	50,911

Notes:

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

2026 Est. T.C.V. 009-002-003-80	=	147,218
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/18/2016 for 90,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
61,500 61,500 61,500 34,409 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 12,100 0 0 929 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
73,600 73,600 73,600 35,338 35,338 0		

03/24/2026
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Valuation Report

DB: Lake2026

009-002-003-85
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WINN RANDALL & LANTA
W WHITE BIRCH AVE
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

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

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

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

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

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

2026 Est. T.C.V.

LAKE TOWNSHIP

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

A PARCEL OF LAND BEING PART OF PARCEL B-3 IN A SURVEY DATED 09/18/1996 BY PHIL CASE P.S.#30079, BEING PART OF GOVERNMENT LOT #4 OF SECTION 2, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S88°02'50"E, 244.54 FEET (RECORDED AS 226.91 FEET); THENCE SOUTH, 1308.70 FEET (RECORDED AS 1320.81 FEET) TO THE POINT OF BEGINNING OF THE PLAT OF CROWS NEST; THENCE S18°10'40"W, 227.41 FEET; THENCE S71 °49'20"E, 695.91 FEET; THENCE S18°12'42"W, 208.86 FEET TO THE POINT OF BEGINNING OF SAID NEW PARCEL; THENCE S67°53'27"E, 99.98 FEET; THENCE S18°12'33"W, 832.02 FEET TO THE NORTH LINE OF WHITE BIRCH AVENUE; THENCE N67°53'27"W, 100.01 FEET; THENCE N18°12'42"E, 832.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.91 ACRES MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY SPLIT ON 12/02/2016 COMPLETED 12/02/2016 APPROVAL DALE MOSHER; PARENT PARCEL(S): 009-002-003-87; CHILD PARCEL(S): 009-002-003-89; FOMERLY SEC 2 T22N R8W BEG S 88 DEG 02'50"E 244.54 FT, S 1308.7FT, S 18 DEG 10'40"W 227.41 FT, S 71 DEG49'20"E 695.92 FT FROM N 1/4 COR SEC 2 TH S 18 DEG 12'42"W 1040.86 FT, S 67 DEG53'27"E 100.01 FT, N 18 DEG 12'33"E 1047.72 FT, N 71 DEG 49'20"W 99.74 FT TOPOB. 2.39A.

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
F 67' @ 650/	100.01	300.00	0.8692	1.3400	650	100	75,715
/ACRE	INFERIOR	1.22 Acres	1400	100			1,709
100 Actual Front Feet,	1.91	Total Acres	Total Est. Land Value =				77,424

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

009-002-003-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAUGHTER JOINT TRUST
W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG 32'20"W ALG R/W 174.64 FT TO POB OF THIS PCL CONTINUING N 73 DEG 32' 20"W ALG R/W 157.29 FT TH N 67 DEG 52' 20"W ALG R/W 24.65 FT TH N 18 DEG 10'40"E 153.32 FT TH S 71 DEG 43'31"E 182.06 FT TH S 18 DEG 16'29"W 150 FT TO POB. .64A.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
F 67' @ 650/	181.94	153.23	0.7049	1.0592	650	100	88,304
182 Actual Front Feet, 0.64 Total Acres					Total Est. Land Value =		88,304

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

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

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost		1280	30,272	21,190
Totals:			30,272	21,190

Notes:

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

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

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

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

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

Land Improvement Cost Estimates

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

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

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

Building Areas

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

Plumbing

Average Fixture(s)	1	1,185	889

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	784	23,810	17,857

Fireplaces

Wood Stove	1	2,107	1,580

Totals: 27,102 20,326

Notes:

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

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

Est. TCV/Total Floor Area = 0.00

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

009-002-004-002026 Est. T.C.V.HINDY GERARD T & MOLLIE M
Property Class: 4027894 W PINE DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					BETWEEN PINE DR & WA, IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	37.06	280.14	1.2303	1.3083	650	100		38,775	
25 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			38,775	

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

009-002-005-002026 Est. T.C.V.PRAY JOSEPH E
Property Class: 402S CAROLYN AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					298' X 1463 IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	67.00	127.00	1.0000	0.9919	650	100		43,196	
/ACRE	INFERIOR		9.81 Acres		1400	100		13,740	
67 Actual Front Feet, 10.01 Total Acres					Total Est. Land Value =			56,936	

2026	Est. T.C.V. 009-002-005-00					=	56,936	
Est. TCV/Total Floor Area = 0.00								
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM		
	23,500	23,500	23,500		6,967	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		5,000	0	0	188	0	
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	28,500	28,500	28,500		7,155	7,155	0	

009-002-006-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAKE MISSAUKEE ISLAND ASSOC
W WHITE BIRCH AVE
LAKE CITY, MI 49651

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

WETLAND / LAKE ACCESS - ADJ ROAD RIGHT OF WAY

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	80.00	150.00	0.9398	10.3970	650	100	ACCESS POINT ONLY	19,400	
0.28 Total Acres					Total Est. Land Value =			19,400	

2026 Est. T.C.V. 009-002-006-00					=		19,400	
Est. TCV/Total Floor Area = 0.00								
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM			
7,500	7,500	7,500		397	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,200	0	0	10	0			
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT	
9,700	9,700	9,700	407	407	0			

03/24/2026
12:36 PM

Valuation Report

DB: Lake2026

009-002-006-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAKE MISSAUKEE ISLAND ASSOC
W WHITE BIRCH AVE
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *
TRIANGULAR SHAPE

DescriptionFrontageDepthFrontDepthRate %Adj. ReasonValue

F 67' @ 650/175.0010.000.71460.2181650100ACCESS POINT ONLY17,732

0.04 Total AcresTotal Est. Land Value =17,732

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

Est. TCV/Total Floor Area = 0.00

2025 AssessedMBORS.E.V.Base for CapIRM

6,8006,8002642.70

2026 New Eq. AdjustmentLossAdditionsTax AdjustmentLosses

02,1000070

2026 AssessedMBORS.E.V.Capped->Taxable<-PRE/MBT

8,9008,9008,9002712710

03/24/2026
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Valuation Report

DB: Lake2026

009-002-007-00

Property Class: 402

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAKE MISSAUKEE ISLAND ASSOC

ISLAND IN LAKE MISSAUKEE AVE

LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

ISLAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	51.16	399.95	1.0990	10.7462	650	100		27,272
		0.35	Total Acres		Total Est.		Land Value =	27,272

2026 Est. T.C.V. 009-002-007-00

=

27,272

Est. TCV/Total Floor Area = 0.00

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

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PIEKACZ KENNETH & WEBER LISA

S MARK TRL

LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

268'X13' (TO WATERS EDGE)

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	13.00	268.00	1.7752	0.8630	650	100	ACCESS POINT ONLY	12,945
		0.08	Total Acres		Total Est.		Land Value =	12,945

2026 Est. T.C.V. 009-002-008-00 = 12,945

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	873	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,500	0	0	23	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,500	6,500	6,500	896	896	0

03/24/2026
12:36 PM

Valuation Report

DB: Lake2026

009-002-009-00

2026 Est. T.C.V.

PAULITE PAUL

Property Class: 402

W REDMAN DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W COM AT WATERS EDGE E OF N COR LOT 29 CLAYTON'S HARBOR W TO N

COR LOT 29, NE'LY ALONG S SIDE OF REDMAN DRIVE TO NW COR OF LOT 30 TH ALONG

WATERS EDGE TO POB.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	213.00	0.25	0.66711	0.0556	650	100		5,139
		0.00	Total Acres		Total Est.	Land Value =		5,139

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

=

5,139

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/24/2012 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
2,000	2,000	2,000	1,855	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	50	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,600	2,600	2,600	1,905	1,905	0

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

2026 Est. T.C.V.

LAKE TOWNSHIP

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

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

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

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
/ACRE	4500/ACRE	190.63 Acres	4500	100		857,835
/ACRE	INFERIOR	190.63 Acres	1400	100		266,882
		381.26 Total Acres	Total Est. Land Value =			1,124,717

2026	Est. T.C.V. 009-003-001-03			= 1,124,717		
Est. TCV/Total Floor Area = 0.00						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	543,300	543,300	543,300	543,300	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,100	0	0	14,669	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	562,400	562,400	562,400	557,969	557,969	557,969

009-003-001-602026 Est. T.C.V.INDIAN LAKES L C
Property Class: 402S OAK DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 3 T22N RSW BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75 FT, S 20 DEG 28'58"E 450 FT FROM NW COR SEC 3, TH S 20 DEG 28'58"E 50 FT, N 68 DEG 16'45"E 100 FT, N 20 DEG 28'58W 50 FT, S 68 DEG 16'45"W 100 FT TO POB. .11A.
SPLIT/COMBINED ON 04/21/2025 FROM 009-003-001-82, 009-003-001-88;

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	50.00	100.00	1.1067	1.0000	300	100		16,600
50 Actual Front Feet, 0.12	Total Acres				Total Est. Land Value =			16,600

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

009-003-001-61
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MULDER STEPHEN E & COLLEEN E
287 S OAK DR
LAKE CITY, MI 49651

SEC 3 T22N RSW PCL 57 OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-232 DESC
AS: BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E
499.75 FT, S 20 DEG 28'58"E 495.22 FT FROM NW COR SEC 3, TH S 20 DEG 28'58"E 100
FT, N 68 DEG 16'45"E 100 FT, N 20 DEG 28'58"W 100 FT, S 69 DEG 31'02"W 100 FT TO
POB. .23A.
SPLIT/COMBINED ON 04/21/2025 FROM 009-003-001-82, 009-003-001-88;

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C75'@\$300/FF	100.00	100.00	0.9306	1.0000	300	100	27,918
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =							27,918

2026 Est. T.C.V. 009-003-001-61							=	27,918
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/23/2025 for 30,000								
2025 Assessed		MBOR	S.E.V.	Base for Cap		IRM		
0		0	0	371		2.70		
2026	New	Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses	
	14,000	0	0	0		14,000	0	
2026 Assessed		MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT	
14,000		14,000	14,000	381		14,000	0	

009-003-001-792026 Est. T.C.V.MINERT DOUGLAS & MANSOUR AMAL

Property Class: 401S OAK DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	150.00	100.00	0.8409	1.0000	300	100		37,840
150 Actual Front Feet, 0.34			Total Acres		Total Est. Land Value =			37,840

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

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	18,926	18,737
Totals:				18,926	18,737

Notes:

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

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

009-003-001-80
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAWKINS MATTHEW B & KRYSTAL L
S OAK DR
LAKE CITY, MI 49651

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

SPLIT ON 02/05/2019 COMPLETED 02/05/2019 TIM2019-00074 SOLD 8/1/2018;
PARENT PARCEL(S): 009-003-001-00;
CHILD PARCEL(S): 009-003-001-80;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100	22,500
75 Actual Front Feet, 0.17 Total Acres			Total Est. Land Value =				22,500

2026 Est. T.C.V. 009-003-001-80				=	22,500
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/2018 for 20,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM
11,300	11,300	11,300	9,279		2.70
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	250	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,300	11,300	11,300	9,529	9,529	0

009-003-001-81
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HABEL MICHAEL A & ELAINE TRUST
S OAK DR
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
C75'@\$300/FF	112.00	100.00	0.9046	1.0000	300	100	
112 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =
							30,395

2026 Est. T.C.V. 009-003-001-81				=	30,395
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/28/2023 for 33,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM
15,200	15,200	15,200	9,279		2.70
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	250	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,200	15,200	15,200	9,529	9,529	0

009-003-001-83
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAUCK EDMUND CHRIS TRUST
S OAK DR
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	77.81	100.31	0.9908	1.0011	300	100		23,154
75 Actual Front Feet, 0.18	Total Acres			Total Est. Land Value =				23,154

2026 Est. T.C.V. 009-003-001-83					=	23,154	
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/28/2023 for 22,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
11,600	11,600	11,600		9,279	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	0	0		0	250	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,600	11,600	11,600		9,529	9,529	0	

009-003-001-84
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANDERSEN CHRISTIAN J TRUST
205 S OAK DR
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100	22,500
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =							22,500

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

009-003-001-85
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANDERSEN CHRISTIAN J TRUST
S OAK DR
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100	22,500
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =							22,500

2026 Est. T.C.V. 009-003-001-85							=	22,500
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/28/2023 for 44,000								
2025 Assessed		MBOR	S.E.V.	Base for Cap		IRM		
11,300		11,300	11,300	9,279		2.70		
2026 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0		0		0		250		0
2026 Assessed		MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
11,300		11,300	11,300	9,529		9,529		0

009-003-001-862026 Est. T.C.V.LOVE ROBERT BLAINE TRUST

Property Class: 401S OAK DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 3 T22N R8W BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75, S 20 DEG 28'58"E 225 FT, FROM NW COR TH, S 20DEG 28'58" E 75FT, N 69DEG 31'02"E 100FT, N 20DEG 28'58" W 75FT, S 69DEG 31'02"W 100 FT TO POB. .17 A M/L

SPLIT ON 3/20/2023 FROM 009-003-001-00;

SPLIT ON 12/7/2023 FROM, 009-003-001-89 TO 009-003-001-83, 009-003-001-84, 009-003-001-85, 009-003-001-86.

SPLIT ON 12/07/2023 COMPLETED 12/07/2023 TIM ;

PARENT PARCEL(S): 009-003-001-89;

CHILD PARCEL(S): 009-003-001-86;009-003-001-83; 009-003-001-84; 009-003-001-85;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300 100	22,500
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =						22,500

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

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			1	527 522
Base Cost			2400	56,760 56,192
Totals:				57,287 56,714

Notes:

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

2026 Est. T.C.V. 009-003-001-86					=	93,569
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/28/2023 for 22,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,300	11,300	11,300	9,279	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
35,500	0	35,500	250	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,800	46,800	46,800	45,029	45,029	0	

009-003-001-89
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PEASE DAVID J & KIMBERLY G
S OAK DR
LAKE CITY, MI 49651

SEC 3 T22N R8W BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 413.83 FT FROM NW COR SEC 3, TH S 31 DEG 35'00"E 85.92 FT, N 64 DEG 42'30" E 100.61 FT, N 31 DEG 26'05"W 96.92 FT, TH S58 DEG 25'00" W 100.00 FT TO POB. .21 A M/L
SPLIT ON 3/20/2023 FROM 009-003-001-00;
SPLIT ONT 12/7/2023 TO 009-003-001-83, 009-003-001-84, 009-003-001-85, 009-003-001-86.

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

SPLIT ON 12/07/2023 COMPLETED 12/07/2023 TIM ;
PARENT PARCEL(S): 009-003-001-89;
CHILD PARCEL(S):009-003-001-83, 009-003-001-84, 009-003-001-85, 009-030-001-86;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C75'@\$300/FF	89.59	100.31	0.9565	1.0011	300	100	25,735
86 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =							25,735

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	411 50	1,430
Total Estimated Land Improvements True Cash Value =				1,430

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

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			960	23,434 23,200
Door Opener			1	527 522
Totals:				23,961 23,722

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 29,178

2026 Est. T.C.V. 009-003-001-89 =						56,343
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/28/2023 for 22,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,900	12,900	12,900	9,279	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
15,300	0	0	15,300	250	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,200	28,200	28,200	24,829	24,829	0	

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,300	29,300	29,300	22,673	22,673	0

009-003-001-91
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SILVER MICHAEL E & BONNIE L
SW OAK DR
LAKE CITY, MI 49651

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

Split/Comb. on 11/07/2017 completed 11/07/2017 TIM ;

Parent Parcel(s): 009-003-001-00;

Child Parcel(s): 009-003-001-90, 009-003-001-91;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C75'@\$300/FF	50.00	101.17	1.1067	1.0041	300	100	16,668
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		16,668

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

009-003-001-92
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HELMSTADTER DONALD
S OAK DR
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
C75'@\$300/FF	75.00	98.74	1.0000	0.9956	300	100	22,400
75 Actual Front Feet, 0.17 Total Acres			Total Est. Land Value =				22,400

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

009-003-001-93
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SKAGGS MATTHEW D & STACY D &
S OAK DR
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C75'@\$300/FF	75.00	98.74	1.0000	0.9956	300	100	22,400
75 Actual Front Feet, 0.17 Total Acres			Total Est. Land Value =			22,400	

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

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

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

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

Notes:

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

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

009-003-001-94
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LANTERMAN BRENT R & SUSANNE M
S OAK DR
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
C75'@\$300/FF	75.00	110.35	1.0000	1.0351	300	100	23,289
75 Actual Front Feet, 0.19 Total Acres			Total Est. Land Value =				23,289

2026 Est. T.C.V. 009-003-001-94					=	23,289
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/12/2017 for 18,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,600	11,600	11,600	9,279	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	250	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,600	11,600	11,600	9,529	9,529	0	

009-003-001-95
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ESAU STEVEN & PICARD ROBERTA
S OAK DR
LAKE CITY, MI 49651

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

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

EXEMPT TRANSFER TO

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C75'@\$300/FF	100.00	150.00	0.9306	1.1525	300	100		32,175	
100 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value =	
								32,175	

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

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

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

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	75.00	100.00	1.0000	1.0000	300	100		22,500
75 Actual Front Feet,	0.17	Total Acres		Total Est. Land Value =				22,500

2026 Est. T.C.V.	009-003-001-96	=	22,500		
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2011 for 18,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
11,300	11,300	11,300	7,277	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	196	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,300	11,300	11,300	7,473	7,473	0

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

Parcel Number: 009-003-001-97

Page: 2

Totals:

37,555

36,053

Notes:

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

44,345

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

009-003-001-982026 Est. T.C.V.ROBINSON BARRY C
Property Class: 401375 S OAK DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

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

Land Improvement Cost Estimates

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

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

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

Building Areas

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

Other Additions/Adjustments

Plumbing

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

Porches

CCP (1 Story)	27	953	943

Garages

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

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

Water/Sewer

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

Parcel Number: 009-003-001-98

Page: 2

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

Notes:

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

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

009-003-001-99
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BERRY DIANNE A
S OAK DR
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C75'@\$300/FF	100.00	200.00	0.9306	1.2746	300	100		35,583	
100 Actual Front Feet, 0.46	Total Acres		Total Est. Land Value =		35,583				

2026 Est. T.C.V. 009-003-001-99 = 35,583							
Est. TCV/Total Floor Area = 31.41, Most recent sale 06/13/2018 for 219,900							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
17,800	17,800	17,800	13,531		2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	365	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
17,800	17,800	17,800	13,896	13,896		0	

009-004-001-30
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

QUINT JENNIFER M
W CROOKED LAKE PARK RD
LAKE CITY, MI 49651

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

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
				* Factors *		214.1 FF			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	214.10	878.93	0.9831	1.2175	110	100		28,189	
214 Actual Front Feet, 4.32 Total Acres					Total Est. Land Value =			28,189	

2026 Est. T.C.V. 009-004-001-30					=	28,189	
Est. TCV/Total Floor Area = 24.88							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
11,500	11,500	11,500		2,587	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	2,600	0		0	69	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,100	14,100	14,100		2,656	2,656	0	

009-004-001-34
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

QUINT WILLIAM L JR
W ANDERSON TRL
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
A 200' @ 110/FF	129.07	354.37	1.1157	0.9702	110	100	
129 Actual Front Feet, 1.05 Total Acres							
					Total Est.	Land Value =	
							Value
							15,368
							15,368

2026 Est. T.C.V. 009-004-001-34							=	15,368
Est. TCV/Total Floor Area = 13.56								
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM				
6,300	6,300	6,300	621	2.70				
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses			
0	1,400	0	0	16	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,700	7,700	7,700	637	637	0			

009-004-001-35
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TEPASTTE DONNA
W ANDERSON TRL
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	117.73	355.20	1.1417	0.9707	110	100	14,352
118 Actual Front Feet, 0.96 Total Acres			Total Est. Land Value =				14,352

2026 Est. T.C.V. 009-004-001-35				=		14,352
Est. TCV/Total Floor Area = 12.67						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,900	5,900	5,900	621	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,300	0	0	16	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	637	637	0	

009-004-001-36
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

QUINT WILLIAM L JR
9520 W ANDERSON TRL
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 220@\$1900/FF	124.85	390.77	0.8947	0.6187	1900	100	131,308
125 Actual Front Feet, 1.12 Total Acres					Total Est. Land Value =		131,308

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

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

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

Building Areas

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

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,720

Plumbing

Average Fixture(s)	1	1,185	889

Water/Sewer

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

Porches

WGEP (1 Story)	217	15,444	11,583
WGEP (1 Story)	174	13,339	10,004
WPP	520	8,133	6,100

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	780	17,800	13,350
Door Opener	1	468	351
Class: CD Exterior: Pole (Unfinished)			
Base Cost	720	16,819	12,614

Built-Ins

Appliance Allow.	1	1,897	1,423

Fireplaces

Wood Stove	1	2,107	1,580

Totals:	231,308	173,480

Notes:

Parcel Number: 009-004-001-36

Page: 2

ECF (4085 CROOKED LAKE) 1.700 => TCV:						294,916
2026 Est. T.C.V. 009-004-001-36						= 428,599
Est. TCV/Total Floor Area = 428.17						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
165,500	165,500	165,500	62,885	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	48,800	0	0	1,697	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
214,300	214,300	214,300	64,582	64,582	0	

009-004-001-372026 Est. T.C.V.009-004-001-37TEPASTTE DONNA
Property Class: 4019526 W ANDERSON TRL
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 220@\$1900/FF	123.35	356.67	0.8974	0.6047	1900	100	127,187
123 Actual Front Feet, 1.01 Total Acres				Total Est. Land Value =		127,187	

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

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

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-3,721 -2,791
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost			1200	25,428 19,071
No Concrete Floor			1200	-7,188 -5,391
Totals:			14,519	10,889
Notes:				
ECF (4085 CROOKED LAKE) 1.700 => TCV:				18,511

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

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Exterior				
Stone Veneer			60	1,977 1,957
Plumbing				
Average Fixture(s)			1	1,185 1,173

Parcel Number: 009-004-001-37

Page: 2

Water/Sewer			
1000 Gal Septic	1	4,386	4,342
Water Well, 100 Feet	1	5,415	5,361
Porches			
CCP (1 Story)	210	5,265	5,212
CCP (1 Story)	238	5,845	5,787
Totals:	113,257	112,123	

Notes:

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

2026 Est. T.C.V. 009-004-001-37		=	343,444
Est. TCV/Total Floor Area = 511.08			
2025 Assessed	MBOR	S.E.V.	Base for Cap
133,300	133,300	133,300	90,575
2026 New Eq.	Adjustment	Loss	IRM
0	38,400	0	2.70
2026 Assessed	MBOR	S.E.V.	Capped
171,700	171,700	171,700	93,020
		->Taxable<-	PRE/MBT
		2,445	0

009-004-001-38
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DOBOS JENNIFER & ADAM
9507 W CROOKED LAKE PARK RD
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	220.00	512.82	1.0000	0.0000	110	100*		0	
Residentia 1 - 2.99@\$9000			2.59 Acres		9000	100		23,310	
* denotes lines that do not contribute to the total acreage calculation.									
220 Actual Front Feet, 2.59 Total Acres			Total Est. Land Value =				23,310		

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

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 220@\$1900/FF	220.00	836.35	0.7765	0.7483	1900	100	242,904
220 Actual Front Feet, 4.22 Total Acres					Total Est. Land Value =		242,904

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

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

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

Other Additions/Adjustments

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

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

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

Built-Ins				
Appliance Allow.		1	1,607	1,205
			Totals:	122,900 92,172

Notes: PATRIOT 1993.

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

2026 Est. T.C.V. 009-004-001-40			=	399,596
Est. TCV/Total Floor Area = 361.95				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
126,300	126,300	126,300	74,415	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	73,500	0	0	2,009 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
199,800	199,800	199,800	76,424	76,424 76,424

009-004-001-44
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

REID COLLEEN K
W ANDERSON TRL
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF 230.001003.77	0.9657	1.2586	110	100		30,750
230 Actual Front Feet, 5.30	Total Acres		Total Est. Land Value =			30,750

2026 Est. T.C.V. 009-004-001-44						
= 30,750						
Est. TCV/Total Floor Area = 27.85						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
12,600	12,600	12,600	4,620		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	124	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	4,744	4,744	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-004-001-48
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BREWSTER CAROL
W ANDERSON TRL
LAKE CITY, MI 49651

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

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

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

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

Est. TCV/Total Floor Area = 15.65

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

009-004-001-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TUBBS TODD & SHELLY &
9730 W ANDERSON TRL
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 220@\$1900/FF	220.00	2667.06	0.7765	1.0000	1900	100	324,598
220 Actual Front Feet, 13.47 Total Acres Total Est. Land Value =							324,598

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	1200 0	0
Wood Frame		20.20	384 50	3,878
Wood Frame		23.09	168 50	1,939
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				8,192

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = 1912 SF Floor Area = 1912 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,912	
Total:			251,712	201,368
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	948
3 Fixture Bath		1	3,721	2,977
Water/Sewer				
1000 Gal Septic		1	4,386	3,509
Water Well, 100 Feet		1	5,415	4,332
Porches				
WCP (1 Story)		440	13,508	10,806
CCP (1 Story)		16	740	592
Deck				
Treated Wood		160	3,371	2,697
Treated Wood		160	3,371	2,528 *75% Good
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	21,439	17,151
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		432	17,634	14,107
Common Wall: 1.5 Wall		1	-3,628	-2,902
Door Opener		1	468	374
Class: CD Exterior: Pole (Unfinished)				
Base Cost		2880	61,027	48,822
Built-Ins				
Appliance Allow.		1	1,897	1,518
Totals:			386,246	308,827
Notes:				

Parcel Number: 009-004-001-50

Page: 2

ECF (4085 CROOKED LAKE) 1.700 => TCV:

525,006

2026	Est.	T.C.V.	009-004-001-50	=	857,796	
Est. TCV/Total Floor Area = 448.64, Most recent sale 08/22/2022 for 626,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	331,300	331,300	331,300	296,943	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	97,600	0	0	8,017	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	428,900	428,900	428,900	304,960	304,960	0

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

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

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

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Heat & Cool

Ground Area = 1344 SF Floor Area = 1344 SF.

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

Building Areas

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

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

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

Deck

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

Garages

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

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

Built-Ins

Parcel Number: 009-004-001-58			Page: 2
Appliance Allow.	1	2,713	2,035
	Totals:	262,182	196,628
Notes:			
	ECF (4017 JENNINGS) 1.000 => TCV:		196,628

2026 Est. T.C.V. 009-004-001-58			=	224,232
Est. TCV/Total Floor Area = 166.84, Most recent sale 11/17/2014 for 74,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
96,300	96,300	96,300	54,605	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,800	0	1,474	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
112,100	112,100	112,100	56,079	56,079

03/24/2026
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Valuation Report

DB: Lake2026

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

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

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

Land Improvement Cost Estimates

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

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1352 SF Floor Area = 1352 SF.

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

Building Areas

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

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Deck

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

Built-Ins

Appliance Allow.	1	1,897	1,423

Fireplaces

Wood Stove	1	2,107	1,580

Garages

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

Base Cost	1152	32,544	24,408

Carports

Aluminum	540	7,112	5,334

Unit-in-Place Cost Items

TRAVEL TRAILER	1500	1,515	1,060	*70% Good
Totals:		202,851	152,059	

Parcel Number: 009-004-001-60

Page: 2

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

258,501

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

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Valuation Report

DB: Lake2026

009-004-001-68
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HUDSON ROBERT B & DENISE S
W CROOKED LAKE PARK RD
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

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

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

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

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
8,500	8,500	8,500	2,917	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,900	0	0	78	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,400	10,400	10,400	2,995	2,995	0

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

2026 Est. T.C.V.

LAKE TOWNSHIP

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

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

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

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

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

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B 220@\$1900/FF	220.132355.60	0.7764	0.9694		1900 100	314,815
220 Actual Front Feet, 11.90 Total Acres					Total Est. Land Value =	314,815

2026 Est. T.C.V. 009-004-001-70					=	314,815
Est. TCV/Total Floor Area = 232.85						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
116,000	116,000	116,000	34,789		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,400	0	0	939	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,400	157,400	157,400	35,728	35,728	0	

009-004-001-782026 Est. T.C.V.

Property Class: 401

Map #:LAKE TOWNSHIP

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

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

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

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

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	220.01	201.95	0.9764	0.8429	110	100	19,920
220 Actual Front Feet, 1.02 Total Acres			Total Est. Land Value =			19,920	
2026 Est. T.C.V. 009-004-001-78					=	19,920	
Est. TCV/Total Floor Area = 14.73							
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM
8,100	8,100		8,100		2,934		2.70
2026 New Eq.	Adjustment		Loss		Additions		Tax Adjustment Losses
0	1,900		0		0		79 0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT
10,000	10,000		10,000		3,013		3,013 0

009-004-001-80	2026 Est. T.C.V.				DERRICKSON CHRISTOPHER &		
Property Class: 401					9631 W CROOKED LAKE PARK RD		
Map #:	LAKE TOWNSHIP				LAKE CITY, MI 49651		
SEC 4 T22N R8W PCL K OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC THAT PART LYING N'LY OF CO ROAD. .92A.							
Deeded Pcl N of Rd inc MH etc back to Wilder for 98 New MH for 98.							
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
A 200' @ 110/FF	221.00	181.34	0.9753	0.8206	110 100	19,456	
221 Actual Front Feet, 0.92 Total Acres					Total Est. Land Value =	19,456	
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1997							
(11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
Building Areas							
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space		1,296			
				Total:	153,769	123,015	
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)				1	1,185	948	
3 Fixture Bath				1	3,721	2,977	
Water/Sewer							
1000 Gal Septic				1	4,386	3,509	
Water Well, 100 Feet				1	5,415	4,332	
Porches							
WGEP (1 Story)				79	7,951	6,361	
Deck							
Treated Wood				32	1,324	1,059	
Built-Ins							
Appliance Allow.				1	1,897	1,518	
Carports							
Aluminum				364	4,794	3,835	
					Totals:	184,442 147,554	
Notes:							
ECF (4017 JENNINGS) 1.000 => TCV:					147,554		
2026 Est. T.C.V. 009-004-001-80					= 167,010		
Est. TCV/Total Floor Area = 128.87, Most recent sale 03/10/2006 for 41,500							
2025 Assessed	MBOR		S.E.V.		Base for Cap	IRM	
71,300	71,300		71,300		26,858	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	12,200	0		0	725	0	
2026 Assessed	MBOR		S.E.V.		Capped ->Taxable<-	PRE/MBT	
83,500	83,500		83,500		27,583 27,583	27,583	

03/24/2026

Valuation Report

DB: Lake2026

12:36 PM

009-004-001-82

2026 Est. T.C.V.

WILDER MARY E

Property Class: 401

9646 W ANDERSON TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

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

sPLIT BACK FROM 001-80 FOR 98..REMOVE MH..ADD HOUSE/GRG FOR 00.

TRIB GAVE 17% SWAMP ADJ FOR 93.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

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

Land Improvement Cost Estimates

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

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1600 SF Floor Area = 1600 SF.

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

Building Areas

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

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

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

Deck

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

Garages

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

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals:

262,916

210,334

Parcel Number: 009-004-001-82

Page: 2

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

357,568

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

009-004-002-002026 Est. T.C.V.MISSAUKEE COUNTY ROAD COMMISSION

Property Class: 402W COOKED LAKE PARK RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

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

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

009-004-003-002026 Est. T.C.V.LAKE TOWNSHIP OAK GROVE CEMETERY
Property Class: 202S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
INFO FOR SIZE 0	274.00	359.00	1.0000	0.0000	0	100*	0
COMMERCIAL 2-4A	9000		2.26 Acres		9000	100	20,322
* denotes lines that do not contribute to the total acreage calculation.							
274 Actual Front Feet, 2.26 Total Acres			Total Est. Land Value =				20,322

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

009-004-004-002026 Est. T.C.V.BRICKER SUSAN & CHARLES JR TRUST

Property Class: 4019845 W WALNUT ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

20806011 \$389,900

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	213.00	236.00	0.7828	0.5454	1900	100		172,796
213 Actual Front Feet, 1.15 Total Acres					Total Est. Land Value =			172,796

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

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

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,344	
1 Story	Siding	Crawl Space	504	
Total:			257,844	154,708
Other Additions/Adjustments				
Recreation Room			1100	20,867 12,520
Plumbing				
Average Fixture(s)			1	1,422 853
3 Fixture Bath			1	4,478 2,687
2 Fixture Bath			1	2,996 1,798
Water/Sewer				
1000 Gal Septic			1	4,689 2,813
Water Well, 100 Feet			1	5,734 3,440
Porches				
WGEP (1 Story)			240	18,180 10,908
CCP (1 Story)			54	1,696 1,018
CCP (1 Story)			20	988 593
Deck				
Treated Wood			512	7,393 4,436
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			720	27,972 16,783

Parcel Number: 009-004-004-00		Page: 2	
Common Wall: 1 Wall	1	-2,589	-1,553
Built-Ins			
Appliance Allow.	1	2,713	1,628
Fireplaces			
Interior 1 Story	2	10,470	6,282
Breezeways			
Frame Wall	160	10,800	6,480
	Totals:	375,653	225,394
Notes:			
ECF (4085 CROOKED LAKE) 1.700 => TCV:		383,170	

2026	Est. T.C.V. 009-004-004-00					=	560,716
Est. TCV/Total Floor Area = 303.42, Most recent sale 10/07/2016 for 347,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	217,400	217,400	217,400	161,091	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	63,000	0	0	4,349	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	280,400	280,400	280,400	165,440	165,440	165,440	

009-004-004-07
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRICKER SUSAN & CHARLES JR TRUST
N ANDERSON TRL
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
JENNINGS 50	120.00	161.75	0.8612	1.0059	50 100	5,197
120 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =						5,197

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1856 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 5000	5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =			4,750

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

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -3,582
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			3	1,581 1,265
Base Cost			3456	81,734 65,387
Totals:				78,837 63,070

Notes:

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

2026 Est. T.C.V. 009-004-004-07 = 117,166						
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/07/2016 for 347,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
48,800	48,800	48,800	43,355	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,800	0	0	1,170	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,600	58,600	58,600	44,525	44,525	44,525	

009-004-004-10	2026 Est. T.C.V.	GILLOW JAMES & LESLIE
Property Class: 401		9770 W ANDERSON TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 4 T22N R8W BEG S 89°57'21"E 825.51 FT, S 287.98 FT & N 71°51'40"E 195.55 FT FROM W/4 COR, TH N 71°41'40"E 173.79FT, S 86°07'09"E 127.71 FT, S54°59'48"W 240.1 FT, N 89°57'21"W 58.41 FT, N 22°07'20"W 99.55 FT TO POB. .52Ac. M/L . Split on 10/09/2007 into 009-004-004-15;		
Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;		
Parent Parcel(s): 009-004-004-10;		
Child Parcel(s): 009-004-004-15;		

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
B 220@\$1900/FF	127.71 178.22 0.8896 0.5084 1900 100	109,755
128 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =		109,755
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 1000	1,000.00	1 97 970
Total Estimated Land Improvements True Cash Value =		970
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1995		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 768 SF Floor Area = 1152 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1.5 Story	Siding Crawl Space	768
Total:		126,226 94,669
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185 889
3 Fixture Bath	1	3,721 2,791
Water/Sewer		
1000 Gal Septic	1	4,386 3,289
Water Well, 100 Feet	1	5,415 4,061
Deck		
Treated Wood	192	3,792 2,844
Treated Wood	384	5,983 5,923
Pine w/Roof (Deck Portion)	16	561 421
Pine w/Roof (Roof portion)	16	324 243
Built-Ins		
Appliance Allow.	1	1,897 1,423
Totals:		153,490 116,553
Notes:		
ECF (4085 CROOKED LAKE) 1.700 => TCV:		198,140

2026 Est. T.C.V. 009-004-004-10	=	308,865
Est. TCV/Total Floor Area = 268.11, Most recent sale 08/30/2019 for 179,500		
2025 Assessed	MBOR	S.E.V.
119,400	119,400	119,400
	Base for Cap	IRM
	110,249	2.70
2026	New Eq. Adjustment	Loss
0	35,000	0
	Additions	Tax Adjustment
	0	2,976
		Losses
		0

Parcel Number: 009-004-004-10

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
154,400	154,400	154,400	113,225	113,225	113,225

009-004-004-152026 Est. T.C.V.

Property Class: 401COLLINS THOMAS J & CINDY M

Map #:LAKE TOWNSHIP9768 W ANDERSON TRL
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	65.00	1058.84	1.0000	1.6583	1900	100	204,806
65 Actual Front Feet, 1.58 Total Acres			Total Est. Land Value =			204,806	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	28.80	100	50	1,440
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =			2,410	

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

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,512	
Total:			216,783	195,118
Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade			1	2,727 2,454
Plumbing				
Average Fixture(s)			1	1,422 1,280
3 Fixture Bath			1	4,478 4,030
Water/Sewer				
1000 Gal Septic			1	4,689 4,220
Water Well, 100 Feet			1	5,734 5,161
Porches				
WCP (1 Story)			36	2,691 2,422
Deck				
Treated Wood			454	6,828 6,145
Built-Ins				
Appliance Allow.			1	2,713 2,442
Totals:			248,065	223,272

Notes:

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

Parcel Number: 009-004-004-15

Page: 2

	224,400	224,400	224,400	110,641	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	69,000	0	0	2,987	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	293,400	293,400	293,400	113,628	113,628	0

009-004-004-202026 Est. T.C.V. ANDERSON ERWIN M JR TRUST

Property Class: 401 W CROOKED LAKE PARK RD

Map #: LAKE CITY, MI 49651

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

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

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

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	376.39	812.43	0.8538	1.1938	110	100	42,200
376 Actual Front Feet, 7.02 Total Acres			Total Est. Land Value =			42,200	

2026 Est. T.C.V. 009-004-004-20					=	42,200
Est. TCV/Total Floor Area = 27.91						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
17,300	17,300	17,300	5,449		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	147	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,100	21,100	21,100	5,596	5,596	0	

009-004-004-252026 Est. T.C.V. ANDERSON ERWIN M JR TRUST

Property Class: 402 W CROOKED LAKE PARK RD

Map #: LAKE CITY, MI 49651

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

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	636.93	357.68	0.7486	0.9724	110	100		51,001	
637 Actual Front Feet, 5.23 Total Acres Total Est. Land Value =								51,001	

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

009-004-004-29	2026 Est. T.C.V.	ANDERSON ERWIN M JR TRUST
Property Class: 402		W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

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

2026 Est. T.C.V. 009-004-004-29					=	27,322
Est. TCV/Total Floor Area = 18.07						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
11,200	11,200	11,200	1,034	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	27	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,700	13,700	13,700	1,061	1,061	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-004-004-30

2026 Est. T.C.V.

BRAVATA DANIEL J

Property Class: 402

W ANDERSON TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 4 T22N R8W (0*1999) THAT PART OF PCL D OF THE SURVEY RECORDED IN LIBER S-3

PP 93-100 INCL LYING N'LY OF A LINE BEG S 88 DEG 15'20" E 356.6 FT & N 0 DEG

18'35"E 1965.47 FT FROM SW COR SEC 4 TH S 89 DEG 57'21"E 199.93 FT TO POE.

2.34A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

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

2026 Est. T.C.V. 009-004-004-30

=

23,370

Est. TCV/Total Floor Area = 15.46

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

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	199.93	507.65	1.0001	1.0614	110	100			23,345
200 Actual Front Feet, 2.33 Total Acres					Total Est. Land Value =				23,345

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

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

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

Building Areas									
Type	Ext. Walls	Roof/Fnd.		Size	Cost New	Depr. Cost			
Main Home	Siding	Comp.Shingle		792					
				Total:	42,817	14,986			
Other Additions/Adjustments									
Skirting, Metal or Vinyl, Vertical				174	1,942	680			
Plumbing									
Average Fixture(s)				1	783	274			
Water/Sewer									
1000 Gal Septic				1	4,109	1,438			
Water Well, 100 Feet				1	5,150	1,802			
Built-Ins									
Appliance Allow.				1	1,607	562			
Totals:					56,408	19,742			
Notes:									
ECF (4017 JENNINGS) 1.000 => TCV:						19,742			

2026 Est. T.C.V. 009-004-004-34					=	44,057
Est. TCV/Total Floor Area = 55.63						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,500	0	0	0	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
22,000	0	0	13,306	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,000	22,000	22,000	13,306	13,306	13,306	

009-004-004-36
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCCASLIN CINDY
735 S LACHANCE RD
LAKE CITY, MI 49651

SEC 4 T22N R8W (0*1999) BEG S 88 DEG 15'20"E 356.60 FT & N 0 DEG18'35"E 912.98 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 563.68 FT, S 78 DEG 56' 39"E 203.50 FT, S 0 DEG 18'35"W 525.74 FT, N 89 DEG 41'25"W 199.93 FT TO POB. 2.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	199.93	544.69	1.0001	1.0802	110	100		23,759	
200 Actual Front Feet, 2.50 Total Acres					Total Est. Land Value =			23,759	

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

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 936 SF.

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	936		
			Total:	96,668	77,334
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	948
Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 100 Feet			1	5,415	4,332
Deck					
Treated Wood			100	2,400	1,920
Built-Ins					
Appliance Allow.			1	1,897	1,518
			Totals:	111,951	89,561
Notes:					
ECF (4017 JENNINGS) 1.000 => TCV:				89,561	

2026 Est. T.C.V. 009-004-004-36					=	114,290	
Est. TCV/Total Floor Area = 122.10							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
47,600	47,600	47,600		21,645	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	9,500	0		0	584	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,100	57,100	57,100		22,229	22,229	22,229	

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Valuation Report

DB: Lake2026

009-004-004-39
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TAYLOR COBEY & KRISTIN &
9912 W CROOKED LAKE PARK RD
LAKE CITY, MI 49651

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

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

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

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

Land Improvement Cost Estimates

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1404 SF Floor Area = 2106 SF.

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

Building Areas

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

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

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

Garages

Class: C Exterior: Pole (Unfinished)

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

Built-Ins

Appliance Allow.	1	2,713	2,170
Totals:		311,573	249,249

Notes: 9912 CROOKED LANE

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

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

Parcel Number: 009-004-004-39

Page: 2

Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	21.24	400	8,496
Default Walls	10.27	400	4,108

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

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

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

Est. TCV/Total Floor Area = 139.88

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

009-004-004-412026 Est. T.C.V.WILDER MARY E
Property Class: 402W ANDERSON TRL
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	199.941	008.28	1.0001	1.2600	110	100			27,714
200 Actual Front Feet,	4.63	Total Acres			Total Est.	Land Value =			27,714
2026 Est. T.C.V. 009-004-004-41								=	27,714
Est. TCV/Total Floor Area = 13.16									
2025 Assessed		MBOR		S.E.V.		Base for Cap		IRM	
11,300		11,300		11,300		2,414		2.70	
2026 New Eq. Adjustment				Loss		Additions		Tax Adjustment	Losses
0		2,600		0		0		65	0
2026 Assessed		MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
13,900		13,900		13,900		2,479		2,479	0

009-004-004-422026 Est. T.C.V.BREWSTER CAROL
Property Class: 402W ANDERSON TRL
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.94	435.73	1.0001	1.0216	110	100		22,471
200 Actual Front Feet, 2.00 Total Acres			Total Est. Land Value =			22,471		

2026 Est. T.C.V. 009-004-004-42 = 22,471							
Est. TCV/Total Floor Area = 10.67, Most recent sale 07/01/2024 for 2,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
9,200	9,200	9,200	9,200		2.70		
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment		Losses
0	2,000	0	0		248		0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
11,200	11,200	11,200	9,448		9,448		0

009-004-004-45
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BREWSTER CAROL A
9870 W CROOKED LAKE PARK RD
LAKE CITY, MI 49651

SEC 4 T22N R8W (1 *2023) (0*1998) THAT PART OF PCL E OF THE SURVEY RECORDED IN LIBER S-6 P-143, A PART OF THE SOUTHWEST¹/₄ OF SECTION 4, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE S88°31'43"E, ALONG THE SOUTH LINE OF SAID SECTION 556.46 FEET; THENCE N00°02'05"E, 635.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°02'05"E, 400.00 FEET; THENCE N89°54'54"E, 199.94 FEET; THENCE S00°02'05"W, 400.00 FEET; THENCE S89°54'54"W, 199.94 FEET TO THE POINT OF BEGINNING. CONTAINING 1.84 ACRES MORE OR LESS.

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

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

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

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

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	200.00	400.00	1.0000	1.0000	110	100	22,000
200 Actual Front Feet, 1.84 Total Acres			Total Est. Land Value =				22,000

2026 Est. T.C.V. 009-004-004-45

=

22,000

Est. TCV/Total Floor Area = 10.45, Most recent sale 09/28/2009 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
9,000	9,000	9,000	3,409	2.70		

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	92	0	

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,000	11,000	11,000	3,501	3,501	0	

009-004-004-47	2026 Est. T.C.V.	BOUWMAN SHARI L & BRUCE J
Property Class: 401		9870 W CROOKED LAKE PARK RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors *

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.72	60	50	1,071
Total Estimated Land Improvements True Cash Value =				1,071

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

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

Building Areas

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

Plumbing

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

Water/Sewer

1000 Gal Septic	1	4,689	3,751

Water Well, 100 Feet	1	5,734	4,587

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	15,821

Class: BC Exterior: Pole (Unfinished)

Door Opener	4	2,634	2,107

Base Cost	2641	82,452	65,962

Totals:	110,807	88,646

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 88,646

2026 Est. T.C.V. 009-004-004-47 = 111,717

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

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
49,800	49,800	49,800	34,749	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,100	0	0	938	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,900	55,900	55,900	35,687	35,687	0

009-004-004-482026 Est. T.C.V.FULLER RAYMOND L
Property Class: 4019847 W CROOKED LAKE PARK RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.00	173.80	1.0013	0.8119	110	100		17,795
199 Actual Front Feet, 0.79 Total Acres					Total Est. Land Value =			17,795

Cost Est. for Res. Bldg: 1Single FamilyGRG

Cls CD

Blt 2011

(11) Heating System: No Heating/Cooling

Ground Area = 0 SFFloor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			640	17,370	15,633
Class: CD Exterior: Pole (Unfinished)					
Base Cost			768	17,610	15,849
Totals:				34,980	31,482

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:

31,482

2026 Est. T.C.V. 009-004-004-48				=	49,277
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
21,800	21,800	21,800	8,561	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	231	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,600	24,600	24,600	8,792	8,792	0

009-004-004-502026 Est. T.C.V.QUINT WILLIAM L III
Property Class: 402W CROOKED LAKE PARK RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	199.99	616.40	1.0000	1.1142	110	100			24,511
200 Actual Front Feet, 2.83 Total Acres					Total Est. Land Value =				24,511
2026 Est. T.C.V. 009-004-004-50									= 24,511
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/2001 for 11,700									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
10,000	10,000		10,000		1,548		2.70		
2026 New Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
0	2,300		0		0		41		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
12,300	12,300		12,300		1,589		1,589		0

009-004-004-522026 Est. T.C.V.QUINT SUSANNE E
Property Class: 402W ANDERSON TRL
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	199.95	655.74	1.0001	1.1315	110	100	24,889
200 Actual Front Feet, 3.01 Total Acres					Total Est. Land Value =		24,889

2026 Est. T.C.V. 009-004-004-52					=	24,889	
Est. TCV/Total Floor Area = 0.00							
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	10,200		10,200	10,200	1,647	2.70	
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	2,200	0		0	44	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	12,400	12,400	12,400		1,691	1,691	0

009-004-004-54
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TEPASTTE THOMAS M JR
W ANDERSON TRL
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.35	393.53	0.9996	0.9959	110	100		21,939
200 Actual Front Feet, 1.81 Total Acres Total Est. Land Value =								21,939

2026	Est. T.C.V. 009-004-004-54				=	21,939	
Est. TCV/Total Floor Area = 0.00							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	9,000	9,000	9,000	989	2.70		
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
	0	2,000	0	0	26	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	11,000	11,000	11,000	1,015	1,015	0	

009-004-004-56
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROHDY EMILY S
W ANDERSON TRL
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	200.35	447.88	0.9996	1.0287	110	100		22,660	
200 Actual Front Feet, 2.06 Total Acres								Total Est. Land Value =	22,660

2026	Est. T.C.V. 009-004-004-56				=		22,660
Est. TCV/Total Floor Area = 0.00							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	9,300	9,300	9,300	1,126	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	2,000	0	0	30	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	11,300	11,300	11,300	1,156	1,156	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-004-004-58
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NARVA GREGORY B & CARLA MARIE
9837 W CROOKED LAKE PARK RD
LAKE CITY, MI 49651

SEC 4 T22N R8W (O*2000) THAT PART OF PCL F OF THE SURVEY RECORDED IN LIBER S-3
PP 93-100 LYING S OF CROOKED LAKE PARK ROAD. .8A.

00 SPLIT FROM 004-50 FIR 01 NO DIV

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	199.00	175.12	1.0013	0.8134	110	100		17,828
199 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								17,828

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.22	96	50	1,258
Wood Frame	24.12	140	50	1,688

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,916

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
Total:				169,877	135,901

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Deck

Treated Wood w/Roof (Deck Portion)	80	2,133	1,706
Treated Wood w/Roof (Roof portion)	80	1,349	1,079
Treated Wood	80	2,133	1,706
Treated Wood	9	395	316
Treated Wood	21	921	737

Built-Ins

Appliance Allow.	1	1,897	1,518

Garages

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

Base Cost	1280	40,205	32,164
Totals:		233,617	186,893

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 186,893

2026 Est. T.C.V. 009-004-004-58 = 208,637

Est. TCV/Total Floor Area = 143.29, Most recent sale 08/04/2015 for 53,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

90,300 90,300 90,300 40,253 2.70

Parcel Number: 009-004-004-58

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,000	0	0	1,086	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	104,300	104,300	104,300	41,339	41,339	41,339

12:37 PM

009-004-004-60

2026 Est. T.C.V.

POSTEMA ROGER E SR TRUST

Property Class: 402

W ANDERSON TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Residentia 8 - 17 @\$5600	9.47 Acres	5600	100	53,032

9.47 Total Acres Total Est. Land Value = 53,032

2026 Est. T.C.V. 009-004-004-60

= 53,032

$$\text{Est. TCV/Total Floor Area} = 36.42$$

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

23,700	23,700	23,700	4,713	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

0	2,800	0	0	127	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

26,500	26,500	26,500	4,840	4,840	0

009-004-004-682026 Est. T.C.V.HUNT DUANE J

Property Class: 4019799 W CROOKED LAKE PARK RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

LESS THAN 1/2 MILE TO CROOKED LAKE

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	199.00	183.87	1.0013	0.8234	110	100		18,047	
199 Actual Front Feet, 0.84 Total Acres								Total Est. Land Value = 18,047	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	575	50	2,001
D/W/P: 4in Ren. Conc.	8.17	2336	50	9,542
Wood Frame	26.96	144	50	1,941
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements True Cash Value =				14,899

Cost Est. for Res. Bldg: 1Single FamilyHUDCls CBlt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = 1352 SFFloor Area = 1352 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Crawl Space	1,352	
			Total:	186,758
				149,405
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422
3 Fixture Bath			1	4,478
Water/Sewer				
1000 Gal Septic			1	4,689
Water Well, 100 Feet			1	5,734
Deck				
Treated Wood			120	2,840
Treated Wood			25	1,140
Treated Wood			20	896
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Door Opener			2	1,054
Base Cost			1488	51,827
Built-Ins				
Appliance Allow.			1	2,713
			Totals:	263,551
				210,839

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:210,839

2026 Est. T.C.V. 009-004-004-68					=	243,785
Est. TCV/Total Floor Area = 180.31, Most recent sale 10/25/2025 for 230,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
95,800	95,800	95,800	73,118	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,100	0	0	48,782	0	

Parcel Number: 009-004-004-68

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	121,900	121,900	121,900	75,092	121,900	121,900

03/24/2026

Valuation Report

12:37 PM

DB: Lake2026

009-004-004-70

2026 Est. T.C.V.

TUBBS TODD & SHELLY &

Property Class: 402

W CROOKED LAKE PARK RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.48 Acres	5600	100			53,088
		9.48 Total Acres			Total Est. Land Value =		53,088

2026 Est. T.C.V. 009-004-004-70

=

53,088

Est. TCV/Total Floor Area = 39.27, Most recent sale 08/22/2022 for 626,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,700	23,700	23,700	14,397	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	2,800	0	0	388	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,500	26,500	26,500	14,785	14,785	0

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-004-004-78
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MENDEZ EDWARD J & KATHY M
W CROOKED LAKE PARK RD
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	99.00	189.20	1.1922	0.8293	110	100		10,767
99 Actual Front Feet, 0.43 Total Acres					Total Est. Land Value =			10,767

2026 Est. T.C.V. 009-004-004-78 = 10,767

Est. TCV/Total Floor Area = 7.96, Most recent sale 10/24/2022 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,400	4,400	4,400	3,680	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	99	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,400	5,400	5,400	3,779	3,779	3,779

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-004-004-79
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MENDEZ EDWARD J & KATHY M
W CROOKED LAKE PARK RD
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	99.00	189.20	1.1922	0.8293	110	100		10,767
99 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								10,767

2026 Est. T.C.V. 009-004-004-79 = 10,767

Est. TCV/Total Floor Area = 7.96, Most recent sale 10/24/2022 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,400	4,400	4,400	3,680	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,000	0	0	99	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,400	5,400	5,400	3,779	3,779	3,779

009-004-005-002026 Est. T.C.V.INDIAN LAKES L C

Property Class: 402W POPLAR ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 80'@\$1900/FF	429.00	876.07	0.6571	1.5816	1900	100		847,173	
429 Actual Front Feet, 8.63 Total Acres			Total Est. Land Value =			847,173			
2026 Est. T.C.V. 009-004-005-00							=	847,173	
Est. TCV/Total Floor Area = 626.61									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
312,100	312,100		312,100		260,028		2.70		
2026	New	Eq. Adjustment		Loss	Additions		Tax Adjustment		Losses
	0	111,500		0	0		7,020		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
423,600	423,600		423,600		267,048		267,048		0

009-004-006-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES L C
S CARPO ST
LAKE CITY, MI 49651

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

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

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
* Factors *					2 POLYGONS				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 80'@\$1900/FF	1000.00	837.60	0.4608	1.5640	1900	100		1,369,351	
B 220@\$1900/FF	374.00	837.60	0.4608	0.7486	1900	100		245,139	
B 220@\$1900/FF	400.00	715.47	0.4608	0.7197	1900	100		252,052	
1774 Actual Front Feet, 32.99 Total Acres					Total Est. Land Value =			1,866,542	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	20.50	352	50	3,608
Total Estimated Land Improvements True Cash Value =				3,608

2026 Est. T.C.V. 009-004-006-00					= 1,870,150		
Est. TCV/Total Floor Area = 1383.25							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	689,500	689,500	689,500	520,944	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	245,600	0	0	14,065	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	935,100	935,100	935,100	535,009	535,009	535,009	

009-005-001-002026 Est. T.C.V.BAIRD BONNIE
Property Class: 402W POPLAR ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
JENNINGS 50	258.00	165.00	0.7112	1.0109	50 100	9,274
258 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =						9,274

2026 Est. T.C.V. 009-005-001-00 = 9,274						
Est. TCV/Total Floor Area = 6.86, Most recent sale 01/09/2015 for 5,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
3,700	3,700	3,700	2,273		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	900	0	61	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,600	4,600	4,600	2,334	2,334	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-005-002-00

2026 Est. T.C.V.

VANUSKIRK JOHN & JOY

Property Class: 402

W POPLAR ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	50.00	165.00	1.0719	1.0109	50	100		2,709
50 Actual Front Feet,	0.19	Total Acres	Total Est. Land Value =				2,709	

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

=

2,709

Est. TCV/Total Floor Area = 2.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
1,100	1,100	1,100	1,100	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	29	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,400	1,400	1,400	1,129	1,129	0

03/24/2026

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Valuation Report

DB: Lake2026

009-005-003-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

OLD RR RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

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

2026 Est. T.C.V. 009-005-003-00

=

229,992

Est. TCV/Total Floor Area = 170.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
115,000	115,000	115,000	61,231	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1,653	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,000	115,000	115,000	62,884	62,884	62,884

009-005-004-002026 Est. T.C.V.INDIAN LAKES L C
Property Class: 402S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia INFERIOR@\$1400	126.12 Acres		1400	100		176,568
	126.12 Total Acres		Total Est. Land Value =			176,568

2026 Est. T.C.V. 009-005-004-00 = 176,568						
Est. TCV/Total Floor Area = 130.60						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
88,300	88,300	88,300	56,950		2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	1,537	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,300	88,300	88,300	58,487	58,487	58,487	

03/24/2026

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Valuation Report

DB: Lake2026

009-005-005-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

OLD RR RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

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

2026 Est. T.C.V. 009-005-005-00 = 224,000

Est. TCV/Total Floor Area = 165.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,000	112,000	112,000	64,539	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,742	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,000	112,000	112,000	66,281	66,281	66,281

009-005-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROSTED DOUGLAS R
137 S CRAPO ST
LAKE CITY, MI 49651

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

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet,	0.16	Total Acres			Total Est. Land Value =	3,000

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

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	384		
1 Story	Siding	Basement	384		
Total:				120,550	72,329

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	853

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

Porches				
CCP (1 Story)		108	3,173	1,904

Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		720	25,214	15,128

Built-Ins				
Appliance Allow.		1	2,713	1,628
Totals:			163,495	98,095

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 98,095

2026 Est. T.C.V. 009-005-006-00					=	102,045
Est. TCV/Total Floor Area = 132.87						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
44,400	44,400	44,400	12,670	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	342	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,000	51,000	51,000	13,012	13,012	13,012	

009-005-007-002026 Est. T.C.V.TRIBLEY JANELLE RAE

Property Class: 401119 S CRAPO ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 5 T22N R8W BEG 260 FT W & 34 RDS S OF NE COR SEC 5 TH E 8 RDS N 8 RDS W 8
RDS S TO POB. .4 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	132.00	132.00	1.1095	0.7579	110 100	12,210
132 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =	12,210

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.31	264	71	1,183
Total Estimated Land Improvements True Cash Value =				1,183

Cost Est. for Res. Bldg: 1Single Family 1SCls CBlt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1242 SF Floor Area = 1242 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,242		
			Total:	168,739	101,243
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,366	820
Water/Sewer					
1000 Gal Septic			1	4,503	2,702
Water Well, 100 Feet			1	5,507	3,304
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	20,627	12,376
Built-Ins					
Appliance Allow.			1	2,605	1,563
Fireplaces					
Exterior 1 Story			1	6,134	3,680
Porches					
CCP (1 Story)			16	759	455
			Totals:	210,240	126,143

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:126,143

2026 Est. T.C.V. 009-005-007-00				=	139,536
Est. TCV/Total Floor Area = 112.35, Most recent sale 05/23/2000 for 0					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
61,200	61,200	61,200	29,470	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,600	0	0	795	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,800	69,800	69,800	30,265	30,265	30,265

03/24/2026

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Valuation Report

DB: Lake2026

009-005-008-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S ASPEN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 5 T22N R8W W 1/2 OF NE FRL 1/4 EXC PLATTED PORTION THEREOF. 77.9758 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia INFERIOR@	\$1400	77.97 Acres	1400	100			109,158
		77.97 Total Acres			Total Est. Land Value =		109,158

2026 Est. T.C.V. 009-005-008-00

=

109,158

Est. TCV/Total Floor Area = 87.89

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
54,600	54,600	54,600	35,165	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	949	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,600	54,600	54,600	36,114	36,114	36,114

009-005-009-002026 Est. T.C.V.INDIAN LAKES L C
Property Class: 402S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 5 T22N R8W THAT PART OF NE 1/4 LYING N'LY & E'LY OFPLAT OF VILLAGE OF JENNINGS & REVISED PLAT OF VILLAGE OF JENNINGS EXC COMM 50 FT W OF SW COR OF LOT 1 BLK E TH W ON NLINE OF POPLAR ST TO SE COR LOT 10 BLK ZTH N 165 FT E 260 FT S 165 FT W 260 FT TO POB & EXC BEG 260 FT W & 689 FT S OF NE COR OF SEC 5 TH S 66 FT W 103 FT N66 FT E 103 FT TO POB & EXC BEG 260 FT W & 561 FT S OF NE COR SEC 5 TH E 132 FT N 132 FT W 132 FT S 132 FT TO POB. 11.0935 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>80@\$3800		11.09 Acres		3800	100	42,142
		11.09 Total Acres			Total Est. Land Value =	42,142

2026 Est. T.C.V. 009-005-009-00 = 42,142						
Est. TCV/Total Floor Area = 33.93						
2025 Assessed	MBOR		S.E.V.		Base for Cap	IRM
20,500	20,500		20,500		9,169	2.70
2026 New Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses
0	600		0		247	0
2026 Assessed	MBOR		S.E.V.		Capped ->Taxable<-	PRE/MBT
21,100	21,100		21,100		9,416	0

03/24/2026

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Valuation Report

DB: Lake2026

009-006-001-00

2026 Est. T.C.V.

STATE OF MICHIGAN

Property Class: 402

OLD RR RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 6 T22N R8W NE FRL 1/4. 165.44 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 121 - 3000	\$3800	165.44 Acres	3800	100			628,672
165.44 Total Acres					Total Est. Land Value =		628,672

2026 Est. T.C.V. 009-006-001-00

=

0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-006-002-002026 Est. T.C.V.STATE OF MICHIGAN
Property Class: 402X W ROUND LAKE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 6 T22N R8W NW FRL 1/4 & W FRL 1/2 OF SW 1/4. 260.71 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 121 - 3000	\$3800	260.21	Acres	3800	100	988,798
260.21 Total Acres			Total Est. Land Value =			988,798

2026 Est. T.C.V. 009-006-002-00=0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

03/24/2026

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Valuation Report

DB: Lake2026

009-006-003-00

2026 Est. T.C.V.

JEWELL ROBERT L & JEWELL HAROLD J

Property Class: 402

W ROUND LAKE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 6 T22N R8W E 1/2 OF SW 1/4. 80 A.

EASEMENT ACCESS IS FROM ROUND LAKE RD BUT PARCEL IS SOUTH OF THE RD. -TIM

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia INFERIOR@\$1400	70.00	Acres	1400	100			98,000
Residentia PARTOF>80@\$3800	10.00	Acres	3800	100			38,000
	80.00	Total Acres			Total Est. Land Value =		136,000

2026 Est. T.C.V. 009-006-003-00

=

136,000

Est. TCV/Total Floor Area = 109.50

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
67,500	67,500	67,500	32,447	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	876	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,000	68,000	68,000	33,323	33,323	0

009-006-004-002026 Est. T.C.V. STATE OF MICHIGAN
Property Class: 402
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 6 T22N R8W N 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@	\$3800	80.00	Acres		3800	100		304,000
80.00 Total Acres Total Est. Land Value =								304,000

2026 Est. T.C.V. 009-006-004-00 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM				
0	0	0	0	2.70				

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	0	0		

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
	0	0	0	0	0			

009-006-005-00	2026 Est. T.C.V.	PINGEL KELLY A
Property Class: 401		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 6 T22N R8W S 1/2 OF SE 1/4 EXC S 200 FT OF SW 1/4 OF SE 1/4. 73.9394A

TRAILER 192 SQ FT.

ACCESS IS FROM EASEMENT OFF W ROUND LAKE RD. PARCEL IS NORTH OF THE ROAD -TIM

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR	\$1400	63.94	Acres	1400	100			89,516
Residentia 66 - 120	\$3800	10.00	Acres	3800	100			38,000
		73.94	Total Acres				Total Est. Land Value =	127,516

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.37	144	50	1,538
Total Estimated Land Improvements True Cash Value =				1,538

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Forced Warm Air

Ground Area = 696 SF Floor Area = 696 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	696		
Expando			72		
			Total:	43,225	15,129

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,607	562

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438

Water Well, 100 Feet	1	5,150	1,802

Deck

Pine	72	1,575	551

Pine	16	550	192

Built-Ins

Appliance Allow.	1	1,607	562

Totals: 58,606 20,510

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 19,279

2026 Est. T.C.V. 009-006-005-00 = 148,333

Est. TCV/Total Floor Area = 213.12, Most recent sale 06/28/1991 for 31,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
71,800	71,800	71,800	44,574	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,400	0	0	1,203	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,200	74,200	74,200	45,777	45,777	0

009-007-001-00	2026 Est. T.C.V.	CALVERT TODD R
Property Class: 401		11745 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015-01568 LAND SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, MICHIGAN, DESCRIBED AS FOLLOWS: THAT PART OF THE SE 1/4 OF THE NW 1/4 & GOV'T LOT 2, LYING NW'LY OF A LINE, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 22 NORTH, RANGE 8 WEST, THENCE S00.54'12"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7, A DISTANCE OF 1313.34 FEET; THENCE S89°17'32"W 180.34 FEET TO AT-IRON STAKE WHICH IS THE POINT OF BEGINNING; THENCE S35°32'40"W 1785.23 FEET TO AT-IRON STAKE ON THE SHORE OF ROUND LAKE; THENCE N33°46'53"W ALONG THE SHORE LINE 29.02 FEET; THENCE N36°24'23"W ALONG THE SHORELINE 120.44 FEET TO AT-IRON STAKE; THENCE N26°03'37 E 1475.66 FEET TO AT-IRON STAKE; THENCE N89.17'32"E 476.26 FEET TO THE POINT OF BEGINNING.

2013-00372 LAND SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MLSSAUKEE, STATE OF MICHIGAN COMMENCING AT THE NORTH 114 COMER OF SECTION 7, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, THENCE SOUTH 00° 54' 12" EAST ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7, A DISTANCE OF 1313.34 FEET; THENCE SOUTH 89° 17' 32• WEST 180.34 FEET TO AT-IRON STAKE WHICH IS THE POINT OF BEGINNING; THENCE SOUTH 35° 32' 40" WEST 1785.23 FEET TO A T-IRON SLAKE ON THE SHORE OF ROUND LAKE; THENCE NORTH 33° 46' 53" WEST ALONG THE SHORE LINE 29.02 FEET; THENCE NORTH 36° 24' 23" WEST ALONG THE SHORE LINE 120.44 FEET TO AT -IRON STAKE; THENCE NORTH 26• 03' 37" EAST 1475.66 FEET TO A T-IRON STAKE; THENCE NORTH 89• 17' 32" EAST 476.26 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 66 FOOT WIDE COUNTY ROAD EASEMENT, THE CENTER LINE OF WHICH FOLLOWS THE CENTERMNE OF AN EXISTING GRAVEL TRAIL, MAINTAINED BY THE COUNTY, WHICH RUNS EASTERLY AND WESTERLY ACROSS THE ABOVE DESCRIBED PROPERTY. ALSO CROSSING PORTIONS OF BOTH PARCELS 8 AND 9 THERE IS A 66 FOOT WIDE PRIVATE EASEMENT FOR ROAD AND UTILITY PURPOSES, THE CENTER LINE OF WHICH FOLLOWS THE CENTER LINE OF AN EXISTING DIRT TRAIL WHICH RUNS NORTHERLY AND SOUTHERLY FROM THE EXISTING COUNTY ROAD TO THE PARCELS NORTH LINE. COMMONLY KNOWN AS: 11745 W. ROUND LAKE ROAD PARCEIID: 009-007-001-00

FORMERLY DESCRIBED AS SEC 7 T22N R8W THAT PART OF SE 1/4 OF NW 1/4 & GOV'T LOT 2 LYING NW'LY OF A LINE COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT &S 89 DEG 17'32" W 180.34 FT TO POB TH S 35 DEG 32'40" W 1785.23 FT TO SHORE OF ROUND LAKE & SE'LY OF A LINE COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT &S 89 DEG 17'32" W 656.6 FT TO POB TH S 26 DEG 03'31" W 1475.66 FT TO SHORE OF ROUND LAKE. 10.10A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GROUP A 650/FF	149.00	2952.72	1.0000	1.3109	650 100	126,957
149 Actual Front Feet, 10.10 Total Acres					Total Est. Land Value =	126,957

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

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,176	
Total:			183,943	147,155

Other Additions/Adjustments

Plumbing

Parcel Number: 009-007-001-00

Page: 2

Average Fixture(s)	1	1,422	1,138
Water/Sewer			
1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587
Deck			
Pine w/Roof (Deck Portion)	100	1,964	1,571
Pine w/Roof (Roof portion)	100	1,792	1,434
Treated Wood	448	6,765	5,412
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	26,665	21,332
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422
Built-Ins			
Appliance Allow.	1	2,713	2,170
Fireplaces			
Wood Stove	1	2,503	2,002
Totals:		236,128	188,903

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 321,135

2026 Est. T.C.V. 009-007-001-00				=	450,467
Est. TCV/Total Floor Area = 383.05, Most recent sale 04/24/2015 for 224,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
183,000	183,000	183,000	135,406	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	42,200	0	0	3,655	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
225,200	225,200	225,200	139,061	139,061	0

03/24/2026

Valuation Report

DB: Lake2026

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009-007-001-40

2026 Est. T.C.V.

BEILHARZ MATTHEW A &
11725 W ROUND LAKE RD
LAKE CITY, MI 49651

Property Class: 401

Map #:

LAKE TOWNSHIP

. SEC 7 T22N R8W COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT TO POB TH N 89 DEG 17'32" E 171.09 FT, TH S 0 DEG 54'12" E 62.11 FT TH S 40 DEG 42'36" W 2003.96 FT, TH N 33 DEG 46'53" W 149.46 FT, TH N 35 DEG 32'40" E 1785.23 FT, TH N 89 DEG 17'32" E 180.34 FT TO POB. 10.14A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	149.002964	42	1.0000	1.3122	650	100	LOCATION	127,082
149 Actual Front Feet, 10.14 Total Acres								127,082
Total Est. Land Value =								127,082

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	605	94	5,829
Wood Frame	35.42	127	94	4,228
Total Estimated Land Improvements True Cash Value =				10,057

Cost Est. for Res. Bldg: 1 Mobile Home 1S Cls Good Blt 2010

(11) Heating System: Wall Furnace

Ground Area = 374 SF Floor Area = 374 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Hardboard	Comp.Shingle	374		
Total:			39,848	30,284	

Other Additions/Adjustments

Skirting, Metal or Vinyl, Sim. St/Brk	92	2,003	1,522
Plumbing			
Average Fixture(s)	1	1,293	983
Water/Sewer			
1000 Gal Septic	1	5,433	4,129
Water Well, 50 Feet	1	3,351	2,547
Porches			
WCP (1 Story)	118	6,188	4,703
Deck			
Treated Wood	63	2,051	1,559
Treated Wood	20	947	720
Built-Ins			
Appliance Allow.	1	3,899	2,963
Totals:		65,013	49,410

Notes:

ECF (4086 ROUND LAKE) 1.000 => TCV: 49,410

2026 Est. T.C.V. 009-007-001-40 = 186,549

Est. TCV/Total Floor Area = 498.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
71,900	71,900	71,900	47,786	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,400	0	0	1,290	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,300	93,300	93,300	49,076	49,076	0

03/24/2026
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Valuation Report

DB: Lake2026

009-007-001-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAMMACK EDWARD C & ALICE J
11749 W ROUND LAKE RD
LAKE CITY, MI 49651

. SEC 7 T22N R8W COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT TH S 89 DEG 17'32" W 656.6 FT, TH S 26 DEG 03'37" W 1475.66 FT TH N36 DEG 24'23" W 14.84 FT, TH N 41 DEG 21'53" W 134.62 FT, N 42 DEG 38'37" E 80.52 FT, N 04 DEG 02'15" E 11148.73 FT, N 89 DEG 17'32" E 610.68 FT TO POB. 10.10A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	149.00	2952.72	1.0000	1.3109	650	100		126,957
149 Actual Front Feet, 10.10 Total Acres Total Est. Land Value =								126,957

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	320	50	1,307
Wood Frame	22.96	360	50	4,133
Wood Frame	26.71	150	50	2,003
Total Estimated Land Improvements True Cash Value =				7,443

Cost Est. for Res. Bldg: 1 Single Family LOG

Cls C 10 Blt 2007

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,120		
Total:				241,677	205,426

Other Additions/Adjustments

Recreation Room	1120	21,246	18,059
Exterior			
Stone Veneer	210	7,682	6,530
Basement, Outside Entrance, Below Grade	2	5,454	4,636
Plumbing			
Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
Water/Sewer			
1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874
Porches			
WCP (1 Story)	320	11,066	9,406
CCP (1 Story)	96	2,851	2,423
WPP	128	3,661	3,112
CCP (1 Story)	144	4,126	3,507
Foundation: Shallow	144	-1,080	-918
Built-Ins			
Appliance Allow.	1	2,713	2,306
Totals:			315,719 268,362

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 456,215

2026 Est. T.C.V. 009-007-001-60 = 590,615

Est. TCV/Total Floor Area = 351.56

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-007-001-60

Page: 2

	242,500	242,500	242,500	118,195	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,800	0	0	3,191	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	295,300	295,300	295,300	121,386	121,386	0

03/24/2026
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Valuation Report

DB: Lake2026

009-007-001-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DOWLER DANNY L & ANNA M TRUST
11701 W ROUND LAKE RD
LAKE CITY, MI 49651

. SEC 7 T22N R8W COMM AT E 1/4 COR, TH S 89 DEG 33'45" W 2480.02 FT, TH N 0 DEG 54'12" W 778.25 FT TO POB, TH S 46 DEG 49'38" W 1718.62 FT TO THE SHORE OF ROUND LAKE, TH N 23 DEG 35'33" W 140.46 FT, N 33 DEG 46'53" W 9 FT, N 40 DEG 42'36" E 2003.96 FT, S 0 DEG 54'12" E 479.42 FT TO POB. 10.11A.

ADD WGEP & RS FOR 09.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	155.00	2841.24	0.9902	1.2983	650	100		129,520
155 Actual Front Feet, 10.11 Total Acres								129,520
Total Est. Land Value =								129,520

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	50	0	0
D/W/P: 4in Ren. Conc.	7.33	224	0	0
Wood Frame	28.69	80	97	2,226

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				4,651

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C

Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1472 SF Floor Area = 1472 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
1 Story	Siding	Crawl Space	240		
Total:				195,907	127,339

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

CCP (1 Story)	140	4,022	2,614
CCP (1 Story)	140	4,022	2,614
WGEP (1 Story)	224	17,331	11,265
WPP	16	831	540

Garages

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

Base Cost	864	38,586	25,081
Door Opener	2	1,054	685

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Deck

Composite	278	5,360	3,484

Parcel Number: 009-007-001-80

Page: 2

Totals:	284,634	185,010
Notes: DOUBLE WIDE		
ECF (4086 ROUND LAKE) 1.000 => TCV:		185,010

Cost Est. for Res. Bldg: 2	Single Family	1S	Cls CD	Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
Total:				57,335	34,401

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	711
Built-Ins					
Appliance Allow.			1	1,897	1,138
Totals:				60,417	36,250

Notes:		
ECF (4086 ROUND LAKE) 1.700 => TCV:		61,625

2026 Est. T.C.V. 009-007-001-80				=	380,806
Est. TCV/Total Floor Area = 199.17					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
148,200	148,200	148,200	82,282	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	42,200	0	0	2,221	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
190,400	190,400	190,400	84,503	84,503	84,503

009-007-002-00	2026 Est. T.C.V.	GRASMAN RUSSELL G
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG AT S 1/4 COR SEC 6 TH N 89 DEG 13' 49"E 661.65 FT, S 0 DEG 57'54"E 914.80 FT, S 04 DEG19'28"E 1353.19 FT, S 62 DEG 02'58"W 43.74 FT, S 75 DEG 13'20"W 205.10 FT, S 74 DEG 48'32"W 140.94 FT, S61 DEG 13'22"W 220.78 FT, N 0 DEG 56'53"W 1161.47 FT, S 89 DEG 14'51"W 171.94 FT N 0 DEG 56'04"W 1312.27 FT TO POB. 33.11A.

SHALLOW PART OF LAKE COMBO W/PRT OF 006-008-90 & 007-008-90 FOR 00

The State Tax Commission has directed that Michigan Revenue Administrative Bulletin 1989-48 is to be used in determining whether entities are commonly controlled. This bulletin is available on the Internet at www.michigan.gov/treasury. This bulletin details three categories of common control:

1. A parent-subsidiary group of trades or businesses
2. A brother-sister group of trades or businesses
3. A combined group of trades or businesses (a specific combination of a parent-subsidiary group and a brother-sister group of trades or businesses)

For entities to be commonly controlled under Michigan Revenue Administrative Bulletin 1989-48, the entities must be engaged in a business or trades activity. See C & J investments of Grayling, LLC v City of Grayling, aff'd Michigan Court Appeals, November 3, 2007 (Unpublished). The term "common" is defined as "belonging equally to, or shared alike by, two or more or all in question." Entities which are not engaged in a business activity cannot be entities under common control under Michigan Revenue Administrative Bulletin 1989-48.

Example: A husband and wife own their personal residence together as tenants by the entireties. For estate planning and other purposes, they convey the property to a limited liability company of which the wife is the only member. The entities involved (the husband and wife and the limited liability company) cannot be considered entities under common control under

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 30 - 65	\$3800	33.11	Acres	3800	100	125,818
33.11 Total Acres					Total Est. Land Value =	125,818

2026 Est. T.C.V. 009-007-002-00						
						= 125,818
Est. TCV/Total Floor Area = 65.80						
2025 Assessed	MBOR		S.E.V.		Base for Cap	IRM
61,300	61,300		61,300		33,872	2.70
2026 New Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses
0	1,600		0		914	0
2026 Assessed	MBOR		S.E.V.		Capped ->Taxable<-	PRE/MBT
62,900	62,900		62,900		34,786	0

03/24/2026
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Valuation Report

DB: Lake2026

009-007-002-40
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BEILHARZ MATTHEW A &
W ROUND LAKE RD
LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG S 0 DEG 54'12" E 660.08 FT FROM N 1/4 COR TH S 0 DEG 54'12"
E 653.26 FT, S 89 DEG 17'32" W 1267.28 FT N 04 DEG 02' 15" E 658.31 FT, N 89 DEG
25'10" E 1210.3 FT TO POB. 18.62A.

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

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	18.62 Acres	5000	100		93,100
		18.62 Total Acres	Total Est. Land Value =			93,100

2026 Est. T.C.V. 009-007-002-40

=

93,100

Est. TCV/Total Floor Area = 48.69

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
34,400	34,400	34,400	9,848	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,200	0	0	265	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,600	46,600	46,600	10,113	10,113	0

009-007-002-55	2026 Est. T.C.V.	JEWELL ROBERT L & JEWELL HAROLD J
Property Class: 401		11722 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 7 T22N R8W N 660 FT OF NE1/4 OF NW1/4. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18	-29 @\$5000	20.00	Acres	5000	100	100,000
20.00 Total Acres Total Est. Land Value =						100,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.91	96	50	763
Metal Prefab	15.91	96	50	763
Total Estimated Land Improvements True Cash Value =				1,526

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

(11) Heating System: Wall/Floor Furnace
Ground Area = 1000 SF Floor Area = 1000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	520		
1 Story	Siding	Crawl Space	480		
Total:			118,000	82,600	

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	829	

Water/Sewer				
1000 Gal Septic	1	4,386	3,070	
Water Well, 50 Feet	1	3,344	2,341	

Porches				
WGEP (1 Story)	144	11,789	8,252	
WGEP (1 Story)	80	8,023	5,616	

Deck				
Treated Wood	48	1,628	1,140	
w/Roof (Roof portion)	160	2,486	1,740	

Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost	960	20,966	14,676	
No Concrete Floor	960	-5,750	-4,025	

Built-Ins				
Appliance Allow.	1	1,897	1,328	

Breezeways				
Frame Wall	40	1,862	1,303	

Totals: 169,816 118,870

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 146,210

2026 Est. T.C.V. 009-007-002-55					=	247,736
Est. TCV/Total Floor Area = 247.74						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
100,200	100,200	100,200	49,210	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-007-002-55

Page: 2

	0	23,700	0	0	1,328	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	123,900	123,900	123,900	50,538	50,538	0

009-007-002-652026 Est. T.C.V.WEBSTER BARRY
Property Class: 401W ROUND LAKE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 7 T22N R8W W 230 FT OF NW FRL 1/4 OF NW FRL 1/4 & W230 FT OF GOV'T LOT 1.
11.19A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 650/FF	225.00	2166.38	0.90	21	1.21	32	650 100	160,059	
225 Actual Front Feet, 11.19 Total Acres Total Est. Land Value =								160,059	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	31.15	64	71	1,416
Total Estimated Land Improvements True Cash Value =				1,416

Cost Est. for Res. Bldg: 1Single FamilyLOGCls CDBlt 1937

(11) Heating System: Space Heater
Ground Area = 700 SF Floor Area = 700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	700		
			Total:	90,417	49,728
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	652
Water/Sewer					
1000 Gal Septic			1	4,386	2,412
Water Well, 50 Feet			1	3,344	1,839
Porches					
CGEP (1 Story)			224	12,629	6,946
Built-Ins					
Appliance Allow.			1	1,897	1,043
			Totals:	113,858	62,620
Notes:					
ECF (4086 ROUND LAKE) 1.700 => TCV:				106,454	

2026 Est. T.C.V. 009-007-002-65				=	267,929	
Est. TCV/Total Floor Area = 382.76						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
105,800	105,800	105,800	48,571	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,200	0	0	1,311	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,000	134,000	134,000	49,882	49,882	0	

009-007-002-85	2026 Est. T.C.V.	FILE ROBERT S & VICKI S						
Property Class: 401		11871 W ROUND LAKE RD						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 7 T22N R8W BEG N 89 DEG 25'10" E 663.78 FT FROM NW COR OF NW 1/4 OF NW 1/4								
TH N 89 DEG 25'10" E 207.26 FT S 0 DEG 15'42" W 2181.25 FT TO SHORE OF ROUND								
LAKE, N 64 DEG 24'43" W 71.47 FT, N 76 DEG 52'37" W138.54 FT, N 0 DEG 3'25" E								
2116.81 FT TO POB. 10.01A.								
Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	210.00	2076.36	0.9178	1.2004	650	100		150,383
210 Actual Front Feet, 10.01 Total Acres					Total Est. Land Value =			150,383
Land Improvement Cost Estimates								
Description					Rate		Size % Good	Cash Value
D/W/P: 4in Concrete					6.96		1315 50	4,576
Wood Frame					26.96		144 50	1,941
Wood Frame					39.19		36 50	705
Total Estimated Land Improvements True Cash Value =								7,222
Cost Est. for Res. Bldg: 1 Single Family LOG								
Cls C 10 Blt 1941								
(11) Heating System: Forced Heat & Cool								
Ground Area = 2301 SF Floor Area = 3185 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New		Depr. Cost	
1 Story	Pine Logs	Crawl Space		1,417				
2 Story	Siding	Crawl Space		884				
				Total:	428,392		278,432	
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)				1	1,422		924	
3 Fixture Bath				1	4,478		2,911	
Water/Sewer								
1000 Gal Septic				1	4,689		3,048	
Water Well, 100 Feet				1	5,734		3,727	
Porches								
CCP (1 Story)				272	7,159		4,653	
CCP (1 Story)				84	2,536		1,648	
Garages								
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
Base Cost				979	35,068		22,794	
Common Wall: 1 Wall				1	-2,589		-1,683	
Door Opener				2	1,054		685	
Built-Ins								
Appliance Allow.				1	2,713		1,763	
				Totals:	490,656		318,902	
Notes:								
	ECF (4086 ROUND LAKE) 1.700 => TCV:				542,133			

2026	Est. T.C.V. 009-007-002-85				=	699,738		
Est. TCV/Total Floor Area = 219.70, Most recent sale 08/03/2007 for 125,000								
2025	Assessed		MBOR		S.E.V.		Base for Cap	IRM
	284,700		284,700		284,700		178,352	2.70
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
	0	65,200	0		0	4,815	0	

Parcel Number: 009-007-002-85

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	349,900	349,900	349,900	183,167	183,167	183,167

009-007-002-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FILE SUSAN & MAKAR DIANE
11817 W ROUND LAKE RD
LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG N 89 DEG 25' 10" E 871.04 FT E OF NWCOR OF NW FRL 1/4 OF NW FRL 1/4, TH N 89 DEG 25' 10" E 207.66 FT, S 0 DEG 52' 54" W 2286.57 FT TO SHORE OF ROUND LAKE, N 56 DEG 17' 17" W 99.56 FT, N 64 DEG 24' 43" W 110.45 FT, N 0 DEG 15' 42" E 2181.25 FT TO POB. 10.01 A.

TOTAL REMODEL COMPLETE FOR 2010.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GROUP A 650/FF	210.00	2076.36	0.9178	1.2004	650 100	150,383
210 Actual Front Feet, 10.01 Total Acres					Total Est. Land Value =	150,383

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	1217 50	4,004
Wood Frame		26.96	144 50	1,941
Total Estimated Land Improvements True Cash Value =				5,945

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1939

(11) Heating System: Forced Heat & Cool
Ground Area = 2410 SF Floor Area = 2410 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Pine Logs	Crawl Space	594	
1 Story	Pine Logs	Crawl Space	1,816	
Total:			327,386	294,620

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,280
3 Fixture Bath		1	4,478	4,030
2 Fixture Bath		1	2,996	2,696

Water/Sewer				
1000 Gal Septic		1	4,689	4,220
Water Well, 50 Feet		1	3,344	3,010

Porches				
CCP (1 Story)		580	14,865	13,378
CCP (1 Story)		147	4,203	3,783

Built-Ins				
Appliance Allow.		1	2,713	2,442

Local Cost Items				
GENERATOR		1	1	1 *100% Good
Totals:			366,097	329,460

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 560,082

2026 Est. T.C.V. 009-007-002-90					=	716,410
Est. TCV/Total Floor Area = 297.27						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
282,400	249,291	249,291	189,606	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	108,909	0	0	5,119	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-007-002-90

Page: 2

358,200	358,200	358,200	194,725	194,725	0

03/24/2026
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Valuation Report

DB: Lake2026

009-007-003-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BURNS THOMAS & EVELYN L
11903 W ROUND LAKE RD
LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG AT NW COR SEC 7 TH N 89 DEG 25'10" E446.99 FT TO POB, TH N 89 DEG 25'10" E 216.79 FT, S 0 DEG 03'25" W 2116.81 FT TO SHORE OF ROUND LAKE, TH SW'LY ALG SHORE TO A PT WHICH LIES S 0 DEG 27'02" E OF POB, TH N 0 DEG 27'01" W TO POB. 10.01A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	200.00	2180.18	0.9290	1.2151	650	100		146,759
200 Actual Front Feet, 10.01 Total Acres								Total Est. Land Value = 146,759

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	260	0	0
Wood Frame	28.80	100	95	2,736
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,686

Cost Est. for Res. Bldg: 1 Single Family LOG

Cls C

Blt 1943

(11) Heating System: Forced Air w/o Ducts

Ground Area = 1446 SF Floor Area = 1446 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	631		
1 Story	Siding	Crawl Space	815		
Total:				191,629	124,559

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	924
Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174
Porches			
WCP (1 Story)	69	4,098	2,664
Deck			
Treated Wood	400	6,284	4,085
Built-Ins			
Appliance Allow.	1	2,713	1,763
Fireplaces			
Wood Stove	1	2,503	1,627
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1536	32,548	21,156
Class: C Exterior: Pole (Unfinished)			
Base Cost	2112	49,949	32,467
Totals:		299,179	194,467

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 330,594

Parcel Number: 009-007-003-00

Page: 2

2026	Est. T.C.V. 009-007-003-00				=	481,039
Est. TCV/Total Floor Area = 332.67						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	198,600	198,600	198,600	83,443	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,900	0	0	2,252	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	240,500	240,500	240,500	85,695	85,695	0

009-007-003-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCOTT BARRY & BETH MILLARD
11939 W ROUND LAKE RD
LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG AT NW COR SEC 7 TH N 89 DEG 25'10" E230 FT TO POB, TH N 89 DEG 25'10" E 216.99 FT, S 0 DEG 27'02" E 2094.32 FT TO SHORE OF ROUND LAKE, N 87 DEG 29'02" W ALG SHORE 9.65 FT, S 77 DEG 01'43" W 190.36 FT, N 01 DEG 01'41" W 2134.71 FT TO POB. 10.01A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GROUP A 650/FF	200.00	2180.18	0.92	90 1.21	51 650 100	146,759
200 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =						146,759

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	676	0	0
D/W/P: 4in Concrete	6.96	221	0	0
D/W/P: Brick on Sand	18.00	460	0	0
D/W/P: 4in Ren. Conc.	8.17	993	0	0
Wood Frame	32.26	80	50	1,290
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				11,290

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1990

(11) Heating System: Wall/Floor Furnace

Ground Area = 660 SF Floor Area = 660 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	660	
Total:			80,777	56,544
Other Additions/Adjustments				
Porches				
CCP (1 Story)			30	962 673
Deck				
Treated Wood			234	4,327 3,029
Totals:			86,066	60,246
Notes: 2ND (ORIGINAL) HOUSE & GARAGE				
ECF (4086 ROUND LAKE) 1.700 => TCV:				102,418

Cost Est. for Res. Bldg: 2 Single Family 1S				
Cls C 10				
Blt 2013				
(11) Heating System: Forced Air w/ Ducts				
Ground Area = 1408 SF Floor Area = 1408 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88				
Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,408	
Total:			242,342	213,250
Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade			1	2,727 2,400
Plumbing				
Average Fixture(s)			1	1,422 1,251

Water/Sewer			
1000 Gal Septic	1	4,689	4,126
Water Well, 100 Feet	1	5,734	5,046

Porches			
WPP	472	8,392	7,385
Foundation: Shallow	472	-2,053	-1,807
WCP (1 Story)	484	16,669	14,669
CCP (1 Story)	128	3,709	3,264
Foundation: Shallow	128	-1,009	-888
CCP (1 Story)	48	1,531	1,347
Foundation: Shallow	48	-596	-524

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	575	28,739	25,290
Door Opener	1	527	464
Class: C Exterior: Pole (Unfinished)			
Base Cost	1080	25,542	22,477

Built-Ins			
Appliance Allow.	1	2,713	2,387

Breezeways			
Frame Wall	104	7,020	6,178

Local Cost Items			
GENERATOR	1	1	1 *100% Good

Totals: 348,099 306,316

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 520,737

Cost Est. for Res. Bldg: 3 Single Family GRG Cls C Blt 2017

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

Building Areas

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

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

Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener	2	1,054	970		
Base Cost	2112	49,949	45,953		
Totals:		46,525	42,803		

Notes: NORTH OF 2 TRACK EASEMENT

ECF (4086 ROUND LAKE) 1.300 => TCV: 55,644

2026 Est. T.C.V. 009-007-003-50 = 836,848

Est. TCV/Total Floor Area = 404.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
351,600	351,600	351,600	212,430	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	66,800	0	5,735	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

418,400

418,400

418,400

218,165

218,165

218,165

009-007-003-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARFITT CHRIS & HEATLIE CLAUDIA P &
W ROUND LAKE RD
LAKE CITY, MI 49651

. SEC 7 T22N R8W THAT PART OF NW FRL 1/4 OF NW FRL 1/4 & GOV'T LOT 1 LYING E'LY OF A LINE BEG 1078.7 FT E OF NW COR, TH S 0 DEG 52'54"W 2286.57 FT TO SHORE OF ROUND LAKE & W'LY OF A LINE BEG 1199.07 FT FROM NW COR TH S 02 DEG 16'04"E 2333.98 FT, TH S 43 DEG 15'37"W TO SHORE OF ROUND LAKE. APP 10.01A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GROUP A 650/FF	200.00	2180.18	0.92	90 1.21	51 650 100	146,759
200 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =						146,759

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		23.98	144 71	2,452
Total Estimated Land Improvements True Cash Value =				2,452

Cost Est. for Res. Bldg: 1 Single Family LOG

Cls CD

Blt 1939

(11) Heating System: Wall/Floor Furnace

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Pine Logs	Slab	672	
			Total:	84,829 50,896
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Water/Sewer				
1000 Gal Septic			1	4,386 2,632
Water Well, 100 Feet			1	5,415 3,249
Deck				
Treated Wood			200	3,888 2,333
Treated Wood			96	2,355 1,413
Built-Ins				
Appliance Allow.			1	1,897 1,138
Fireplaces				
Exterior 1 Story			1	5,597 3,358
			Totals:	109,552 65,730

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV:

111,741

2026 Est. T.C.V. 009-007-003-90					=	260,952
Est. TCV/Total Floor Area = 388.32						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
104,400	104,400	104,400	43,006	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,100	0	0	1,161	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,500	130,500	130,500	44,167	44,167	0	

009-007-003-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARFITT CHRIS & HEATLIE CLAUDIA P &
W ROUND LAKE RD
LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG N 89 DEG 25'10"E 1199.07 FT FROM NW COR OF SEC 7, TH N 89 DEG 25'10"E 180.38 FT, S 0 DEG 04'15"W 660 FT, N 89 DEG 25'10"E 125 FT, S 04 DEG 02'15"W 1807.04 FTS 42 DEG 38'37"W 80.52 FT TO SHORE OF ROUND LAKE, N 46 DEG 44'23"W ALG SHORE 150 FT, N 43 DEG 15'37"E 115 FT, N 02 DEG 16'04"W 2333.98 FT TO POB. 10.15A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GROUP A 650/FF	200.00	2210.67	0.9290	1.2194	650 100	147,270
200 Actual Front Feet, 10.15 Total Acres			Total Est. Land Value =			147,270

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	120 95	702
Total Estimated Land Improvements True Cash Value =				702

Cost Est. for Res. Bldg: 1	Single Family	LOG	Cls CD	Blt 1938

(11) Heating System: Wall/Floor Furnace
Ground Area = 240 SF Floor Area = 240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Pine Logs	Slab	240	
			Total:	22,366 12,490

Other Additions/Adjustments				
Built-Ins				
Appliance Allow.		1	1,897	1,138
			Totals:	24,263 14,557

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV:	24,747

2026 Est. T.C.V. 009-007-003-95					=	172,719
Est. TCV/Total Floor Area = 719.66, Most recent sale 01/29/2016 for 55,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,300	67,300	67,300	51,263	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,100	0	0	1,384	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,400	86,400	86,400	52,647	52,647		0

009-007-004-002026 Est. T.C.V.

Property Class: 401WANNER EDWARD & EDITH &
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) THAT PART OF GOV'T LOT 2 LYING S'LY OF S LINE PCL 13
RECORDED IN LIBER S-3 PP 172& 173 & N OF A LINE BEG N 0 DEG 56'48"W 1455.3 FT
FROM S 1/4 COR TH N 73 DEG 19'17"W 1057.41 FT TO SHORE OF ROUND LAKE. 10.08A.

99 SPLIT TO 004-15, 004-30, 004-45,004-60 FOR 00

Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GROUP A 650/FF	190.0023	10.97	0.94	1.2330	650 100	143,293
190 Actual Front Feet, 10.08 Total Acres Total Est. Land Value =						143,293

Cost Est. for Res. Bldg: 1Single Family 1SCls CD Blt 1956

(11) Heating System: Space Heater

Ground Area = 660 SF Floor Area = 660 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	660		
Total:				83,213	49,928

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,185	711	
Water/Sewer					
1000 Gal Septic		1	4,386	2,632	
Water Well, 50 Feet		1	3,344	2,006	
Porches					
CGEP (1 Story)		160	9,939	5,963	
CGEP (1 Story)		160	9,939	5,963	
Built-Ins					
Appliance Allow.		1	1,897	1,138	
Totals:				113,903	68,341

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV:116,180

2026 Est. T.C.V. 009-007-004-00				=	259,473
Est. TCV/Total Floor Area = 393.14					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
102,300	102,300	102,300	71,741	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	27,400	0	0	1,937	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,700	129,700	129,700	73,678	73,678	0

009-007-004-15
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GRASMAN RUSSELL G
W ROUND LAKE RD
LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG S 0 DEG 11'03"W 282.65 FT FROM S 1/4COR SEC 7 TH N
84 DEG 36'56"W 986.16 FT,N 67 DEG 30'23"W 232.62 FT, N 70 DEG 02' 02"W 136.76 FT
N 0 DEG 02'53"E 131.84 FT, N 61 DEG 06'34"E 117.3 FT, N 54 DEG 52'27"E 86.81 FT
N 38 DEG 39'53"E 127.72 FT, N 26 DEG 38'44"W 150.31 FT, N 23 DEG 15'08"W 67.72
FT, S 86 DEG 34' 23"E 1162.02 FT, S 0 DEG 56'48"E 410.94 FT TO POB. 19.42A.

99 SPLIT FROM 004-00 FOR 00 99 COMBO W/ 018-001-60 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		433' X APROX 1953'	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18	-29 @\$5000	19.42 Acres	5000	100		97,100
19.42 Total Acres			Total Est. Land Value =		97,100	

2026 Est. T.C.V. 009-007-004-15					=	97,100
Est. TCV/Total Floor Area = 147.12						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
35,900	35,900	35,900	20,914		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,700	0	0	564	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,600	48,600	48,600	21,478	21,478	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-007-004-30	2026 Est. T.C.V.	LOONEY SELWYN & DIANA
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG N 0 DEG 56'48"W 410.94 FT FROM S 1/4COR TH N 86 DEG 34'23"W 1162.02 FT, N 23DEG 15'08"W 72.15 FT, N 21 DEG 23'52"W 151.9 FT, N 0 DEG 51'59"E 98.49 FT, N 20DEG 59'38"E 60.78 FT, N 24 DEG 04'49"E 213.76 FT, S 77 DEG 57'57"E 1152.29 FT, S 0 DEG 56'48"E 387.36 FT TO POB. 13.18A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 559'X AVG 1027'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@\$3800		13.18 Acres			3800	100		50,084
		13.18 Total Acres					Total Est. Land Value =	50,084

2026 Est. T.C.V. 009-007-004-30	=	50,084			
Est. TCV/Total Floor Area = 75.88, Most recent sale 06/01/1999 for 35,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,400	24,400	24,400	23,094	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	623	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,000	25,000	25,000	23,717	23,717	0

009-007-004-45
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WANNER ED & BETHEL FM CHURCH
W ROUND LAKE RD
LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG N 0 DEG 56'48"W 798.3 FT FROM S 1/4 COR TH N 77 DEG 57'57"W 1152.29 FT, N 24DEG 20'23"E 193.44 FT, N 43 DEG 27'26"W 49.03 FT, N 25 DEG 46'41"E 66.83 FT, N 8 DEG 23'46"E 87.56 FT, S 75 DEG 43'25"E1066.50 FT, S 0 DEG 56'48"E335.94 FT TO POB. 8.75A.

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99 SPLIT FROM 004-00 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

		* Factors *		369' X 1032'		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>20@	\$3800	8.75 Acres	3800	100		33,250
8.75 Total Acres Total Est. Land Value =						33,250

2026	Est. T.C.V. 009-007-004-45			=	33,250	
Est. TCV/Total Floor Area = 50.38						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	16,200	16,200	16,200	15,361	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	414	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	16,600	16,600	16,600	15,775	15,775	0

009-007-004-60
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WANNER ED & BETHEL FM CHURCH
W ROUND LAKE RD
LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG N 0 DEG 56'48"W 1134.24 FT FROM S 1/4 COR TH N 75
DEG 43'25"W 1066.5 FT, N05 DEG 20'05"W 98.21 FT, N 05 DEG 54'23" E 102.42 FT, N
04 DEG 55'06"E 162.43 FT,S 73 DEG 19'17"E 1057.41 FT, S 0 DEG 56'48"E 321.06 FT
TO POB. 8.1A.

99 SPLIT FROM 004-00 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		363' X 971'	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		8.10 Acres		5600	100	45,360
		8.10 Total Acres			Total Est. Land Value =	45,360

2026 Est. T.C.V. 009-007-004-60						
					=	45,360
Est. TCV/Total Floor Area = 68.73						
2025 Assessed	MBOR		S.E.V.		Base for Cap	IRM
20,300	20,300		20,300		20,300	2.70
2026 New Eq.	Adjustment		Loss		Additions	Tax Adjustment Losses
0	2,400		0		0	548 0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<- PRE/MBT
22,700	22,700		22,700		20,848	20,848 0

03/24/2026

Valuation Report

DB: Lake2026

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009-007-004-70

2026 Est. T.C.V.

FREEMAN JACK & LINDA FAMILY TRUST

Property Class: 401

11659 W ROUND LAKE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 7 T21N R8W PCL 13 RECORDED IN LIBER S-3 PP 172 & 173. 10.2A.

SPLIT FROM 004 FOR 94

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	150.00	2962.08	0.9983	1.3119	650	100		127,696
150 Actual Front Feet, 10.20 Total Acres					Total Est. Land Value =			127,696

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	192	50	1,495
D/W/P: 4in Ren. Conc.	8.17	1200	50	4,902
Total Estimated Land Improvements True Cash Value =				6,397

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C -5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1248 SF Floor Area = 1716 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	624		
1 Story	Siding	Basement	624		
Total:				227,938	182,363

Other Additions/Adjustments

Recreation Room	624	11,837	5,918
Basement, Outside Entrance, Below Grade	1	2,727	2,182

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165

Water/Sewer

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

Porches

WSEP (1 Story)	240	12,314	9,851
WPP	96	3,010	2,408

Garages

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

Basement Garage: 2 Car	1	3,863	3,090
Door Opener	1	527	422

Class: C Exterior: Pole (Unfinished)

Base Cost	1600	37,840	30,272

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 323,570 255,317

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 434,039

2026 Est. T.C.V. 009-007-004-70 = 568,132

Est. TCV/Total Floor Area = 331.08, Most recent sale 03/01/1997 for 60,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-007-004-70

Page: 2

	231,700	231,700	231,700	115,965	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,400	0	0	3,131	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	284,100	284,100	284,100	119,096	119,096	119,096

009-007-004-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BAUER MATTHEW J
11665 W ROUND LAKE RD
LAKE CITY, MI 49651

. SEC 7 T22N R8W BEG AT E 1/4 COR TH S 89 DEG 33'45" W 2480.02 FT TH N 0 DEG 54'12" W 250.94 FT TO POB.TH S 56 DEG 53'34" W 1443.56 FT TO SHORE OF ROUND LAKE TH N 19 DEG 21' 03" W ALONG SHORE 106.28 FT, TH N 23 DEG35'33" W ALONG SHORE 43.18 FT TH N 46 DEG 49'38" E 1718.62 FT, TH S 0 DEG 54' 12" E 527.31 TO POB. 10.11A.

Remove 10% negative road adj. for 2008.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GROUP A 650/FF	149.00	2952.72	1.0000	1.3109	650 100	126,957
149 Actual Front Feet, 10.10 Total Acres					Total Est. Land Value =	126,957

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Brick on Sand		18.00	122 0	0
D/W/P: 4in Concrete		6.96	478 0	0
D/W/P: Patio Blocks		15.58	15 0	0
Wood Frame		24.96	192 50	2,396
Wood Frame		27.63	128 50	1,768
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				6,664

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1993

(11) Heating System: Forced Heat & Cool
Ground Area = 1168 SF Floor Area = 1168 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	728	
1 Story	Siding	Crawl Space	440	
Total:			155,767	109,047

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	995
Water/Sewer				
1000 Gal Septic		1	4,689	3,282
Water Well, 100 Feet		1	5,734	4,014
Porches				
WGEP (1 Story)		200	15,958	11,171

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		704	27,548	19,284
Common Wall: 1/2 Wall		1	-1,294	-906
Door Opener		1	527	369
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		480	18,926	13,248
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		192	9,458	6,621

Built-Ins				
Appliance Allow.		1	2,713	1,899
Totals:			241,448	169,024

Parcel Number: 009-007-004-80

Page: 2

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 287,341

2026 Est. T.C.V. 009-007-004-80						=	420,962
Est. TCV/Total Floor Area = 360.41, Most recent sale 07/18/2024 for 345,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
172,500	172,500	172,500	172,500		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	38,000	0	0	4,657	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
210,500	210,500	210,500	177,157		177,157		177,157

03/24/2026

Valuation Report

12:37 PM

DB: Lake2026

009-007-007-00

2026 Est. T.C.V.

CORRION JULIAN L & RITA F

Property Class: 402

W ROUND LAKE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 7 T22N R8W NE 1/4 OF NE 1/4. 40 A & SEC 7 T22N R8W SE 1/4 OF NE 1/4 LYING N
OF C/L OF ROUND LAKE ROAD. APP 38A.

2012 PARCEL 006-00 & 007-00 COMBINED

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	78.00	Acres	3800	100			296,400
		78.00	Total Acres				Total Est. Land Value =	296,400

2026 Est. T.C.V. 009-007-007-00 = 296,400

Est. TCV/Total Floor Area = 253.77

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	144,300	144,300	144,300	35,721	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,900	0	0	964	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	148,200	148,200	148,200	36,685	36,685	0

009-007-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GRASMAN RUSSELL G
W ROUND LAKE RD
LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG N 89 DEG 13'49"E 661.65 FT FROM S 1/4 COR SEC 6 TH N 89 DEG 13'49"E 661.65FT, S 0 DEG 59'44"E 2276.90 FT, N 31 DEG 46'46"W .20 FT, N 67 DEG 01'25"W 300.07 FT, S 77 DEG 43'57"W 65.11 FT, S 69 FT 53'28"W 191.01 FT, S 62 DEG 02'58"W 72.84 FT, N 4 DEG 19'28"W 1353.19 FT, N 0 DEG 57'54"W 914.80 FT TO POB. 32.22A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>20@	\$3800	32.22 Acres		3800	100	122,436
		32.22 Total Acres		Total Est. Land Value =		122,436

Cost Est. for Res. Bldg: 1

Single Family

1S

Cls C

Blt 2000

(11) Heating System: Wall/Floor Furnace
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,152		
			Total:	152,553	122,042

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,138
Water/Sewer					
1000 Gal Septic			1	4,689	3,751
Water Well, 100 Feet			1	5,734	4,587
Porches					
CCP (1 Story)			384	9,876	7,901
Built-Ins					
Appliance Allow.			1	2,713	2,170
			Totals:	176,987	141,589

Notes:

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

174,154

2026 Est. T.C.V. 009-007-008-00				=	296,590
Est. TCV/Total Floor Area = 257.46					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
133,800	133,800	133,800	72,079	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,500	0	0	1,946	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
148,300	148,300	148,300	74,025	74,025	0

009-007-009-00	2026 Est. T.C.V.	POSHADLO ROBERT M & ALLISON F
Property Class: 401		11181 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

A PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE TOWNSHIP, MISSAUKEE COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS; PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, T22N, R8W, DESCRIBED AS FOLLOWS; COMMENCING AT THE EAST 1/4 OF SAID SECTION 7; THENCE S89.31'04"W, 662.81 (PREVIOUSLY RECORDED AS 663.08 FEET) ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 7 TO THE POINT OF BEGINNING; THENCE S00°57'45"E, 1321.81 FEET TO A POINT ON THE SOUTH 1/8 LINE OF SAID SECTION 7; THENCE S89°37'44"W, 1989.60 FEET ALONG SAID SOUTH 1/8 LINE TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7; THENCE N00°56'45"W, 1317.94 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 7; THENCE N89°31'04"E, 172.26 FEET ALONG SAID EAST-WEST 1/4 LINE; THENCE N00°56'53"W, 158.31 FEET TO A POINT ON THE CENTERLINE OF ROUND LAKE ROAD; THENCE N61°13'22"E, 220.78 FEET ALONG SAID CENTERLINE; THENCE 142.27 FEET ALONG A 300.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 271°0'18", AND THE LONG CHORD OF WHICH MEASURES N74°48'35"E, 140.94 FEET ALONG SAID CENTERLINE; THENCE 206.92 FEET ALONG A 450.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 26°20' 45", AND THE LONG CHORD OF WHICH MEASURES N75I 3'22"E, 205.10 FEET ALONG SAID CENTERLINE; THENCE N62°02'58"E, 38.71 FEET ALONG SAID CENTERLINE; THENCE S00°56'37"E, 245.24 FEET; THENCE N89°31'04"E, 313.69 FEET; THENCE N00°56'56"W, 358.62 FEET TO A POINT ON THE CENTERLINE OF ROUND LAKE ROAD; THENCE 319.86 FEET ALONG A 260.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 70°29'17", AND THE LONG CHORD OF WHICH MEASURES S67°01'23"E, 300.07 FEET ALONG SAID CENTERLINE; THENCE S31°46'46"E, 96.31 FEET ALONG SAID CENTERLINE; THENCE 279.03 FEET ALONG A 350.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 45°40'38", AND THE LONG CHORD OF WHICH MEASURES S54°37'05"E, 271.70 FEET ALONG SAID CENTERLINE; THENCE S77°1'27'24"E, 406.40 FEET ALONG SAID CENTERLINE; THENCE S00°57' 45"E, 28.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINGS 69.52 ACRES OF LAND, MORE OR LESS. SUBJECT TO RIGHT OF WAY FOR ROUND LAKE ROAD. ALSO SUBJECT TO AND TOGETHER WITH A 33 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES ADJACENT TO AND 33 FEET EASTERLY AND SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE SOUTH 1/4 COMER OF SECTION 7, T22N, R8W; THENCE N00°56'48"W, 1317.95 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO A POINT ON THE SOUTH 1/8 LINE AND THE POINT OF BEGINNING; THENCE N00°56'48" W, 1317.95 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE CENTER 1/4 COMER OF SAID SECTION 7; THENCE N89°31'04"E. 17226 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 7; THENCE N00°56'53"W, 158.31 FEET TO A POINT ON THE CENTERLINE OF ROUND LAKE ROAD AND THE POINT OF ENDING. ALSO SUBJECT TO EASEMENT OR RESTRICTIONS OF RECORD, IF ANY.

SPLIT 2 A ON 09/28/2012 INTO 009-007-009-30;

COMBINE ON 09/28/2012 WITH 009-007-009-07, 009-007-009-14, 009-007-009-21, 009-007-009-28 INTO 009-007-009-00;

SEC 7 T22N R8W (0*1999) BEG S 89 DEG 31'04"W 1989.21 FT FROM E 1/4 COR TH S 0 DEG 57'07"E 1319.23 FT, S89 DEG 37'44"W 663.2 FT, N 0 DEG 56'48"W 1317.95 FT, N 89 DEG 31'04"E 172.26 FT, N 0 DEG 56'53"W 158.31 FT, N 61 DEG 13' 22"E 220.78 FT N 74 DEG 48'32"E 140.94 FT, N 78 DEG 01'54"E 161.90 FT, S 0 DEG 57'07"E 330.09 FT TO POB. 23.05A.

Split/Comb. on 09/28/2012 completed 09/28/2012 TIM	SPLIT 2 ACRE	;
Parent Parcel(s): 009-007-009-00;		
Child Parcel(s): 009-007-009-30;		

Split/Comb. on 09/28/2012 completed 09/28/2012 TIM	COMBINE 5 PIN	;
Parent Parcel(s): 009-007-009-00, 009-007-009-07, 009-007-009-14, 009-007-009-21		
009-007-009-28;		
Child Parcel(s): 009-007-009-01;		

Parcel Number: 009-007-009-00

Page: 2

Split/Comb. on 09/28/2012 completed 09/28/2012 TIM COMBINE 5 PIN ;
Parent Parcel(s): 009-007-009-00, 009-007-009-07, 009-007-009-14, 009-007-009-21
009-007-009-28;
Child Parcel(s): 009-007-009-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Residentia 66 - 120	\$3800	69.57 Acres	3800	100	264,366
69.57 Total Acres Total Est. Land Value =					264,366

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	239	50	876
D/W/P: 4in Concrete	6.47	1335	50	4,318
D/W/P: 4in Concrete	6.47	107	50	346
D/W/P: 4in Concrete	6.47	774	50	2,504
Total Estimated Land Improvements True Cash Value =				8,044

Cost Est. for Res. Bldg: 1	Single Family	BOCA/STATE	Cls CD	Blt 2013

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On
Ground Area = 1992 SF Floor Area = 1992 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,848		
1 Story	Siding	Slab	144		
Total:			224,661	202,194	

Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade	1	2,293	2,064	

Plumbing				
Average Fixture(s)	1	1,185	1,066	
3 Fixture Bath	1	3,721	3,349	

Water/Sewer				
1000 Gal Septic	1	4,386	3,947	
Water Well, 100 Feet	1	5,415	4,873	

Porches				
CSEP (1 Story)	208	8,139	7,325	
WPP	480	7,517	6,765	

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	672	23,910	21,519	
Common Wall: 1 Wall	1	-2,421	-2,179	
Class: CD Exterior: Pole (Unfinished)				
Base Cost	2410	51,068	45,961	

Built-Ins				
Appliance Allow.	1	1,897	1,707	

Deck				
w/Roof (Roof portion)	384	5,219	4,697	

Local Cost Items				
GENERATOR	1	1	1	*95% Good

Totals:	336,991	303,289		

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					373,045
2026 Est. T.C.V. 009-007-009-00					= 645,455
Est. TCV/Total Floor Area = 324.02, Most recent sale 07/30/2012 for 115,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
293,200	293,200	293,200	146,042	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
	0	29,500	0	0	3,943 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
322,700	322,700	322,700	149,985	149,985	149,985

009-007-009-302026 Est. T.C.V.

Property Class: 401SCOTT SHANNON A

Map #:LAKE TOWNSHIP11365 W ROUND LAKE RD
LAKE CITY, MI 49651

SEC 7 T22N R8W (0*2012) BEG S 89 DEG 31'04"W 1657.42 FT & N 0 DEG 57'17"W 122 FT
FROM E 1/4 COR, TH S 89 DEG 31'04"W 256.81 FT, N 0 DEG 56'37"W 245.24 FT, N 62
DEG 02'58"E 77.87 FT, N 69 DEG 53'28"E 191.01 FT, N 77 DEG 43'57"E 65.12 FT, S 0
DEG56'56"E 358.62 FT, S 89 DEG 31'04"W 56.88 FT TO POB. 2A. SPLIT FROM
009-007-009-00 ON 10/11/2012

COMBINE ON 09/28/2012 WITH 009-007-009-07, 009-007-009-14, 009-007-009-21,
009-007-009-28 INTO 009-007-009-00;

SEC 7 T22N R8W (0*1999) BEG S 89 DEG 31'04"W 1989.21 FT FROM E 1/4 COR TH S 0
DEG 57'07"E 1319.23 FT, S89 DEG 37'44"W 663.2 FT, N 0 DEG 56'48"W 1317.95 FT, N
89 DEG 31'04"E 172.26 FT, N 0 DEG 56'53"W 158.31 FT, N 61 DEG 13' 22"E 220.78 FT
N 74 DEG 48'32"E 140.94 FT, N 78 DEG 01'54"E 161.90 FT, S 0 DEG 57'07"E 330.09
FT TO POB. 23.05A.

SPLIT/COMBINED ON 09/28/2012 FROM 009-007-009-00;

Split/Comb. on 09/28/2012 completed 09/28/2012 TIMSPLIT 2 ACRE ;

Parent Parcel(s): 009-007-009-00;

Child Parcel(s): 009-007-009-30;

Split/Comb. on 09/28/2012 completed 09/28/2012 TIMCOMBINE 5 PIN ;

Parent Parcel(s): 009-007-009-00, 009-007-009-07, 009-007-009-14, 009-007-009-21
009-007-009-28;

Child Parcel(s): 009-007-009-01;

Split/Comb. on 09/28/2012 completed 09/28/2012 TIMCOMBINE 5 PIN ;

Parent Parcel(s): 009-007-009-00, 009-007-009-07, 009-007-009-14, 009-007-009-21
009-007-009-28;

Child Parcel(s): 009-007-009-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	313.69	277.73	0.8936	0.9128	110 100	28,146
314 Actual Front Feet, 2.00 Total Acres					Total Est. Land Value =	28,146

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

Cost Est. for Res. Bldg: 1Single FamilyBOCA/STATE

Cls CD

Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 1864 SF Floor Area = 1864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,864		
Total:			216,216	194,594	

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	1,066

Parcel Number: 009-007-009-30

Page: 2

Water/Sewer			
1000 Gal Septic	1	4,386	3,947
Water Well, 100 Feet	1	5,415	4,873
Porches			
CCP (1 Story)	209	5,244	4,720
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	683	24,192	21,773
Common Wall: 1 Wall	1	-2,421	-2,179
Door Opener	1	468	421
Built-Ins			
Appliance Allow.	1	1,897	1,707
Totals:		256,582	230,922

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 284,034

2026 Est. T.C.V. 009-007-009-30		=	313,130
Est. TCV/Total Floor Area = 167.99			
2025 Assessed	MBOR	S.E.V.	Base for Cap
133,500	133,500	133,500	61,814
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	23,100	0	0
			1,668
2026 Assessed	MBOR	S.E.V.	Capped
156,600	156,600	156,600	63,482
			->Taxable<-
			63,482
			PRE/MBT
			63,482

009-007-009-35
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LEZMAN PROPERTIES LLC
11095 W ROUND LAKE RD
LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG S 89 DEG 31'04"W 331.54 FT FROM E 1/4 COR TH S 0 DEG 57'54"E 1322.45 FT, S89 DEG 37'44"W 331.6 FT, N 0 DEG 57'45"W 1349.9 FT, S 77 DEG 27'24"E 82.63 FT, S 83 DEG 44'23"E 43.78 FT, N 89 DEG 58'38"E 207.78 FT, S 0 DEG 57'54"E 2.66 FT TO POB. 10.12A.

1823909 \$179,900 WITH 3 PARCELS: HUNTER'S DREAM!!! 3 LOTS TOTALING 64+ ACRES OF MIXED HARDWOODS AND PINES WITH TRAILS THROUGHOUT AND SEVERAL FOOD PLOTS. MANY BUCKS HAVE BEEN HARVESTED FROM THIS PROPERTY! SEVERAL TREE STANDS PLUS A 4'X4' TOWER STAND STAY. BONUS FEATURE: TOP OF THE LINE AMISH BUILT 32' X 15' CABIN: 700 SQ. FT. OF FINISHED LIVING SPACE, FULLY WIRED (GENERATOR CURRENTLY USED, BUT ELECTRIC IS NOW CLOSE BY), PLUMBED WITH SEPTIC, RAINWATER BARRELS COLLECT WATER FOR SHOWERS AND TOILET, GAS COOK STOVE AND REFRIGERATOR, AND GAS STOVE FOR HEAT. CABIN COMES FULLY FURNISHED WITH A FINISHED LOFT THAT COULD SLEEP UP TO 10. WALK-OUT BASEMENT HAS A CONCRETE FLOOR AND IS A GREAT PLACE TO STORE ALL THE TOYS! LAND COULD BE TIMBERED FOR INCOME. SCHEDULE YOUR SHOWING TODAY! *DO NOT WALK PROPERTY WITHOUT AN APPOINTMENT DURING HUNTING SEASON!*

FOR 2009..REMOVE NO PBG ADJUSTMENT, CHG FROM CRAWL TO BSM'T, ADD DECK AS NEW TO ROLL,

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.12 Acres		5600	100	56,672
		10.12 Total Acres		Total Est.	Land Value =	56,672

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 2000

(11) Heating System: Wall/Floor Furnace
Ground Area = 512 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	512			
			Total:	93,459	74,767	
Other Additions/Adjustments						
Basement, Outside Entrance, Below Grade			1	1,939	1,551	
Plumbing						
Average Fixture(s)			1	988	790	
Water/Sewer						
1000 Gal Septic			1	4,109	3,287	
Deck						
Treated Wood			64	1,868	1,831	*98% Good
Built-Ins						
Appliance Allow.			1	1,607	1,286	
Garages						
Class: C Exterior: Pole (Unfinished)						
Base Cost			1200	28,380	22,704	
Local Cost Items						
GENERATOR			1	1	1	*95% Good
			Totals:	132,351	106,217	
Notes:						
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				130,647		

Parcel Number: 009-007-009-35

Page: 2

2026 Est. T.C.V. 009-007-009-35					=	187,319
Est. TCV/Total Floor Area = 243.90, Most recent sale 08/31/2020 for 149,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
81,200	81,200	81,200	59,507	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,500	0	0	1,606	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,700	93,700	93,700	61,113	61,113		0

009-007-009-42
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LEZMAN PROPERTIES LLC
W ROUND LAKE RD
LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG AT E 1/4 COR TH S 0 DEG 58'04"E 1323.09 FT, S 89 DEG 37'44"W 331.6 FT, N 0 DEG 57'54"W 1325.11 FT, N 89 DEG 58' 36"E 331.57 FT TO POB. 10.08A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>80@\$3800	10.80 Acres	10.80 Acres	3800	100		41,040
	10.80 Total Acres		Total Est. Land Value =			41,040

2026 Est. T.C.V. 009-007-009-42 = 41,040						
Est. TCV/Total Floor Area = 53.44, Most recent sale 08/31/2020 for 149,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	12,276	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	331	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,500	20,500	20,500	12,607	12,607	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-007-009-50	2026 Est. T.C.V.	LEZMAN PROPERTIES LLC
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 7 T22N R8W S 1/2 OF SE 1/4. 80A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 66 - 120	\$3800	60.00	Acres	3800	100		228,000
Residentia INFERIOR@\$1400		20.00	Acres	1400	100		28,000
		80.00	Total Acres			Total Est. Land Value =	256,000

2026 Est. T.C.V. 009-007-009-50	=	256,000			
Est. TCV/Total Floor Area = 333.33, Most recent sale 10/15/2021 for 170,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
125,000	125,000	125,000	86,387	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	2,332	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,000	128,000	128,000	88,719	88,719	88,719

009-007-010-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CARMER MATTHEW
S SEELEY RD
LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG AT SW COR OF SEC 7 TH N 01DEG 19'20"W 286 FT, N 88 DEG 36'51"E 38.10 FT, S 27 DEG 10'34"E 94.77 FT, S 39 DEG 58'08"E 160.10 FT, N 38 DEG 42' 34"E 112.15 FT, S 49 DEG 34'53"E 39.89 FT, N 38 DEG 42'34" E 264.03 FT, S 47 DEG 17'35"E 35.49 FT, S 38 DEG 43'31"W 447.49 FT, S 89 DEG 47'46"W 80.72 FT, N 89D 18' 51" W TO W LINE SEC 18, N 0 DEG 57'07"W 24.66 FT TO POB.
1.39A.
PCL F

99 SPLIT FTO 010-35 & 010-70 FOR 00

Land Value Estimates for Land Table 4086.4086 ROUND LAKE							
				* Factors *		EASEMENT DIVIDES	
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
GROUP A 650/FF	35.001729.95	1.0000	1.1469		650	100	26,091
35 Actual Front Feet, 1.39 Total Acres				Total Est. Land Value =			26,091

2026 Est. T.C.V. 009-007-010-00				=		26,091	
Est. TCV/Total Floor Area = 33.97, Most recent sale 09/23/2024 for 30,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
9,900	9,900	9,900	9,900	2.70			
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	0	267	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
13,000	13,000	13,000	10,167	10,167	10,167		

009-007-010-35
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CARMER MATTHEW ERIC
S SEELEY RD
LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG N 89 DEG 44'30"E 210.72 FT FROM SW COR SEC 7 TH N 38 DEG 43'31"E 413.37 FT,S 38 DEG 57'17"E 76.77 FT, S 45 DEG 56' 33"E 75.33 FT, S 38 DEG 43'31"W 288.83 FT, S 86 DEG 40'47"W 201.99 FT, N 38 DEG43'31"E 34.12 FT TO POB. 1.27A.
PCL G

2016- A FLOATING BOG EXISTED ON THE NW SIDE OF THE LAKE FOR AT LEAST 100 YEARS. THE BOG BROKE LOSE AND MOVED TO THE SE SIDE OF THE LAKE IN THE TIME FRAME OF JUST A COUPLE DAYS. THE GAP BETWEEN SHORE & BOG WAS SMALLER BUT HAS BEEN FAIRLY CONSISTANT FOR THE PAST SEVERAL YEARS. - PER JOHN TARCHALA.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
GROUP A 650/FF	152.00	363.95	0.9950	0.7767	650	100	76,358
152 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =							76,358

2026 Est. T.C.V. 009-007-010-35							=	76,358
Est. TCV/Total Floor Area = 99.42, Most recent sale 06/13/2019 for 345,000								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
29,000	29,000		29,000		8,922		2.70	
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses
	0	9,200	0		0	240		0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-		PRE/MBT
38,200	38,200		38,200		9,162	9,162		9,162

009-007-010-70
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CARMER MATTHEW ERIC
1991 S SEELEY RD
LAKE CITY, MI 49651

SEC 7 T22N R8W (0*1999) BEG N 89 DEG 44'30"E 403.69 FT FROM SW COR, N 38 DEG 43'31"E 268.6 FT, S 73 DEG 04'34"E 80.78 FT, S 66 DEG 37'59"E 77.78 FT, S 83 DEG 48'28"E 626.19 FT, S 0 DEG 02'53"W 131.84 FT, N 76 DEG 15'55"W 200.31 FT, S 89 DEG 44'30"W 601.23 FT, S83 DEG 57'W 134.09 FT, S 84 DEG 12'07"W 22.76 FT, N 38 DEG 43'31"E 20.23 FT TO POB. 2.85A.

2016- A FLOATING BOG EXISTED ON THE NW SIDE OF THE LAKE FOR AT LEAST 100 YEARS. THE BOG BROKE LOSE AND MOVED TO THE SE SIDE OF THE LAKE IN THE TIME FRAME OF JUST A COUPLE DAYS. THE GAP BETWEEN SHORE & BOG WAS SMALLER BUT HAS BEEN FAIRLY CONSISTANT FOR THE PAST SEVERAL YEARS. - PER JOHN TARCHALA.

99 SPLIT FROM 010-00 FOR 00

Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GROUP A 650/FF	156.00	795.81	0.9886	0.9445	650 100	94,679
156 Actual Front Feet, 2.85 Total Acres Total Est. Land Value =						94,679

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail		18.08	50 0	0
D/W/P: 4in Ren. Conc.		8.17	480 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1616 SF Floor Area = 1816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,616	
1 Story	Siding	Overhang	200	
Total:			270,698	216,541
Other Additions/Adjustments				
Recreation Room			1600	30,352 24,282
Basement, Outside Entrance, Below Grade			1	2,727 2,182
Plumbing				
Average Fixture(s)			1	1,422 1,138
3 Fixture Bath			1	4,478 3,582
2 Fixture Bath			1	2,996 2,397
Water/Sewer				
1000 Gal Septic			1	4,689 3,751
Water Well, 100 Feet			1	5,734 4,587
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			816	36,932 29,546
Common Wall: 1 Wall			1	-2,589 -2,071
Door Opener			1	527 422
Class: C Exterior: Pole (Unfinished)				
Base Cost			480	14,189 11,351
Built-Ins				

Parcel Number: 009-007-010-70

Page: 2

Appliance Allow.	1	2,713	2,170	
Fireplaces				
Direct-Vented Gas	2	5,927	4,742	
Porches				
WPP	737	11,453	9,162	
Local Cost Items				
SOLAR POWER SYSTEM	1	1	1	*100% Good
Totals:		392,249	313,783	

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 533,431

2026 Est. T.C.V. 009-007-010-70				=	629,060
Est. TCV/Total Floor Area = 346.40, Most recent sale 06/13/2019 for 345,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
260,100	260,100	260,100	199,375	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	54,400	0	5,383	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
314,500	314,500	314,500	204,758	204,758	204,758

03/24/2026

Valuation Report

DB: Lake2026

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009-007-010-80

2026 Est. T.C.V.

BURNS ROBERT & JUDITH M TRUST

Property Class: 401

1933 S SEELEY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 7 T22N R8W BEG N 01 DEG 11'W 286 FT FROM SW COR SEC7 TH N 01 DEG 11'W 131.42 FT, N 36 DEG 47'20"E 214.66 FT, S 57 DEG 51'02"E 179.08 FT, S 38 DEG 49'W 264 FT S 88 DEG 49'W 112 FT TO POB. 1.12A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 650/FF	179.00	272.55	0.9552	0.7225	650	100		80,300
179 Actual Front Feet, 1.12 Total Acres Total Est. Land Value =								80,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2480	0	0
D/W/P: Crushed Rock	2.26	1500	0	0
Fencing: Wire Mesh, #9	3.78	2400	0	0
Metal Prefab	17.88	120	50	1,073

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				11,073

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 10 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1360 SF Floor Area = 1360 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,360		
Total:				229,393	194,970

Other Additions/Adjustments

Recreation Room	680	12,900	10,965
Basement, Outside Entrance, Above Grade	1	1,980	1,683

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WPP	168	4,388	3,730
WPP	95	3,003	2,553

Deck

Treated Wood	144	3,217	2,734

Garages

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

Base Cost	672	26,665	22,665
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	14,968

Built-Ins

Appliance Allow.	1	2,713	2,306

Parcel Number: 009-007-010-80

Page: 2

Totals:

316,130

268,696

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV:

456,783

2026 Est. T.C.V. 009-007-010-80				=	548,156	
Est. TCV/Total Floor Area = 403.06						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
226,300	226,300		226,300	67,897	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	47,800	0		0	1,833	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
274,100	274,100		274,100	69,730	69,730	69,730

009-007-010-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOUGHTON CARL O & SANDY
1883 S SEELEY RD
LAKE CITY, MI 49651

SEC 7 T22N R8W BEG 01 DEG 11'W 417.42 FT FROM SW COR SEC 7 TH N 01 DEG 11'W
325.06 FT, S 41 DEG 27'54"E 204.28 FT, S 36 DEG 47'20"W 214.66 FT TO POB. .49A.

Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP A 650/FF	204.00	105.23	0.9245	0.5695	650 100	69,818
204 Actual Front Feet, 0.49 Total Acres					Total Est. Land Value =	69,818

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		24.54	208 50	2,552
Wood Frame		35.03	64 50	1,121
Total Estimated Land Improvements True Cash Value =				3,673

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Crawl Space	960	
			Total:	155,556 124,444
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,138
Water/Sewer				
1000 Gal Septic			1	4,689 3,751
Water Well, 100 Feet			1	5,734 4,587
Porches				
WPP			331	5,912 4,730
WPP			68	2,636 2,109
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			566	23,636 18,909
Door Opener			1	527 422
Built-Ins				
Appliance Allow.			1	2,713 2,170
			Totals:	202,825 162,260

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 275,842

2026 Est. T.C.V. 009-007-010-90					=	349,333
Est. TCV/Total Floor Area = 291.11						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
143,500	143,500	143,500	56,289	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,200	0	0	1,519	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,700	174,700	174,700	57,808	57,808	57,808	

009-007-011-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HARPER CECELIA A
S SEELEY RD
LAKE CITY, MI 49651

SEC 7 T22N R8W BEG N 286 FT & E 112 FT FROM SW COR SEC 7 TH N 39 DEG 56'45"E
264.26 FT, S 48 DEG E 227.88 FT, S 40 DEG 09'32"W 264.03 FT, N 48 DEG 02'55"W
39.89 FT, S 40 DEG 09'32"W 112.15 FT, N 38 DEG 31'10"W 160.10 FT, N 25 DEG
43'36"W 94.77 FT, N 89 DEG 56'11"E 74.09 FT TO POB.

ADJACENT FLOATING BOG

Land Value Estimates for Land Table 4086.4086 ROUND LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
GROUP A 650/FF	227.00	352.41	0.9001	0.7705	650	100	102,328
227 Actual Front Feet,			1.84 Total Acres	Total Est. Land Value =			102,328

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1944

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Totals:				0	0	

Notes:

ECF (4086 ROUND LAKE) 1.700 => TCV: 0

2026 Est. T.C.V. 009-007-011-00				=	102,328	
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/13/2025 for 22,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
38,900	38,900	38,900	15,271	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,300	0	0	35,929	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,200	51,200	51,200	15,683	51,200	0	

009-008-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HELMER BRIAN &
1394 S LACHANCE RD
LAKE CITY, MI 49651

SEC 8 T22N R8W (10*1999) S 1/2 OF NE 1/4 EXC E 417.5 FT OF N 417.5 FT THOF & EXC
S 16 RDS OF E 10 RDSTHOF. 74.9985A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 66 - 120	\$3800	74.72	Acres	3800	100	283,955
Residentia ROW @ ZERO		0.28	Acres	0	100	0
75.00 Total Acres				Total Est. Land Value =		283,955

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail		17.02	352 0	0
D/W/P: 3.5 Concrete		6.16	160 0	0
Wood Frame		20.05	528 50	5,293
Wood Frame		20.05	816 50	8,180
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 10000		10,000.00	1 100	10,000
Total Estimated Land Improvements True Cash Value =				23,473

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Fair

Blt 1977

(11) Heating System: Forced Warm Air
Ground Area = 1410 SF Floor Area = 1410 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	910	
Addition	Siding	Crawl	500	
Total:			85,981	30,093

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	899	315
Water/Sewer				
1000 Gal Septic		1	4,386	1,535
Water Well, 100 Feet		1	5,415	1,895
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		600	14,724	5,153
Block Foundation		144	2,072	725
Built-Ins				
Appliance Allow.		1	1,897	664
Deck				
w/Roof (Roof portion)		1960	26,323	9,213
Totals:			141,697	49,593

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

46,617

2026	Est. T.C.V. 009-008-001-00				=	354,045
Est. TCV/Total Floor Area = 251.10						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	168,900	168,900	168,900	57,638	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-008-001-00

Page: 2

	0	8,100	0	0	1,556	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
177,000	177,000	177,000	59,194	59,194	59,194	

009-008-002-00	2026 Est. T.C.V.	GALLOUP LORI ANN
Property Class: 401		1270 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 8 T22N R8W N 417.5 FT OF E 417.5 FT OF S 1/2 OF NE 1/4 4.0015A M/L.
2014 COMBINED WITH 009-008-001-95
2014 ASSESSMENT & FORMERLY DESCRIBED AS SEC 8 T22N R8W N 330 FT OF E 417 FT OF S 1/2 OF NE 1/4.3.1629A.

2015 COMBINED WITH 009-008-001-95

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	417.50	417.50	0.8319	1.0108	110	100	38,618
418 Actual Front Feet, 4.00 Total Acres			Total Est. Land Value =			38,618	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		23.98	144 50	1,726
Total Estimated Land Improvements			True Cash Value =	1,726

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	1,040	
			Total:	106,353 63,811
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
2 Fixture Bath			1	2,502 1,501
Water/Sewer				
1000 Gal Septic			1	4,386 2,632
Water Well, 100 Feet			1	5,415 3,249
Deck				
Treated Wood			96	2,355 1,413
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			576	21,439 12,863
Common Wall: 1/2 Wall			1	-1,207 -724
Class: CD Exterior: Pole (Unfinished)				
Base Cost			912	20,119 12,071
No Concrete Floor			912	-5,463 -3,278
Built-Ins				
Appliance Allow.			1	1,897 1,138
			Totals:	158,981 95,387
Notes:				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			117,326	

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1972

(11) Heating System: Wall Furnace
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Parcel Number: 009-008-002-00

Page: 2

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	600		
Addition	Siding	Slab	600		
			Total:	68,862	24,102

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	74	826	289

Plumbing

Average Fixture(s)	1	783	274

Water/Sewer

1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	400	12,688	4,441

Built-Ins

Appliance Allow.	1	1,607	562

Totals: 92,219 32,276

Notes: 1270 S LA CHANCE RD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 30,339

2026 Est. T.C.V. 009-008-002-00 = 188,009

Est. TCV/Total Floor Area = 83.93

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
83,100	83,100	83,100	45,944	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,900	0	0	1,240	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,000	94,000	94,000	47,184	47,184	36,804

009-008-003-00	2026 Est. T.C.V.	HELMER BRIAN & CALVIN
Property Class: 401		1468 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W S 16 RDS OF E 10 RDS OF S 1/2 OF NE 1/4. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	264.00	165.00	0.9329	0.8014	110	100	21,712
264 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =							21,712

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	480 0	0
Metal Prefab		18.34	70 45	578
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				1,528

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1970

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Total:				43,648	15,277

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	899	315	
Water/Sewer					
1000 Gal Septic		1	4,386	1,535	
Water Well, 100 Feet		1	5,415	1,895	
Porches					
CSEP (1 Story)		160	5,058	1,770	
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		624	20,168	7,059	
Block Foundation		144	2,072	725	
Built-Ins					
Appliance Allow.		1	1,897	664	
Deck					
w/Roof (Roof portion)		1488	19,984	6,994	
w/Roof (Roof portion)		260	3,684	1,289	
Totals:				107,211	37,523

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 35,272

2026 Est. T.C.V. 009-008-003-00				=	58,512
Est. TCV/Total Floor Area = 81.27					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,300	24,300	24,300	14,374	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	388	0	

Parcel Number: 009-008-003-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	29,300	29,300	29,300	14,762	14,762	14,762

009-008-004-002026 Est. T.C.V.MAHON JASON M & JENIFER M

Property Class: 4011204 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 8 T22N R8W S 1/3 OF N 1/2 OF NE 1/4. 26.6667A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia PARTOF>40@\$3800	26.67	Acres	3800	100		101,346
26.67 Total Acres			Total Est. Land Value =		101,346	

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1272 SF Floor Area = 1272 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,272		
			Total:	132,396	72,817
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	949	522
Water/Sewer					
1000 Gal Septic			1	3,947	2,171
Water Well, 100 Feet			1	4,946	2,720
Porches					
CCP (1 Story)			64	1,610	885
Garages					
Class: D Exterior: Block Foundation: 42 Inch (Unfinished)					
Base Cost			378	15,256	8,391
Common Wall: 1 Wall			1	-2,572	-1,415
Built-Ins					
Appliance Allow.			1	1,543	849
Fireplaces					
Interior 1 Story			1	3,890	2,139
			Totals:	161,965	89,079

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 109,567

2026 Est. T.C.V. 009-008-004-00				=	210,913	
Est. TCV/Total Floor Area = 165.81, Most recent sale 11/26/2012 for 30,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
97,300	97,300	97,300	51,142	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	0	1,380	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,500	105,500	105,500	52,522	52,522	0	

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-008-004-35	2026 Est. T.C.V.	MAHON JASON M & JENNIFER
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W S 1/2 OF N 2/3 OF N1/2 OF NE1/4. 26.6666A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *			439 X 2649			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@	\$3800	26.70 Acres	3800	100		101,460
26.70 Total Acres			Total Est. Land Value =			101,460

2026 Est. T.C.V. 009-008-004-35	=	101,460				
Est. TCV/Total Floor Area = 79.76, Most recent sale 02/11/2011 for 50,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,400	49,400	49,400	26,494	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,300	0	0	715	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,700	50,700	50,700	27,209	27,209		0

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-008-004-70
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MAHON JASON M & JENNIFER
S LACHANCE RD
LAKE CITY, MI 49651

. SEC 8 T22N R8W N 1/3 OF N 1/2 OF NE 1/4. 26.6667A.

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

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	26.67 Acres	3800	100			101,346
		26.67 Total Acres			Total Est. Land Value =		101,346

2026 Est. T.C.V. 009-008-004-70

=

101,346

Est. TCV/Total Floor Area = 79.67, Most recent sale 08/19/2005 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
49,300	49,300	49,300	26,494	2.70	

2026

New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	0	715	0

2026 Assessed

MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,700	50,700	27,209	27,209	0

009-008-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MUNN GORDON & SHARON
10630 W ROUND LAKE RD
LAKE CITY, MI 49651

. SEC 8 T22N R8W E 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 66 - 120	\$3800	60.00	Acres	3800	100		228,000
Residentia INFERIOR@\$1400		20.00	Acres	1400	100		28,000
		80.00	Total Acres		Total Est.	Land Value =	256,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	21.54	240 89	4,601
Total Estimated Land Improvements True Cash Value =			4,601

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
Total:				169,877	129,106
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	901
3 Fixture Bath			1	3,721	2,828
Water/Sewer					
1000 Gal Septic			1	4,386	3,333
Water Well, 100 Feet			1	5,415	4,115
Porches					
WGEP (1 Story)			192	14,195	12,775 *90% Good
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			660	21,041	15,991
Built-Ins					
Appliance Allow.			1	1,897	1,442
Fireplaces					
Wood Stove			1	2,107	1,601
Totals:				223,824	172,092

Notes: 56X26 CENTURY MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 170,371

2026 Est. T.C.V. 009-008-005-00		=	430,972
Est. TCV/Total Floor Area = 296.00, Most recent sale 01/01/2000 for 100,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
193,300	193,300	193,300	103,352 2.70
2026 New	Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	22,200	0	0 2,790 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
215,500	215,500	215,500	106,142 106,142 0

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-008-006-00	2026 Est. T.C.V.	CORRION JULIAN L & RITA F TRUST
Property Class: 402		W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W W 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 66 - 120	\$3800	70.00	Acres	3800	100	266,000
Residentia INFERIOR@\$1400		10.00	Acres	1400	100	14,000
80.00 Total Acres				Total Est. Land Value =		280,000

2026 Est. T.C.V. 009-008-006-00	=	280,000

Est. TCV/Total Floor Area = 192.31

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
136,500	136,500	136,500	28,952	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500	0	0	781	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
140,000	140,000	140,000	29,733	29,733	0

03/24/2026

Valuation Report

12:37 PM

DB: Lake2026

009-008-007-00

2026 Est. T.C.V.

MAHON JEROME P SR & ALICE F

Property Class: 402

W ROUND LAKE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 8 T22N R8W N 1/2 OF SW 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 66 - 120	\$3800	80.00	Acres	3800	100		304,000
		80.00	Total Acres		Total Est. Land Value =		304,000

2026 Est. T.C.V. 009-008-007-00

=

304,000

Est. TCV/Total Floor Area = 208.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
148,000	148,000	148,000	28,952	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	781	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
152,000	152,000	152,000	29,733	29,733	0

03/24/2026

12:37 PM

Valuation Report

DB: Lake2026

009-008-008-00

2026 Est. T.C.V.

LEZMAN PROPERTIES LLC

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 8 T22N R8W (0*1999) BEG AT SW COR TH N 0 DEG 58'04"W 1323.09FT, S 89 DEG 41'29"E 1326.91 FT, S 01 DEG 01'18"E 1316.54 FT, S 0 DEG 09'20"W 148.65 FT, N 87 DEG 29'10"W 1329.35 FT, N 0 DEG 20'23"E 76.62 FT TO POB. 43.65A

99 SPLIT 40 AC. TO 008-50 ALSO COMBO OF 3.43 AC FROM 017-003

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia INFERIOR@\$1400		43.65 Acres		1400	100	61,110
		43.65 Total Acres			Total Est. Land Value =	61,110

2026 Est. T.C.V. 009-008-008-00

=

61,110

Est. TCV/Total Floor Area = 41.97, Most recent sale 08/31/2020 for 149,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
30,600	30,600	30,600	29,780	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	804	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,600	30,600	30,600	30,584	30,584	30,584

009-008-008-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

THOMPSON JAMY & STINE SCOTT
S LACHANCE RD
LAKE CITY, MI 49651

SEC 8 T22N R8W (0*1999) BEG AT S 1/4 COR TH S 0 DEG 01'38"E 200.71 FT, N 87 DEG 29'10"W 1329.81 FT, N 0 DEG 09'20"E 148.65 FT, N 01 DEG 01' 18"W 1316.54 FT, N 89 DEG 41'29"E 1326.91 FT, S 01 DEG 04'33"E 1309.98 FT TO POB. 45.65A.

ADD CABIN FOR 02..WILL PROBABLY BE CABIN

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia INFERIOR@	\$1400	45.65 Acres	1400	100		63,910
		45.65 Total Acres	Total Est. Land Value =			63,910

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2001

(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

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

Garages

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

Base Cost	576	22,637	18,110
Totals:		22,637	18,110

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 22,275

2026 Est. T.C.V. 009-008-008-50				=	86,185
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/13/2018 for 70,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
42,100	42,100	42,100	40,011	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	1,080	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,100	43,100	43,100	41,091	41,091	0

009-008-009-002026 Est. T.C.V.BLOOM CHAWNELL
Property Class: 4011754 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 8 T22N R8W (11*1998) N/2 OF SE/4 OF SE/4 20A.
Split on 09/14/2009 into 009-008-009-40;

Split/Comb. on 09/14/2009 completed 09/14/2009 RAY ;
Parent Parcel(s): 009-008-009-00;
Child Parcel(s): 009-008-009-40;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 18	-29	@\$5000	20.00	Acres	5000	100	100,000
20.00 Total Acres					Total Est.	Land Value =	100,000

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D Blt 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Block	Slab	572		
			Total:	70,975	39,037
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	949	522
Water/Sewer					
1000 Gal Septic			1	3,947	2,171
Water Well, 50 Feet			1	3,212	1,767
Garages					
Class: D Exterior: Block Foundation: 42 Inch (Unfinished)					
Base Cost			364	14,939	8,216
Storage Over Garage			500	4,900	2,695
Common Wall: 1 Wall			1	-2,572	-1,415
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			960	25,930	14,261
Built-Ins					
Appliance Allow.			1	1,543	849
Fireplaces					
Exterior 1 Story			1	4,680	2,574
			Totals:	128,503	70,677

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 86,933

2026 Est. T.C.V. 009-008-009-00				=	186,933
Est. TCV/Total Floor Area = 326.81, Most recent sale 04/29/2014 for 77,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,000	76,000	76,000	50,959	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,500	0	0	1,375	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,500	93,500	93,500	52,334	52,334	52,334

009-008-009-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EXCELSIOR USA CONSULTING LLC
1900 S LACHANCE RD
LAKE CITY, MI 49651

SEC 8 T22N R8W (11*1998) S/2 OF SE/4 OF SE/4 20A.
Split on 09/14/2009 from 009-008-009-00;

2023 THE THOMPSON CENTER IN LAKE CITY, MICHIGAN, IS A LARGE REHABILITATION CENTER THAT HAS BEEN TRANSFORMED INTO A VACATION RENTAL. IT’S AN EXCITING PLACE TO HOST FAMILY AND FRIENDS GET-TOGETHERS. THE PROPERTY FEATURES A POOL AND OFFERS A COMFORTABLE SPACE FOR GATHERINGS. AIRBNB: WE ARE EXCITED TO HOST YOUR NEXT FAMILY/FRIENDS GET-TOGETHER AT THE THOMPSON CENTER. HERE YOU WILL FIND A LARGE REHABILITATION CENTER TURNED VACATION GETAWAY. WITH ENOUGH ROOM TO SLEEP 16 ADULTS & 4 KIDS! THE INDOOR POOL WITH HOT TUB ARE THE PERFECT PLACE TO SWIM & NEVER HAVE TO WORRY ABOUT THE WEATHER. COMPLETE WITH A LARGE SCREEN TV, FOOSBALL SHUFFLE BOARD, INDOOR & OUTDOOR BASKETBALL. THERE IS A COMPLETE KITCHEN, WASHER/DRYER, WI-FI, & MANY BATHROOMS. OUTSIDE BOASTS A LARGE YARD & TRAILS.

Split/Comb. on 09/14/2009 completed 09/14/2009 RAY ;
Parent Parcel(s): 009-008-009-00;
Child Parcel(s): 009-008-009-40;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 18 -29 @\$5000		19.50 Acres		5000	100		97,515
Residentia ROW @ ZERO		0.50 Acres		0	100		0
		20.00 Total Acres			Total Est.	Land Value =	97,515

Land Improvement Cost Estimates					
Description	Rate	Size	% Good		Cash Value
Wood Frame	20.63	160	50		1,650
Commercial Local Cost Land Improvements					
Description	Rate	Size	% Good	Arch Mult	Cash Value
PAVING	0.40	18000	95	100	6,840
CONCRETE	0.40	1250	95	100	475
Outdoor Lighting	590.00	2	95	100	1,121
Ad-Hoc Unit-In-Place Items					
Description	Rate	Size	% Good		Cash Value
/CI16/SUBDC/RESSI/STRI/CONC7A	26.55	200	100		5,310
Total Estimated Land Improvements True Cash Value =					15,396

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011
Description of Occupancy: REHABILITATION CENTER

Costs are taken from the Fitness Centers cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 449
Overall Building Height: 10

Base Rate for Upper Floors = 105.91
Mezzanine 1 Open Base Rate = 34.25

(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.06 100%
Adjusted Square Foot Cost for Upper Floors = 131.97

Total Floor Area: 10,270 Base Cost New of Upper Floors = 1,355,331
Mezzanine 1 Area: 550 Base Cost New of Mezzanine = 18,838

Reproduction/Replacement Cost = 1,374,169
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /70 /70 /100/30.9
Total Depreciated Cost = 424,206

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals
Cost # or Height Storys

Parcel Number: 009-008-009-40

Page: 2

Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Cost New =						0
Architectural Multiplier: 0.00						
Reproduction/Replacement Cost =						0
Eff.Age:15	Phy.%Good/Abnr.Phy./Func./Econ./Overall	%Good: 63	/70	/70	/100/30.9	
Total Depreciated Cost =						0
Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost	
/CI16/YARI/COMSP/POUCP/100020A	115.50	1976	1.00	10	22,823	
/CI16/YARI/POOH/GAS/8100	2725.00	1	1.00	10	273	
ECF (201C COMMERCIAL GROUP C)	1.060 =>	TCV of Bldg: 1 =			474,140	
Replacement Cost/Floor Area=	156.29	Est. TCV/Floor Area=			46.17	

Total Estimated True Cash Value of Commercial/Industrial Buildings =

474,140

2026	Est. T.C.V. 009-008-009-40				=	587,051	
Est. TCV/Total Floor Area = 57.16, Most recent sale 01/04/2023 for 325,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	194,300	194,300	194,300	171,970	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	99,200	0	0	4,643	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	293,500	293,500	293,500	176,613	176,613	0	

2026 Est. T.C.V. 009-008-009-50						=	181,170
Est. TCV/Total Floor Area = 0.00							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	86,400	86,400	86,400	52,599	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,200	0	0	1,420	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	90,600	90,600	90,600	54,019	54,019	0	

009-008-010-012026 Est. T.C.V.WILDS THOMAS
Property Class: 40110355 W ROUND LAKE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 8 T22N R8W N1/2 OF NW1/4 OF SE 1/4 LYING S OF ROUND LAKE RD EXC W 400 FT
THEREOF & EXC N 208.71 FT OF E 208.71 FT THOF & EXC BEG 400 FT E OF NW COR OF
N1/2 OF NW1/4 OF SE1/4 LYING S OF ROUND LAKE RD TH E 330 FT S 265 FT W 300 FT,
N 265 FT TO POB 6.4686 A M/L.
SPLIT ON 12/18/2025 FROM 009-008-010-00;

Split/Comb. on 12/18/2025 completed 12/18/2025 TIM ;
Parent Parcel(s): 009-008-010-00;
Child Parcel(s): 009-008-010-01, 009-008-010-02, 009-008-010-03;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 3 - 7 @\$9000		6.47 Acres	9000	100			58,221
		6.47 Total Acres	Total Est. Land Value =				58,221

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

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,386	4,342
Water Well, 100 Feet			1	5,415	5,361
Garages					
Class: CD Exterior: Pole (Unfinished)					
Door Opener			2	935	926
Base Cost			3452	73,148	72,417
Totals:				83,884	83,046

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 102,147

2026 Est. T.C.V. 009-008-010-01				=	160,368
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	49,776	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
80,200	0	0	51,119	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,200	80,200	80,200	51,119	51,119	51,119

009-008-010-02	2026 Est. T.C.V.	MILLER JEAN M
Property Class: 401		10403 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG 400 FT E OF NW COR OF N1/2 OF NW 1/4 OF SE1/4 LYING S OF ROUND LAKE RD TH E
165 FT, S 265 FT, W 165 FT, N 265 FT TO POB SEC 8 T22N R8W 1.0038 A M/L
SPLIT ON 12/18/2025 FROM 009-008-010-00;

Split/Comb. on 12/18/2025 completed 12/18/2025 TIM ;
Parent Parcel(s): 009-008-010-00;
Child Parcel(s): 009-008-010-01, 009-008-010-02, 009-008-010-03;

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	265.00	1.0493	0.9022	110	100		17,181
165 Actual Front Feet, 1.00			Total Acres				Total Est. Land Value =	17,181

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

(11) Heating System: Forced Heat & Cool
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	112,694	111,567

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	978
3 Fixture Bath	1	3,128	3,097

Water/Sewer

1000 Gal Septic	1	4,109	4,068
Water Well, 100 Feet	1	5,150	5,098

Built-Ins

Appliance Allow.	1	1,607	1,591

Porches

WPP	24	722	715
WPP	24	722	715

Totals:	129,120	127,829

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 157,230

2026 Est. T.C.V. 009-008-010-02 = 174,411

Est. TCV/Total Floor Area = 181.68, Most recent sale 01/15/2026 for 185,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	0	0	0	66,777	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	87,200	0	0	0	68,579	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	87,200	87,200	87,200	68,579	68,579	68,579	

009-008-010-032026 Est. T.C.V.WILDS THOMAS
Property Class: 40110371 W ROUND LAKE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 8 T22N R8W BET 565 FT E OF NW COR OF N 1/2 OF NW 1/4 OF SE 1/4 LYING S OF
ROUND LAKE RD TH E 165 FT, S 265 FT, W 165 FT, N 265 FT TO POB 1.0038 A M/L
SPLIT ON 12/18/2025 FROM 009-008-010-00;

Split/Comb. on 12/18/2025 completed 12/18/2025 TIM ;
Parent Parcel(s): 009-008-010-00;
Child Parcel(s): 009-008-010-01, 009-008-010-02, 009-008-010-03;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	165.00	265.00	1.0493	0.9022	110	100	17,181
165 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =		17,181	

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1996

(11) Heating System: Forced Warm Air
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1280		
Addition	Siding	Crawl	400		
			Total:	108,068	47,550
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			186	2,180	959
Plumbing					
Average Fixture(s)			1	1,010	444
3 Fixture Bath			1	2,944	1,295
Water/Sewer					
1000 Gal Septic			1	4,689	2,063
Water Well, 100 Feet			1	5,734	2,523
Porches					
WPP			92	2,958	1,302
Foundation: Shallow			92	-848	-373
WPP			16	568	250
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			900	22,266	9,797
Built-Ins					
Appliance Allow.			1	2,713	1,194
Totals:				152,282	67,004

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 62,984

2026 Est. T.C.V. 009-008-010-03				=	80,165	
Est. TCV/Total Floor Area = 47.72						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	26,744	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
40,100	0	0	0	27,466	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,100	40,100	40,100	27,466	27,466	0	

03/24/2026 12:37 PM		Valuation Report				DB: Lake2026	
009-008-010-05 Property Class: 401 Map #:		2026 Est. T.C.V. LAKE TOWNSHIP		BAILEY DENNIS L & BAILEY RONALD & 10300 W ROUND LAKE RD LAKE CITY, MI 49651			
SEC 8 T22N R8W (0*1998) W 316 FT OF E 516 FT OF N 233 FT OF N 1/2 OF NW 1/4 OF SE 1/4. 1.69A.							
Affidavit of Affixed Manufactured Home recorded @ 04-0, 3181. 2000 Shamrock. Serial # 331L3260156A.							
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	316.00	232.96	0.8919	0.8736	110	100	27,085
316 Actual Front Feet, 1.69 Total Acres					Total Est. Land Value =		27,085
Land Improvement Cost Estimates							
Description				Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete				6.05	790	0	0
Wood Frame				25.57	80	50	1,023
Residential Local Cost Land Improvements							
Description				Rate	Size	% Good	Cash Value
LAND IMPROVE 1000				1,000.00	1	95	950
Total Estimated Land Improvements					True Cash Value =		1,973
Cost Est. for Res. Bldg: 1 Single Family HUD							
				Cls	D	Blt 2000	
(11) Heating System: Forced Hot Water							
Ground Area = 1792 SF Floor Area = 1792 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Building Areas							
Stories	Exterior	Foundation	Size		Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,792				
			Total:		189,154	141,864	
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)			1		988	741	
3 Fixture Bath			1		3,128	2,346	
Water/Sewer							
1000 Gal Septic			1		4,109	3,082	
Water Well, 100 Feet			1		5,150	3,862	
Porches							
WPP			351		4,865	3,649	
Garages							
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			624		19,793	14,845	
Door Opener			1		415	311	
Built-Ins							
Appliance Allow.			1		1,607	1,205	
Breezeways							
Frame Wall			187		9,715	7,286	
					Totals:	238,924	179,191
Notes: DOUBLE WIDE							
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:					177,399		
2026 Est. T.C.V. 009-008-010-05					= 206,457		
Est. TCV/Total Floor Area = 115.21, Most recent sale 06/01/2000 for 7,400							
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM		

Parcel Number: 009-008-010-05

Page: 2

	80,800	80,800	80,800	43,384	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,400	0	0	1,171	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	103,200	103,200	103,200	44,555	44,555	44,555

009-008-010-15
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PEASLEY JOEY
10265 W ROUND LAKE RD
LAKE CITY, MI 49651

SEC 8 T22N R8W BEG 233 FT S OF NE COR OF N 1/2 OF NW 1/4 OF SE 1/4 TH S 208.71 FT, W 208.71 FT, N 208.71 FT, E 208.71 FT TO POB. 1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	209.00	209.00	0.9891	0.8502	110 100	19,332
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =						19,332

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Picket, 30-40		13.53	200 50	1,353
D/W/P: 4in Ren. Conc.		7.33	351 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,303

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1404 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,404	
Total:			164,705	123,528
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	889
3 Fixture Bath		1	3,721	2,791
Water/Sewer				
1000 Gal Septic		1	4,386	3,289
Water Well, 100 Feet		1	5,415	4,061
Deck				
Treated Wood		150	3,227	2,420
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		960	20,966	15,724
Built-Ins				
Appliance Allow.		1	1,897	1,423
Fireplaces				
Direct-Vented Gas		1	2,107	1,580
Totals:			207,609	155,705
Notes: 2015-02587 AFFMAN CROWN REGIS 1997 USED, S/N Y9744993ABW HUD LABEL RAD972457 RAD972458				
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:			154,148	

2026 Est. T.C.V. 009-008-010-15				=	175,783	
Est. TCV/Total Floor Area = 125.20, Most recent sale 03/25/2020 for 32,000						
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM	
68,900		68,900	68,900	54,010	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0		19,000	0	0	1,458	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-008-010-15

Page: 2

87,900	87,900	87,900	55,468	55,468	0

009-008-010-20
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCARBROUGH TODD M & ELLEN R
10441 W ROUND LAKE RD
LAKE CITY, MI 49651

. SEC 8 T22N R8W BEG 233 FT S OF NW COR OF W 1/2 OF N 1/2OF N 1/2 OF SE 1/4 TH S
427 FT, E 400 FT N 427 FT, W 400 FT TO POB. 3.9210A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	400.00	427.00	0.8409	1.0165	110	100		37,609	
400 Actual Front Feet, 3.92 Total Acres								Total Est. Land Value =	37,609

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 5 ft.		28.53	28 0	0
Wood Frame		20.65	336 50	3,469
Total Estimated Land Improvements True Cash Value =				3,469

Cost Est. for Res. Bldg: 1

Single Family 1S

Cls CD

Blt 1992

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1608 SF Floor Area = 2088 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,128		
2 Story	Siding	Crawl Space	480		
			Total:	244,692	183,518
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	889
Water/Sewer					
1000 Gal Septic			1	4,386	3,289
Water Well, 100 Feet			1	5,415	4,061
Deck					
Treated Wood			35	1,400	1,050
w/Roof (Roof portion)			392	5,323	3,992
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			320	14,624	10,968
Common Wall: 1 Wall			1	-2,421	-1,816
Built-Ins					
Appliance Allow.			1	1,897	1,423
Totals:				276,501	207,374

Notes:

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

255,070

2026 Est. T.C.V. 009-008-010-20				=	296,148
Est. TCV/Total Floor Area = 141.83					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
125,400	125,400	125,400	70,282	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,700	0	0	1,897	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
148,100	148,100	148,100	72,179	72,179	72,179

009-008-010-312026 Est. T.C.V.HALL ANGEL & SUTTON THOMAS
Property Class: 401W ROUND LAKE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

N 233' OF W E 200' OF NW1/4 OF SE 1/4 ALSO N233.02' OF W 391.33' OF NE1/4 OF SE 1/4 SEC8 T22N R8W 3.163 A M/L
COMBINED ON 02/26/2026 FROM 009-008-010-58, 009-008-010-30;

Split/Comb. on 02/26/2026 completed 02/26/2026 TIM ;
Parent Parcel(s): 009-008-010-58, 009-008-010-30;
Child Parcel(s): 009-008-010-31;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	591.33	233.02	0.7626	0.8736	110	100	43,337
591 Actual Front Feet, 3.16 Total Acres					Total Est. Land Value =		43,337

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	28.80	100	50	1,440
Wood Frame	23.96	264	50	3,162
Total Estimated Land Improvements True Cash Value =				4,602

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1992

(11) Heating System: Forced Warm Air
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1248		
Total:				72,804	25,481
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			196	2,297	804
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 100 Feet			1	5,734	2,007
Deck					
Treated Wood w/Roof (Deck Portion)			160	3,446	2,137
Treated Wood w/Roof (Roof portion)			160	2,734	1,695
Built-Ins					
Appliance Allow.			1	2,713	950
Totals:				95,427	35,068

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 32,964

2026 Est. T.C.V. 009-008-010-31				=	80,903	
Est. TCV/Total Floor Area = 64.83						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	26,699	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
40,500	0	0	0	27,419	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,500	40,500	40,500	27,419	27,419	27,419	

009-008-010-402026 Est. T.C.V.HELMER MARION
Property Class: 40110370 W ROUND LAKE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 8 T22N R8W BEG 1896FT W OF NE COR OF SE 1/4 TH W 140 FT, S 233.01 FT,
E 140 FT, N 233.01 FT TO POB. .7489 AC. M/L.
SPLIT ON 12/01/2009 INTO 009-008-010-47;

Split/Comb. on 12/01/2009 completed 12/01/2009 RAY ;
Parent Parcel(s): 009-008-010-40;
Child Parcel(s): 009-008-010-47;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	140.00	233.01	1.0933	0.8736	110	100	14,709
140 Actual Front Feet, 0.75 Total Acres			Total Est. Land Value =				14,709

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Forced Warm Air
Ground Area = 968 SF Floor Area = 968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	560		
Addition	Siding	Slab	408		
			Total:	57,713	20,200
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	783	274
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 100 Feet			1	5,150	1,802
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	14,453	5,059
Block Foundation			560	7,790	2,726
Built-Ins					
Appliance Allow.			1	1,607	562
Deck					
w/Roof (Roof portion)			1040	12,667	4,433
w/Roof (Roof portion)			144	2,066	723
			Totals:	106,338	37,217

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 34,984

2026 Est. T.C.V. 009-008-010-40				=	49,693
Est. TCV/Total Floor Area = 51.34					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,300	20,300	20,300	10,777	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,500	0	0	290	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,800	24,800	24,800	11,067	11,067	11,067

009-008-010-47	2026 Est. T.C.V.	DAVIDSON GENEVA & BUDD LEON
Property Class: 401		10340 W ROUND LAKE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 8 T22N R8W BEG 1836 FT W OF NE COR OF SE 1/4 TH W 60 FT, S 233.01 FT, E 60 FT, N 233.01 FT TO POB. .3210 AC M/L.
SPLIT ON 12/01/2009 FROM 009-008-010-40;

MH IS BOARDED UP AS OF 11-09 PER OWNER

Split/Comb. on 12/01/2009 completed 12/01/2009 RAY ;
Parent Parcel(s): 009-008-010-40;
Child Parcel(s): 009-008-010-47;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	60.00	233.01	1.3512	0.8736	110	100		7,791
60 Actual Front Feet, 0.32	Total Acres		Total Est. Land Value =				7,791	

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1985

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Total:				49,935	17,477

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 100 Feet			1	5,734	2,007

Deck					
Treated Wood w/Roof (Deck Portion)			96	2,414	1,086
Treated Wood w/Roof (Roof portion)			96	1,731	779

Built-Ins					
Appliance Allow.			1	2,713	950
Totals:				68,226	24,293

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 22,835

2026 Est. T.C.V. 009-008-010-47 = 30,626						
Est. TCV/Total Floor Area = 42.54, Most recent sale 10/04/2016 for 25,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,400	12,400	12,400	6,209	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	167	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,300	15,300	15,300	6,376	6,376	6,376	

03/24/2026

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Valuation Report

DB: Lake2026

009-008-010-50

2026 Est. T.C.V.

KING LARRY WELLS

Property Class: 402

W ROUND LAKE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 8 T22N R8W (0*1998) E 1/2 OF N 1/2 OF N 1/2 OF SE 1/4 EXC W 687 FT OF N

233.02 FT THOF. 16.401A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		16.42 Acres			5600	100		91,952
		16.42 Total Acres					Total Est. Land Value =	91,952

2026 Est. T.C.V. 009-008-010-50

=

91,952

Est. TCV/Total Floor Area = 127.71, Most recent sale 09/01/1998 for 6,900

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

41,100

41,100

41,100

10,528

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

4,900

0

0

284

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

46,000

46,000

46,000

10,812

10,812

0

009-008-010-59
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FREDELL CHARLES
W ROUND LAKE RD
LAKE CITY, MI 49651

SEC 8 T22N R8W (0*1998) N 233.02 FT OF W 587 FT OF NE 1/4 OF SE 1/4 EXC W 391.33 FT THOF. 1.0483A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	196.00	233.00	1.0051	0.8736	110	100	18,931
196 Actual Front Feet, 1.05 Total Acres					Total Est. Land Value =		18,931

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Ad-Hoc Unit-In-Place Items			
Description	Rate	Size % Good	Cash Value
/CI16/YARI/WOOF/THRRSH3648L	15.95	700 100	11,165
Total Estimated Land Improvements True Cash Value =			11,165

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			840	21,092 18,983
Totals:			21,092	18,983
Notes:				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				23,349

Ag. Bld 1		0, No-Wall Loafing Shed		Class:D,Pole	Quality:Low Cost
Height: 10 ft					
Description	Rate	Size	Cost New		
Base Cost	3.99	800	3,192		
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Depr. Cost =	1,117	
ECF (4012 RURAL METES & BOUNDS)			0.930 => TCV of Bldg: 1 =	1,039	
Ag. Bld 2		0, No-Wall Barn, General Purpose		Class:D,Pole	Quality:Low Cost
Height: 10 ft					
Description	Rate	Size	Cost New		
Base Cost	25.50	208	5,304		
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Depr. Cost =	2,917	
ECF (4012 RURAL METES & BOUNDS)			0.930 => TCV of Bldg: 2 =	2,713	
Total Estimated True Cash Value of Agricultural Buildings				=	3,752

2026 Est. T.C.V. 009-008-010-59					=	57,197	
Est. TCV/Total Floor Area = 0.00							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
24,000	24,000	24,000		3,248	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	4,600	0		0	87	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,600	28,600	28,600		3,335	3,335	3,335	

009-008-010-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

OLSON EDWARD & PEGGY
10464 W ROUND LAKE RD
LAKE CITY, MI 49651

SEC 8 T22N R8W (0*2003) W 2/3 OF ALL THAT PART N 1/2 OF NW 1/4 OF SE 1/4 LYING N'LY OF C/L OF ROUND LAKE ROAD EXC E 716 FT THOF 2.1394A.
11/2019 COMBINE WITH 009-008-010-70
FOMERLY SEC 8 T22N R8W (0*2003) W 2/3 OF ALL THAT PART N 1/2 OF NW 1/4 OF SE 1/4 LYING N'LY OF C/L OF ROUND LAKE ROAD EXC E 716 FT THOF & EXC W/LY 1/3 THOF.
1.0697A.

COMBINE WITH 009-008-010-60 11/2019
03 SPLIT TO 010-70 & 80 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
A 200' @ 110/FF	400.00	233.00	0.8409	0.8736	110	100	
400 Actual Front Feet, 2.14 Total Acres				Total Est. Land Value =		32,324	

Land Improvement Cost Estimates				
Description		Rate	Size	% Good
D/W/P: 4in Concrete		8.88	631	0
Residential Local Cost Land Improvements				
Description		Rate	Size	% Good
LAND IMPROVE 2500		2,500.00	1	100
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Very Good Blt 1990

(11) Heating System: Forced Warm Air
Ground Area = 1148 SF Floor Area = 1148 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	1064		
Addition	Siding	Crawl	84		
			Total:	110,923	80,973
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			180	2,273	1,659
Plumbing					
Average Fixture(s)			1	1,485	1,084
3 Fixture Bath			1	4,307	3,144
Water/Sewer					
1000 Gal Septic			1	5,894	4,303
Water Well, 100 Feet			1	6,806	4,968
Deck					
Treated Wood			184	4,179	3,051
Treated Wood			21	1,033	754
Garages					
Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	34,376	25,094
Door Opener			1	738	539
Built-Ins					
Appliance Allow.			1	6,717	4,903
Totals:				178,731	130,472
Notes: HUD					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				122,644	

Parcel Number: 009-008-010-60

Page: 2

2026 Est. T.C.V. 009-008-010-60					=	157,468
Est. TCV/Total Floor Area = 137.17, Most recent sale 01/13/2020 for 95,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
64,500	64,500	64,500	61,835	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,200	0	0	1,669	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,700	78,700	78,700	63,504	63,504	63,504	

03/24/2026
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Valuation Report

DB: Lake2026

009-008-010-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HALL KELLY JO
10390 W ROUND LAKE RD
LAKE CITY, MI 49651

SEC 8 T22N R8W (0*2003) E 1/3 OF ALL THAT PART OF N 1/2 OF NW 1/4 OF SE 1/4
LYING N'LY OF C/L ROUND LAKE ROAD EXC E 716 FT THOF. 1.0697A.

20901576 \$99,900 * 20809305 \$105,000

03 SPLIT FROM 010-60 FOR 04

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	233.00	1.0000	0.8736	110	100		19,220
200 Actual Front Feet, 1.07 Total Acres								19,220
Total Est. Land Value =								19,220

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	536	0	0
D/W/P: 3.5 Concrete	6.58	225	0	0
Wood Frame	32.61	78	50	1,272

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,222

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,296		
Total:				166,058	137,821

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,180
3 Fixture Bath	1	4,478	3,717

Water/Sewer

1000 Gal Septic	1	4,689	3,892
Water Well, 100 Feet	1	5,734	4,759

Deck

Treated Wood w/Roof (Deck Portion)	144	3,217	2,670
Treated Wood w/Roof (Roof portion)	144	2,493	2,069

Garages

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

Base Cost	576	23,910	19,845
Door Opener	2	1,054	875

Built-Ins

Appliance Allow.	1	2,713	2,252

Fireplaces

Direct-Vented Gas	1	2,963	2,459

Totals: 218,731 181,539

Notes: MANUFACTUED NATIONAL STANDARDS - HUD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 179,724

Parcel Number: 009-008-010-80

Page: 2

2026 Est. T.C.V. 009-008-010-80					=	201,166
Est. TCV/Total Floor Area = 155.22, Most recent sale 09/24/2015 for 63,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
79,000	79,000	79,000	38,335	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,600	0	0	1,035	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,600	100,600	100,600	39,370	39,370		0

009-008-010-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FREDELL CHARLES
10110 W ROUND LAKE RD
LAKE CITY, MI 49651

. SEC 8 T22N R8W BEG 633 FT W OF NE COR OF N 1/2 OF SE 1/4, TH W 100 FT, S 200 FT, E 100 FT, N 200 FT TO POB. .4591 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	100.00	200.00	1.1892	0.8409	110	100	11,000
100 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =		11,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	25.57	80 50	1,023
Total Estimated Land Improvements True Cash Value =			1,023

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1592 SF Floor Area = 1592 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,592	
Total:			166,512	108,233
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 988	642
Water/Sewer				
1000 Gal Septic			1 4,109	2,671
Water Well, 100 Feet			1 5,150	3,347
Porches				
WCP (1 Story)			30 2,051	1,333
WPP			222 3,983	2,589
Deck				
Treated Wood			40 1,476	959
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost			640 13,389	8,703
Built-Ins				
Appliance Allow.			1 1,607	1,045
Totals:			199,265	129,522

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 159,312

2026 Est. T.C.V. 009-008-010-90			=	171,335
Est. TCV/Total Floor Area = 107.62				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
73,000	73,000	73,000	30,515	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	12,700	0	0	823 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
85,700	85,700	85,700	31,338	31,338 31,338

009-008-011-01
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RYAN KATHRYN E
1680 S LACHANCE RD
LAKE CITY, MI 49651

S 1/2 OF NE 1/4 OF SE 1/4 EXC W 208 FT THEREOF SEC8 T22N R8W 16.8485A
SPLIT ON 02/20/2024 FROM 009-008-011-00;
FORMERLY S 1/2 OF N 1/2 OF SE 1/4 EXC W 400 FT THEREOF SEC8 T22N R8W 33.9394 A
11/8/2016 SPLIT TO 009-008-011-90 6.0606 A FORMERLY. SEC 8 T22N R8W S 1/2 OF N
1/2 OF SE 1/4. 40 A.

Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;
Parent Parcel(s): 009-008-011-00;
Child Parcel(s): 009-008-011-01, 009-080-115-0;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 30 - 65	\$3800		16.85 Acres		3800 100	64,026
16.85 Total Acres Total Est. Land Value =						64,026

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	600		
1 Story	Siding	Slab	240		
Total:			109,295	60,111	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	543
Water/Sewer					
1000 Gal Septic			1	4,109	2,260
Water Well, 100 Feet			1	5,150	2,832
Porches					
CCP (1 Story)			200	4,616	2,539
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	14,453	7,949
Built-Ins					
Appliance Allow.			1	1,607	884
Totals:			140,218	77,118	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 94,855

2026 Est. T.C.V. 009-008-011-01				=	158,881	
Est. TCV/Total Floor Area = 189.14						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
71,700	71,700	71,700	38,813	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,700	0	0	1,047	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,400	79,400	79,400	39,860	39,860	39,860	

03/24/2026
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Valuation Report

DB: Lake2026

009-008-011-50	2026 Est. T.C.V.	WILDS THOMAS
Property Class: 402		1680 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

S 1/2 OF NW 1/4 OF SE 1/4 EXC W 400 FT THEREOF & W 208 FT OF S 1/2 OF NE 1/4 OF SE 1/4 SEC8 T22N R8W 17.0909 A
SPLIT ON 1/18/24 FROM 009-008-011-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	12.00 Acres	3800	100				45,600
Residentia INFERIOR@\$1400		5.09 Acres	1400	100				7,127
		17.09 Total Acres					Total Est. Land Value =	52,727

2026 Est. T.C.V. 009-008-011-50	=	52,727			
Est. TCV/Total Floor Area = 62.77, Most recent sale 02/20/2024 for 54,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,800	25,800	25,800	25,800	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	600	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,400	26,400	26,400	26,496	26,400	26,400

009-008-011-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCARBROUGH TODD M & ELLEN R
1680 S LACHANCE RD
LAKE CITY, MI 49651

W400 FT OF S 1/2 OF N 1/2 OF SE 1/4 SC 8 T22N R8W 6.0606 A
SPLIT11/08/2016 FROM 009-008-011-00;

Split/Comb. on 11/08/2016 completed 11/08/2016 TIM ;
Parent Parcel(s): 009-008-011-00;
Child Parcel(s): 009-008-011-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia INFERIOR@\$1400		6.06 Acres	1400	100		8,485
		6.06 Total Acres	Total Est. Land Value =			8,485

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2017

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-4,030
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1800	42,570	38,313
Totals:				38,092	34,283

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 42,168

2026 Est. T.C.V. 009-008-011-90 = 50,653						
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/08/2016 for 7,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,200	23,200	23,200	18,011	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	486	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,300	25,300	25,300	18,497	18,497	18,497	

009-009-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RYAN KATHRYN E
1169 S LACHANCE RD
LAKE CITY, MI 49651

SEC 9 T22N R8W BEG 375' N OF SW CORNER OF N1/2 OF NW1/4 TH N 325', E 500', S 325', W 500' TO POB 3.7305 AC
SPLIT ON 10/2021 PART TO 006-009-001-08
FORMERLY SEC 9 T22N R8W BEG 375' N OF SW CORNER OF N1/2 OF NW1/4 TH N 325', E 800', S 325', W 800' TO POB 5.9688 AC
SPLIT ON 5/2017 TO 009-001-001-10
FORMERLY . SEC 9 T22N R8W N 1/2 OF NW 1/4 EXC S 225 FT OF W 583 FT. 76.9886 A.

FV BARN = 1224 SQ FT.

Split/Comb. on 10/05/2021 completed 10/05/2021 TIM ;
Parent Parcel(s): 009-009-001-00;
Child Parcel(s): 009-009-001-08;

Split/Comb. on 05/30/2017 completed 05/30/2017 TIM ;
Parent Parcel(s): 009-009-001-00;
Child Parcel(s): 009-009-001-10;

5/2017 LAND DIVISION APPROVED BY DALE MOSHER

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	325.00	500.00	0.8857	1.0574	110	100	33,480
325 Actual Front Feet, 3.73 Total Acres			Total Est. Land Value =			33,480	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements True Cash Value =				1,491

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1944

(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	720	
Total:			107,662	64,596
Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade			1 2,293	1,376
Plumbing				
Average Fixture(s)			1 1,185	711
Water/Sewer				
1000 Gal Septic			1 4,386	2,632
Water Well, 100 Feet			1 5,415	3,249
Porches				
CGEP (1 Story)			160 9,939	5,963
WSEP (1 Story)			48 3,294	1,976
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			280 11,878	7,127
Built-Ins				
Appliance Allow.			1 1,897	1,138

Parcel Number: 009-009-001-00

Page: 2

Totals:

147,949

88,768

Notes:

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

109,185

Ag. Bld 10, 4 Wall Barn, General Purpose Class:C Quality:Low Cost

Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	16.64	576	9,585
Default Walls	23.28	576	13,409
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =		8,048
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A22/UFEEBRWW10L	60.71	24	10 145
/A22/UFEEBRWW10L	60.71	24	10 145
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =		7,769

Total Estimated True Cash Value of Agricultural Buildings

=

7,769

2026 Est. T.C.V. 009-009-001-00

=

151,925

Est. TCV/Total Floor Area = 211.01

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
64,800	64,800	64,800	21,569	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,200	0	0	582	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,000	76,000	76,000	22,151	22,151	0

009-009-001-08
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GOTHARD BRADFORD J & SARAH A
S LACHANCE RD
LAKE CITY, MI 49651

SEC 9 T22N R8W E 300 FT OF BEG 375' N OF SW CORNER OF N1/2 OF NW1/4 TH N 325', E
800', S 325', W 800' TO POB 2.2383 AC
SPLIT/COMBINED ON 10/05/2021 FROM 009-009-001-00;

Split/Comb. on 10/05/2021 completed 10/05/2021 TIM ;
Parent Parcel(s): 009-009-001-00;
Child Parcel(s): 009-009-001-08;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		325 X 300	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@	\$3800	2.24 Acres	3800	100	PART OF > 70 ACRES	8,504
			2.24 Total Acres	Total Est. Land Value =		8,504

2026 Est. T.C.V. 009-009-001-08 = 8,504						
Est. TCV/Total Floor Area = 11.81, Most recent sale 01/04/2022 for 270,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
4,100	4,100	4,100	2,922		2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses
0	200		0	78		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
4,300	4,300	4,300	3,000	3,000		3,000

009-009-001-10
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GOTHARD BRADFORD J & SARAH A
S LACHANCE RD
LAKE CITY, MI 49651

SEC 9 T22N R8W N 1/2 OF NW 1/4 EXC S 225 FT OF W 583 FT & EXC BEG 375' N OF SW
COR TH N 325', E 800', S 325', W 80' W TO POB. 71.0198 A.
SPLIT 05/30/2017 FROM 009-009-001-00;

Split/Comb. on 05/30/2017 completed 05/30/2017 TIM ;
Parent Parcel(s): 009-009-001-00;
Child Parcel(s): 009-009-001-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
Residentia 30 - 65	\$3800	62.76 Acres			3800	100	238,488
Residentia INFERIOR@\$1400		8.00 Acres			1400	100 WETLAND AREA	11,200
Residentia ROW @ ZERO		0.26 Acres			0	100 ROW 768'X15'	0
		71.02 Total Acres			Total Est. Land Value =		249,688

2026 Est. T.C.V. 009-009-001-10 = 249,688
Est. TCV/Total Floor Area = 346.79, Most recent sale 01/04/2022 for 270,000
2025 Assessed MBOR S.E.V. Base for Cap IRM
121,700 121,700 121,700 87,578 2.70
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 3,100 0 0 2,364 0
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
124,800 124,800 124,800 89,942 89,942 89,942

009-009-002-00	2026 Est. T.C.V.	GOTHARD BRADFORD J & SARAH A						
Property Class: 401		1181 S LACHANCE RD						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 9 T22N R8W S 225 FT OF W 583 FT OF N 1/2 OF NW 1/4. 3.0114 A.								
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			3.01 Acres		9000	100		27,099
			3.01 Total Acres		Total Est. Land Value =			27,099
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements								
Description					Rate	Size	% Good	Cash Value
LAND IMPROVE 1000					1,000.00	1	95	950
					Total Estimated Land Improvements True Cash Value =			950
Cost Est. for Res. Bldg: 1 Single Family 1S								
						Cls	D	Blt 1970
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 1280 SF Floor Area = 1280 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost		
1 Story	Block	Slab		1,280				
				Total:	133,071	79,843		
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)				1	949	569		
Water/Sewer								
1000 Gal Septic				1	3,947	2,368		
Water Well, 100 Feet				1	4,946	2,968		
Porches								
CCP (1 Story)				100	2,381	1,429		
CCP (1 Story)				24	997	598		
Garages								
Class: D Exterior: Pole (Unfinished)								
Base Cost				576	11,843	7,106		
Built-Ins								
Appliance Allow.				1	1,543	926		
Fireplaces								
Wood Stove				1	1,676	1,006		
Deck								
w/Roof (Roof portion)				288	3,459	2,075		
				Totals:	164,812	98,888		
Notes:								
ECF (4012 RURAL METES & BOUNDS) 1.230 =>					TCV:	121,632		

2026 Est. T.C.V. 009-009-002-00					=	149,681
Est. TCV/Total Floor Area = 116.94, Most recent sale 01/04/2022 for 270,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,800	62,800	62,800	51,550	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,000		0	0	1,391	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-009-002-00

Page: 2

74,800	74,800	74,800	52,941	52,941	52,941

3/24/2026
12:37 PM

Valuation Report

DB: Lake2026

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

2026 Est. T.C.V.

LAKE TOWNSHIP

GALLOUP GAIL
1305 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 9 T22N R8W N 1/2 OF S 1/2 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800		39.50 Acres		3800	100		150,100
		39.50	Total Acres				Total Est. Land Value =	150,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	672	71	3,140
Wood Frame	27.63	128	50	1,768

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				7,408

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1977

(11) Heating System: Forced Hot Water

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
Total:				215,328	129,192

Other Additions/Adjustments

Recreation Room	700	13,279	7,967

Plumbing

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

Water/Sewer

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

Porches

CSEP (1 Story)	280	11,525	6,915
CCP (1 Story)	104	3,064	1,838

Garages

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

Base Cost	728	28,188	16,913
Common Wall: 1 Wall	1	-2,589	-1,553

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

Base Cost	1008	35,855	21,513

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Deck

w/Roof (Roof portion)	336	5,074	3,044

Totals:

	333,995	200,391

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 246,481

Parcel Number: 009-009-003-00

Page: 2

2026	Est. T.C.V. 009-009-003-00				=	403,989	
Est. TCV/Total Floor Area = 277.46							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	182,900	182,900	182,900	94,853	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	19,100	0	0	2,561	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	202,000	202,000	202,000	97,414	97,414	97,414	

009-009-004-00	2026 Est. T.C.V.	HANSON BRADLEY E
Property Class: 401		1381 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W N 100 FT OF W 250 FT OF S 1/2 OF S 1/2 OF NW 1/4. .5739 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	100.00	250.00	1.1892	0.8891	110	100	11,631
100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =							11,631

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	300	0	0
Wood Frame	32.26	80	71	1,833
Total Estimated Land Improvements True Cash Value =				1,833

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
Total:				141,407	96,169
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	967
2 Fixture Bath			1	2,996	2,037
Water/Sewer					
1000 Gal Septic			1	4,689	3,189
Water Well, 100 Feet			1	5,734	3,899
Porches					
CCP (1 Story)			48	1,531	1,041
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			832	20,941	14,240
Built-Ins					
Appliance Allow.			1	2,713	1,845
Deck					
w/Roof (Roof portion)			40	816	555
w/Roof (Roof portion)			96	1,731	1,177
Totals:				183,980	125,119

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 153,896

2026 Est. T.C.V. 009-009-004-00				=	167,360
Est. TCV/Total Floor Area = 154.96					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
71,900	71,900	71,900	38,422	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,800	0	0	1,037	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,700	83,700	83,700	39,459	39,459	39,459

009-009-005-00	2026 Est. T.C.V.	WARREN LINDA
Property Class: 401		1407 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W N 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC N 100 FT OF W 250 FT
THEREOF. 19.4261 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18	-29 @\$5000		19.43 Acres		5000 100	97,150
			19.43 Total Acres		Total Est. Land Value =	97,150

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	48 71	210
Wood Frame		28.69	80 61	1,400
	Total Estimated Land Improvements True Cash Value =			1,610

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,152	
			Total:	134,244 80,547
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Water/Sewer				
1000 Gal Septic			1	4,386 2,632
Water Well, 100 Feet			1	5,415 3,249
Porches				
CSEP (1 Story)			48	2,600 1,560
Deck				
Treated Wood			176	3,583 2,150
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			832	24,685 14,811
Built-Ins				
Appliance Allow.			1	1,897 1,138
Local Cost Items				
GENERATOR			1	1 1 *100% Good
			Totals:	177,996 106,799

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	131,363

2026 Est. T.C.V. 009-009-005-00	=	230,123
Est. TCV/Total Floor Area = 199.76		
2025 Assessed	MBOR	S.E.V.
92,800	92,800	92,800
		Base for Cap
		48,472
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	22,300	0
		Tax Adjustment
		1,308
		Losses
		0
2026 Assessed	MBOR	S.E.V.
115,100	115,100	115,100
		Capped
		49,780
		->Taxable<-
		49,780
		PRE/MBT
		49,780

009-009-006-002026 Est. T.C.V. WARREN LINDA
Property Class: 401 1407 S LACHANCE RD
Map #: LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 9 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	82.00	2656.10	1.2497	1.6053	110	100	18,095
82 Actual Front Feet, 5.00 Total Acres					Total Est. Land Value =		18,095

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

(11) Heating System: No Heating/Cooling
Ground Area = 448 SF Floor Area = 448 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	448		
			Total:	49,983	27,491
Other Additions/Adjustments					
			Totals:	49,983	27,491

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 33,814

2026 Est. T.C.V. 009-009-006-00				=	51,909
Est. TCV/Total Floor Area = 115.87					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,600	23,600	23,600	10,663	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	287	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,000	26,000	26,000	10,950	10,950	10,950

009-009-008-002026 Est. T.C.V.WALDRON RANDAL E & TERESA E
Property Class: 401S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 9 T22N R8W S 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					FF IS 1/32 OF THE DEPTH				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	82.502	640.00	1.2478	1.6028	110	100		18,150	
83 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								18,150	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	26.67	72	50	960
Total Estimated Land Improvements True Cash Value =				960

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Wall Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Unit-in-Place Cost Items					
TRAVEL TRAILER			1	1	1 *95% Good
Totals:				1	1

Notes: TRAILER

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 1

2026 Est. T.C.V. 009-009-008-00					=	19,111
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/13/2014 for 11,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,900	7,900	7,900	4,812	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	0	129	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,600	9,600	9,600	4,941	4,941	0	

009-009-009-00	2026 Est. T.C.V.	RICHARDS BRIAN
Property Class: 401		1471 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 9 T22N R8W (2*1998) W 400 FT OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 & W 400 FT OF S 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4. 1.5152A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	165.00	400.00
165 Actual Front Feet,	1.51	Total Acres
		Total Est. Land Value =
		19,044
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Wood Frame	35.72	60 50
		Total Estimated Land Improvements True Cash Value =
		1,071
Cost Est. for Res. Bldg: 1 Mobile Home HUD		
	Cls Average	Blt 1974
(11) Heating System: Forced Warm Air		
Ground Area = 720 SF Floor Area = 720 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		
Building Areas		
Type	Ext. Walls	Roof/Fnd.
Main Home	Ribbed	Metal
		720
	Total:	51,972
		18,190
Other Additions/Adjustments		
Skirting, Metal or Vinyl, Vertical	154	1,805
		632
Plumbing		
Average Fixture(s)	1	1,010
		353
Water/Sewer		
1000 Gal Septic	1	4,689
Water Well, 100 Feet	1	5,734
		1,641
		2,007
Porches		
WGEP (1 Story)	128	9,138
Foundation: Shallow	128	-1,009
WGEP (1 Story)	128	9,138
Foundation: Shallow	128	-1,009
		3,198
		-353
Garages		
Class: C Exterior: Pole (Unfinished)		
Base Cost	768	19,776
		6,922
Built-Ins		
Appliance Allow.	1	2,713
		950
Deck		
w/Roof (Roof portion)	938	13,957
		4,885
	Totals:	117,914
		41,270
Notes: 1974 SKYLINE		
	ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	38,794

2026 Est. T.C.V. 009-009-009-00	=	58,909
Est. TCV/Total Floor Area = 81.82, Most recent sale 04/18/2013 for 18,000		
2025 Assessed	MBOR	S.E.V.
24,200	24,200	24,200
		10,904
		2.70
2026	New Eq. Adjustment	Loss
0	5,300	0
		0
		294
		0

Parcel Number: 009-009-009-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	29,500	29,500	29,500	11,198	11,198	0

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

2026 Est. T.C.V.

LAKE TOWNSHIP

BALDWIN DANIEL ETAL
1465 S LACHANCE RD
LAKE CITY, MI 49651

SEC 9 T22N R8W (0*1998) N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC
W 400 FT THOF & S 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC W 400 FT
THOF. 8.4848A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	165.00	1240.00	0.8823	1.3269	110	100			21,249
A 200' @ 110/FF	165.00	998.72	0.8823	1.2570	110	100			20,130
330 Actual Front Feet, 8.48 Total Acres Total Est. Land Value =									41,380

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		19.38	216 50	2,093
Total Estimated Land Improvements True Cash Value =				2,093

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,152	
Total:			140,027	112,017

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	790
2 Fixture Bath		1	2,074	1,659
Water/Sewer				
1000 Gal Septic		1	4,109	3,287
Water Well, 100 Feet		1	5,150	4,120
Deck				
Treated Wood		28	1,188	950
Treated Wood		32	1,299	1,039
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		840	22,100	17,680
Built-Ins				
Appliance Allow.		1	1,607	1,286
Totals:			178,542	142,828

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 175,678

2026 Est. T.C.V. 009-009-009-20					=	219,151
Est. TCV/Total Floor Area = 190.24, Most recent sale 10/01/1998 for 7,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
93,700	93,700	93,700	39,336	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,900	0	0	1,062	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,600	109,600	109,600	40,398	40,398	40,398	

009-009-010-002026 Est. T.C.V.HAYNES STEVEN A & REGINA A

Property Class: 4011675 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 9 T22N R8W (5*2004) N 1/2 OF SW 1/4 EXC N 52 RDS OF W 937 FT THOF & EXC S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 & EXC E 1/2 OF NE 1/4 OF SW 1/4. & EXCEPT 2016-01839 EXEMPT BOUNDRY LINE TRANSFER TO 009-019-015-00 COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 9; THENCE S88°53'02"E, ALONG THE EAST-WEST 1/4 LINE, 1312.28 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING S88°53'02"E 663.19 FEET; THENCE S00DEG21'52"W, 1312.61 FEET TO THE SOUTH 1/16TH LINE OF SAID SECTION; THENCE N89°05'09W, ALONG SAID 1/16TH LINE, 660.72 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE N00°18'29W, ALONG SAID 1/16TH LINE, 328.76 FEET; THENCE N89°01'29W, 4.70 FEET; THENCE N00DEG15'02"W, 986.15 FEET TO THE POINT OF BEGINNING. TOTAL 11.55A M/L

5/24/16 SPLIT PART TO ADJ PIN

FROMERLY SEC 9 T22N R8W (5*2004) N 1/2 OF SW 1/4 EXC N 52 RDS OF W 937 FT THOF & EXC S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 & EXC E 1/2 OF NE 1/4 OF SW 1/4. 31.55A M/L

97 SPLIT 20 AC TO 010-70 FOR 98 REMOVED FROM COMM'L FOREST FOR 2002

Split/Comb. on 06/21/2016 completed 06/21/2016 TIM 2016-01839 EXEMPT BOUNDRY TRANSFER;

Parent Parcel(s): 009-009-010-00;

Child Parcel(s): 009-009-001-40;

5/24/16 EXEMPT BOUNDRY LINE TRANSFER TO 009-019-015-00 20A

5/18/04 04 SPLIT 10 AC TO 010-80 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		11.58 Acres			5600 100	64,848
		11.58 Total Acres			Total Est. Land Value =	64,848

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		20.05	504 25	2,526
Wood Frame		20.80	320 25	1,664
Total Estimated Land Improvements True Cash Value =				4,190

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 832 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Pine Logs	Basement	832	
Total:			155,189	100,873
Other Additions/Adjustments				
Basement, Outside Entrance, Above Grade			1	1,747 1,136
Plumbing				
Average Fixture(s)			1	1,185 770
Water/Sewer				
1000 Gal Septic			1	4,386 2,851
Water Well, 50 Feet			1	3,344 2,174
Porches				
WCP (1 Story)			168	6,786 4,411
Foundation: Shallow			168	-1,161 -755

Parcel Number: 009-009-010-00

Page: 2

Deck			
Treated Wood	204	3,943	2,563
Balcony			
Wood Balcony, Roof	72	3,891	2,529
Built-Ins			
Appliance Allow.	1	1,897	1,233
	Totals:	181,207	117,785

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 144,876

2026 Est. T.C.V. 009-009-010-00				=	213,914
Est. TCV/Total Floor Area = 171.41, Most recent sale 01/01/1999 for 35,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
92,700	92,700	92,700	62,322	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
	0	14,300	0	0	1,682
					0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,000	107,000	107,000	64,004	64,004	64,004

009-009-010-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KEMP TODD
S LACHANCE RD
LAKE CITY, MI 49651

T 22N R8W SEC 9, (0*2004) 10 A M/L
COM AT THE W 1/4 COR OF SEC 9; TH S87 D 04' 31" E 429 FT ALONG THE E-W 1/4 LINE
TO POB: TH S87D 04' 31" E 508 FT ALONG SAID E-1 1/4 LINE; TH S 01D 46' 21" W
858 FT PARALLEL TO THE W LINE OF SEC 9; TH N 87D 04' 31" 508 FT PARALLEL TO
SAID E-W 1/4 LINE; TH N01D 46' 21" E 858 FT PARALLEL TO SAID WEST SEC LINE TO
POB. TOG WITH & SUBJ TO EASEMENT.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	508.00	858.00	1.0000	0.0000	110 100*	0
Residentia 8 - 17 @\$5600		10.00 Acres			5600 100	56,000
* denotes lines that do not contribute to the total acreage calculation.						
508 Actual Front Feet, 10.00 Total Acres			Total Est. Land Value =		56,000	

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2010

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-3,721	-3,163
Deck					
w/Roof (Roof portion)			571	7,709	6,553
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1362	28,861	24,532
Totals:				32,849	27,922

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 34,344

2026	Est. T.C.V.	009-009-010-80				=	90,344
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/09/2020 for 57,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	40,400	40,400	40,400	25,574	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,800	0	0	690	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	45,200	45,200	45,200	26,264	26,264	0	

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-009-010-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FAIRBROTHER JAMES P
1691 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 9 T22N R8W S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres			5600	100		56,000
		10.00 Total Acres					Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	120	50	1,893
D/W/P: 4in Ren. Conc.	7.33	1200	0	0
Wood Frame	24.86	120	50	1,491

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,334

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
Total:				148,634	96,611

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Porches

WGEP (1 Story)	36	5,093	3,310
WCP (1 Story)	100	4,520	2,938

Deck

Treated Wood w/Roof (Deck Portion)	300	5,085	3,305
Treated Wood w/Roof (Roof portion)	300	4,110	2,671
w/Roof (Roof portion)	576	7,776	5,054
w/Roof (Roof portion)	190	2,879	29

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	416	15,221	9,894
Class: CD Exterior: Pole (Unfinished)			
Base Cost	672	15,994	10,396

Built-Ins

Appliance Allow.	1	1,897	1,233

Carports

Comp.Shingle	312	4,583	2,979
Totals:		226,778	145,561

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 179,040

Parcel Number: 009-009-010-90

Page: 2

2026	Est. T.C.V. 009-009-010-90				=	239,374	
Est. TCV/Total Floor Area = 226.68							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	104,000	104,000	104,000	61,211	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	15,700	0	0	1,652	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	119,700	119,700	119,700	62,863	62,863	62,863	

009-009-011-002026 Est. T.C.V.WRIGHT JOSHUA J
Property Class: 4011639 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 9 T22N R8W BEG 44 RDS S OF NW COR OF N 1/2 OF SW 1/4 S 6 1/2 RDS E 26 RDS
N 6 1/2 RDS W 26 RDS TO POB. 1.0563 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	107.00	429.00	1.1693	1.0177	110 100	14,005
107 Actual Front Feet, 1.05 Total Acres					Total Est. Land Value =	14,005

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	142,865	114,292
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	948
3 Fixture Bath			1	3,721	2,977
Porches					
WCP (1 Story)			216	7,983	6,386
WCP (1 Story)			140	5,932	4,746
WCP (1 Story)			120	5,254	4,203
Deck					
Treated Wood			144	3,146	2,517
Balcony					
Wood Balcony			144	5,746	4,597
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			864	28,616	22,893
Storage Over Garage			384	4,527	3,622
Door Opener			2	935	748
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			336	15,070	12,056
Built-Ins					
Appliance Allow.			1	1,897	1,518
Fireplaces					
Wood Stove			1	2,107	1,686
			Totals:	228,984	183,189

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 225,322

2026 Est. T.C.V. 009-009-011-00					=	239,327	
Est. TCV/Total Floor Area = 237.43, Most recent sale 01/24/2018 for 141,750							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	102,400	102,400	102,400	82,011	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	17,300	0	0	2,214	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	119,700	119,700	119,700	84,225	84,225	84,225	

009-009-012-002026 Est. T.C.V.BARNES ANDREW D

Property Class: 4011491 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 9 T22N R8W 1 SQ ACRE IN NW COR OF N 1/2 OF SW 1/4. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	214.50	214.50	0.9827	0.8557	110	100	19,841
215 Actual Front Feet, 1.06 Total Acres Total Est. Land Value =							19,841

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	63	0	0
Fencing: Wire Mesh, #11	3.20	212	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1548 SF Floor Area = 1548 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,548		
Total:				173,150	103,889

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	711	
3 Fixture Bath	1	3,721	2,233	

Water/Sewer				
1000 Gal Septic	1	4,386	2,632	
Water Well, 50 Feet	1	3,344	2,006	

Porches				
CGEP (1 Story)	50	4,369	2,621	

Deck				
Treated Wood	112	2,630	1,578	

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	756	23,217	13,930	
Common Wall: 1 Wall	1	-1,972	-1,183	

Built-Ins				
Appliance Allow.	1	1,897	1,138	

Totals: 215,927 129,555

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 159,353

2026 Est. T.C.V. 009-009-012-00					=	180,194
Est. TCV/Total Floor Area = 116.40, Most recent sale 03/14/2012 for 40,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,700	76,700	76,700	30,076	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,400		0	0	812	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT

Parcel Number: 009-009-012-00

Page: 2

90,100	90,100	90,100	30,888	30,888	30,888

009-009-013-002026 Est. T.C.V.HUBBARD GEORGE TOM JR
Property Class: 4011563 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 9 T22N R8W BEG 274.5 FT S OF W /14 COR TH S 154.5 FT, E 214.5 FT N 154.5 FT, W 214.5 FT TO POB .7608 AC
12/31/2019 SPLIT PART TO 009-013-90
FORMERLY . SEC 9 T22N R8W COM 13 RDS S OF NW COR OF N 1/2 OF SW 1/4 AS PT OF BEG TH S 13 RDS; E 13 RDS; N 13 RDS; W 13 RDS TO PT OF BEG. 1.0563 A.

SPLIT PART TO 009-013-90 .2955 AC

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	154.50	214.50	1.0667	0.8557	110	100		15,513
155 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								15,513

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	71	1,453
Wood Frame	23.38	96	95	2,132
Total Estimated Land Improvements True Cash Value =				3,585

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1953

(11) Heating System: Space Heater
Ground Area = 640 SF Floor Area = 640 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	640		
Total:				74,394	48,356

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1		988		642
Water/Sewer					
1000 Gal Septic	1		4,109		2,671
Water Well, 100 Feet	1		5,150		3,347
Deck					
Treated Wood	196		3,761		2,445
Built-Ins					
Appliance Allow.	1		1,607		1,045
Porches					
CCP (1 Story)	8		346		225
Totals:				90,355	58,731

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 72,240

2026 Est. T.C.V.	009-009-013-00	=	91,338
Est. TCV/Total Floor Area = 142.72, Most recent sale 09/29/2010 for 11,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
39,200	39,200	39,200	19,083 2.70
2026 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	6,500	0	0 515 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
45,700	45,700	45,700	19,598 19,598 19,598

009-009-013-90
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STOLL VICTOR
1545 S LACHANCE RD
LAKE CITY, MI 49651

SEC 9 T22N R8W BEG 214.5 FT S OF W1/4 COR THN S 60FT, E214.5FT, N60FT, W214.5 FT
TO POB .2955AC
12/32/1029 SPLIT FROM 009-009-013-00

NEW WELL, ELECTRIC AND A CRUSHED LIMESTONE PAD ON IT.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	60.00	214.50	1.3512	0.8557	250	100	17,344
60 Actual Front Feet,	0.29	Total Acres			Total Est. Land Value =		17,344

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: Crushed Rock	2.18	500 50	545
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 5000	5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =			5,545

2026 Est. T.C.V. 009-009-013-90				=	22,889
Est. TCV/Total Floor Area = 35.76, Most recent sale 06/22/2022 for 16,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,700	9,700	9,700	6,675	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	180	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,400	11,400	11,400	6,855	6,855	0

009-009-014-002026 Est. T.C.V.

Property Class: 401

Map #:LAKE TOWNSHIP

GUNNERSON MATTHEW
1571 S LACHANCE RD
LAKE CITY, MI 49651

2011 ROLL - COMBINED PARCEL 015-00 WITH 014-00
SEC 9 T22N R8W COM 26 RDS S OF THE NW COR OF NW 1/4 OF SW 1/4 AS PT OF BEG TH S
13 RDS; E 26 RDS; N 39 RDS; W 13 RDS; S 26 RDS, W 13 RDS TO BEG. 4.2251 A. & SEC
9 T22N R8W BEG 39 RDS S OF NW COR OF N 1/2 OF SW 1/4 AS PT OF BEG TH E 26 RDS; S
6 1/2 RDS; W 26 RDS; N 6 1/2 RDS; TO BEG. 1.0563 A.

2010 COMBINATION - 009-900-015-00

2011 ROLL COMBINED PARCEL 15-00 WITH PARENT- 14-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	214.50	429.00	0.9827	1.0177	110	100	23,595
Residentia 3 - 7 @\$9000		2.11 Acres			9000	100	19,008
215 Actual Front Feet, 4.22 Total Acres					Total Est. Land Value =		42,603

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Crushed Rock		2.26	3000 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1354 SF Floor Area = 2057 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,354		
1 Story	Siding	Overhang	26		
			Total:	262,586	196,938

Other Additions/Adjustments

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

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

Porches				
WPP		112	3,312	2,484
WPP		180	4,565	3,424

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	23,910	17,932
Common Wall: 1 Wall		1	-2,589	-1,942
Door Opener		1	527	395
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	23,910	17,932
Class: C Exterior: Pole (Unfinished)				
Base Cost		2244	53,071	39,803

Built-Ins				
Appliance Allow.		1	2,713	2,035

Parcel Number: 009-009-014-00

Page: 2

Breezeways			
Frame Wall	48	3,240	2,430
Carports			
Comp.Shingle	900	14,463	10,847
Totals:		406,031	304,519

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 374,558

2026 Est. T.C.V. 009-009-014-00		=	419,536
Est. TCV/Total Floor Area = 203.96, Most recent sale 07/12/2007 for 135,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
178,500	178,500	178,500	118,267
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	31,300	0	0
			3,193
2026 Assessed	MBOR	S.E.V.	Capped
209,800	209,800	209,800	121,460
			->Taxable<-
			121,460
			PRE/MBT
			121,460

009-009-016-002026 Est. T.C.V.VELTEMA KYLE & TRISHA L
Property Class: 4011771 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 9 T22N R8W (0*2001) BEG S 01 DEG 46'21"W 1319.26 FT FROM W 1/4 COR TH S 87 DEG 16'05"E 711.46 FT, S 01 DEG 46'21"W 299.81 FT, N 87 DEG 16' 05"W 711.46 FT, N 01 DEG 46'21"E 299.81 FT TO POB. EXC BEG N01°46'21"E 1229.25 FT FROM SW COR, TH N01°46'21"E 90 FT, S87°16'05"E 218 FT. S01°46'21"W 90 FT, N87°16'05"W 218 FT TO POB.
4.45 Ac M/L.
Split on 10/14/2009 into 009-016-016-20;

Split/Comb. on 10/14/2009 completed 10/14/2009 RAY ;
Parent Parcel(s): 009-009-016-00;
Child Parcel(s): 009-009-016-20;

Split/Comb. on 10/14/2009 completed 10/14/2009 RAY ;
Parent Parcel(s): 009-009-016-00;
Child Parcel(s): 009-016-016-20;

06-18-2001 SPLIT 5.10 Ac TO 009-009-016-25

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	299.80	646.57	0.9038	1.1276	110 100	33,606
300 Actual Front Feet, 4.45 Total Acres Total Est. Land Value =						33,606

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	368	0	0
D/W/P: 4in Ren. Conc.	8.17	1400	0	0
Wood Frame	24.34	228	50	2,775
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				5,275

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-4,030
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			919	30,198	27,178
Totals:				25,720	23,148

Notes: HOLLY PARK # 1HP991079

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 28,472

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C Blt 2020

(11) Heating System: Forced Heat & Cool
Ground Area = 1500 SF Floor Area = 1500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Parcel Number: 009-009-016-00

Page: 2

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,500		
			Total:	232,286	220,671
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,351
3 Fixture Bath			2	8,956	8,508
Water/Sewer					
1000 Gal Septic			1	4,689	4,455
Water Well, 100 Feet			1	5,734	5,447
Porches					
WCP (1 Story)			36	2,691	2,556
Deck					
Treated Wood			112	2,694	2,559
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1008	35,855	34,062
Common Wall: 1 Wall			1	-2,589	-2,460
Door Opener			1	527	501
Built-Ins					
Appliance Allow.			1	2,713	2,577
Totals:				294,978	280,227

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 344,679

2026 Est. T.C.V. 009-009-016-00				=	412,032
Est. TCV/Total Floor Area = 274.69, Most recent sale 03/29/2011 for 63,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
176,600	176,600	176,600	138,245	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	29,400	0	0	3,732	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
206,000	206,000	206,000	141,977	141,977	141,977

009-009-016-202026 Est. T.C.V.VELTEMA TRISHA

Property Class: 401S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 9 T22N R8W BEG N01°46'21"E 1229.25 FT FROM SW COR, TH N01°46'21"E 90 FT, S87°16'05"E 218 FT. S01°46'21"W 90 FT, N87°16'05"W 218 FT TO POB. .45 Ac M/L
Split on 10/14/2009 from 009-009-016-00;

Split/Comb. on 10/14/2009 completed 10/14/2009 RAY ;
Parent Parcel(s): 009-009-016-00;
Child Parcel(s): 009-009-016-20;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	90.00	218.00	1.2209	0.8592	110	100	10,386
90 Actual Front Feet, 0.45 Total Acres			Total Est. Land Value =				10,386

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	27.77	64 66	1,173
Total Estimated Land Improvements True Cash Value =			1,173

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1960

(11) Heating System: No Heating/Cooling
Ground Area = 512 SF Floor Area = 512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	512	
Total:			62,698	34,482
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1	4,109 2,260
Totals:			66,807	36,742

Notes: GUEST COTTAGE

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 45,193

2026 Est. T.C.V. 009-009-016-20				=	56,752
Est. TCV/Total Floor Area = 110.84					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,100	24,100	24,100	5,558	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,300	0	0	150	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,400	28,400	28,400	5,708	5,708	0

009-009-016-252026 Est. T.C.V.POLLOCK VERN
Property Class: 402S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

2013-02404 BEGINNING S01DEG.46'21"W 1319.26 FEET AND S87DEG.16'05"E 711.46 FEET FROM THE WEST 1/4 CORNER OF SECTION 9, T22N, R8W., AS THE POINT OF BEGINNING; THENCE S87DEG.I6'05"E 610.43 FEET; THENCE S01DEG.33'02"W 328.73 FEET; THENCE N87DEG.L8'S7''W 1323.12 FEET; THENCE N 01 DEG46'2L"E 30 FEET; THENCE S87DEG.L6'0S"E 711.46 FEET; THENCE N01DEG.46'21"E 299.81 FEET TO THE POINT OF BEGINNING. THE. GRANTORS GRANT TO THE GRANTEE THE RIGHT TO MAKE 0 DIVISIONS UNDER SECTON 108 OF THE LAND DIVISION ACT, ACT NO. 288 OF P.A. OF 1967.

FORMERLY DESCRIBED AS: SEC 9 T22N R8W (0*2001) BEG S 01 DEG 46'21"W 1319.26 FT & S 87 DEG 16'05"E 711.46 FT FROM W 1/4 COR TH S 87 DEG 16'05"E 610.43 FT, S 01 DEG 33' 02"W 328.73 FT, N 87 DEG 18'57"W 1323.12FT, N 01 DEG 46'21"E 30 FT, S 87 DEG 16'05"E 711.46 FT, N 01 DEG 16'21"E 299.81 FT TO POB. 5.1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		299.8' X 741.014'	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>20@	\$3800	5.10 Acres	3800	100		19,380
5.10 Total Acres			Total Est. Land Value =		19,380	

2026 Est. T.C.V. 009-009-016-25					=	19,380	
Est. TCV/Total Floor Area = 37.85, Most recent sale 05/06/2019 for 13,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
9,400	9,400	9,400	7,043	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	300	0	0	190	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
9,700	9,700	9,700	7,233	7,233	0		

009-009-016-50	2026 Est. T.C.V.	POLLOCK VERN
Property Class: 401		1845 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia PARTOF>20@	\$3800	10.00 Acres	3800	100		38,000
10.00 Total Acres Total Est. Land Value =						38,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.47	500 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
Total:				123,461	86,422

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	829
Water/Sewer				
1000 Gal Septic		1	4,386	3,070
Water Well, 100 Feet		1	5,415	3,790

Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		960	20,966	14,676

Built-Ins				
Appliance Allow.		1	1,897	1,328

Fireplaces				
Wood Stove		1	2,107	1,475

Deck				
Treated Wood		18	789	552
w/Roof (Roof portion)		240	3,466	2,426
Totals:			163,672	114,568

Notes:				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				140,919

2026 Est. T.C.V. 009-009-016-50					=	179,919
Est. TCV/Total Floor Area = 178.49, Most recent sale 05/02/2012 for 52,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
79,900	79,900	79,900	54,175	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,100	0	1,462	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,000	90,000	90,000	55,637	55,637	0	

DB: Lake2026

009-009-017-00	2026 Est. T.C.V.	MUELLER BRENDA S & SABOV MARK K
Property Class: 401		9820 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W W 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4. 5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	658.25	0.8823	1.1326	110	100		36,276
330 Actual Front Feet, 4.99 Total Acres					Total Est.		Land Value =	36,276

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	17.83	200	0	0
D/W/P: Asphalt Paving	3.10	4500	0	0
D/W/P: 4in Concrete	6.96	1000	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1456 SF Floor Area = 1872 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	832		
1 Story	Siding	Crawl Space	624		
1 Story	Siding	Overhang	208		
			Total:	250,767	163,000

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

WGEP (1 Story)	128	12,044	7,829
WCP (1 Story)	256	9,738	6,330

Deck

Treated Wood	256	4,692	3,050
w/Roof (Roof portion)	320	4,838	3,145

Garages

Class: C Exterior: Pole (Finished)

Base Cost	960	30,893	20,080
Door Opener	2	1,054	685

Class: C Exterior: Pole (Finished)

Door Opener	2	1,054	685
Base Cost	2100	65,583	42,629

Class: C Exterior: Pole (Unfinished)

Base Cost	960	23,434	15,232
No Concrete Floor	960	-6,250	-4,063

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Parcel Number: 009-009-017-00		Page: 2	
Exterior 1 Story	1	6,387	4,152
Wood Stove	2	5,006	3,254
Totals:		428,276	278,382
Notes:			
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		342,409	

2026	Est. T.C.V. 009-009-017-00				=	381,060	
Est. TCV/Total Floor Area = 203.56, Most recent sale 10/30/2020 for 260,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	164,700	164,700	164,700	140,313	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	25,800	0	0	3,788	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	190,500	190,500	190,500	144,101	144,101	144,101	

009-009-017-30
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SILVERS JOSEPH P & KIM
9900 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 9 T22N R8W SW 1/4 OF SW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100	56,000
			10.00	Total Acres	Total Est. Land Value =		56,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		6.60	900 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Ad-Hoc Unit-In-Place Items				
Description		Rate	Size % Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL		4.47	1400 50	3,129
Total Estimated Land Improvements			True Cash Value =	
			4,079	

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,120		
			Total:	142,391	92,554

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	988	642
Water/Sewer				
1000 Gal Septic		1	4,109	2,671
Water Well, 100 Feet		1	5,150	3,347
Porches				
WSEP (1 Story)		200	8,586	5,581
WCP (1 Story)		48	2,619	1,702

Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	18,657	12,127
No Concrete Floor		720	-3,931	-2,555

Built-Ins				
Appliance Allow.		1	1,607	1,045

Breezeways				
Frame Wall		240	12,468	8,104
Totals:			192,644	125,218

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 154,018

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average
Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	26.81	900	24,129

Parcel Number: 009-009-017-30

Page: 2

Default Walls	9.45	900	8,505
Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	13,054	
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A22/UOACL	3.64	420	100 1,528
ECF (4012 RURAL METES & BOUNDS)	0.930 =>	TCV of Bldg: 1 =	13,634

Ag. Bld 2 0, No-Wall Loafing Shed

Class:D,Pole

Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.31	432	1,862
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	838	
ECF (4012 RURAL METES & BOUNDS)	0.930 =>	TCV of Bldg: 2 =	779

Total Estimated True Cash Value of Agricultural Buildings

=

14,413

2026	Est. T.C.V. 009-009-017-30				=	228,510	
Est. TCV/Total Floor Area = 163.22, Most recent sale 10/01/1995 for 52,000							
2025	Assessed	MBOR		S.E.V.	Base for Cap	IRM	
	99,600	99,600		99,600	39,558	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,700		0	0	1,068	0
2026	Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
	114,300	114,300	114,300	114,300	40,626	40,626	40,626

009-009-018-00	2026 Est. T.C.V.	PANASIEWICZ WILLIAM & KAREN TRUST						
Property Class: 401		9780 W JENNINGS RD						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 9 T22N R8W E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4. 5 A.								
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	658.00	0.8823	1.1325	110	100		36,272
330 Actual Front Feet, 4.99 Total Acres			Total Est. Land Value =			36,272		
Land Improvement Cost Estimates								
Description				Rate	Size	% Good	Cash Value	
D/W/P: Asphalt Paving				3.10	672	50	1,041	
D/W/P: 3.5 Concrete				6.58	65	50	214	
Wood Frame				26.71	150	50	2,003	
Ad-Hoc Unit-In-Place Items								
Description				Rate	Size	% Good	Cash Value	
/CI16/YARI/CHALF/06'/211				20.20	275	50	2,777	
Total Estimated Land Improvements			True Cash Value =			6,035		
Cost Est. for Res. Bldg: 1 Single Family 1S								
Cls C -5 Blt 1976								
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 1152 SF Floor Area = 1152 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Building Areas								
Stories	Exterior	Foundation	Size		Cost New	Depr. Cost		
1 Story	Siding	Basement	1,152					
			Total:		171,756	111,647		
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)			1		1,422	924		
2 Fixture Bath			1		2,996	1,947		
Water/Sewer								
1000 Gal Septic			1		4,689	3,048		
Water Well, 100 Feet			1		5,734	3,727		
Deck								
Treated Wood			256		4,692	3,050		
Garages								
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
Base Cost			576		23,910	15,541		
Common Wall: 1 Wall			1		-2,589	-1,683		
Class: CD Exterior: Pole (Unfinished)								
Base Cost			1120		23,733	15,426		
Built-Ins								
Appliance Allow.			1		2,713	1,763		
					Totals:	239,056	155,390	
Notes:								
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					191,130			

2026 Est. T.C.V. 009-009-018-00					=	233,437
Est. TCV/Total Floor Area = 202.64, Most recent sale 11/01/1995 for 77,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
99,400	99,400	99,400	55,947	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,300	0	0	1,510	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-009-018-00

Page: 2

116,700	116,700	116,700	57,457	57,457	57,457

009-009-019-00	2026 Est. T.C.V.	ODELL LAURA
Property Class: 401		9710 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 9 T22N R8W (2*2005) S1/2 PCL A AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 4.995 A.		
05 Split 4.995 Ac to 019-15 for 06		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	330.00	659.34
330 Actual Front Feet,	5.00	Total Acres
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		Value
		36,291
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 3.5 Concrete	6.58	168 0
D/W/P: Asphalt Paving	3.10	3500 0
Residential Local Cost Land Improvements		
Description	Rate	Size % Good
LAND IMPROVE 2500	2,500.00	1 95
Total Estimated Land Improvements True Cash Value =		Cash Value
		2,375
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls C -5	Blt 1985
(11) Heating System: Forced Heat & Cool		
Ground Area = 1464 SF Floor Area = 1464 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Basement
		Size
		1,464
		Total:
		216,218
		Depr. Cost
		140,569
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422
3 Fixture Bath	1	4,478
		924
		2,911
Water/Sewer		
1000 Gal Septic	1	4,689
Water Well, 100 Feet	1	5,734
		3,048
		3,727
Porches		
CCP (1 Story)	180	5,054
WCP (1 Story)	192	8,262
		3,285
		5,370
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	576	23,910
Common Wall: 1 Wall	1	-2,589
		15,541
		-1,683
Class: C Exterior: Pole (Unfinished)		
Base Cost	960	23,434
		15,232
Built-Ins		
Appliance Allow.	1	2,713
		1,763
	Totals:	293,325
		190,687
Notes:		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		
		234,545
2026 Est. T.C.V. 009-009-019-00 = 273,211		
Est. TCV/Total Floor Area = 186.62, Most recent sale 05/25/2017 for 135,000		
2025 Assessed	MBOR	S.E.V.
116,300	116,300	116,300
	Base for Cap	IRM
	79,756	2.70

Parcel Number: 009-009-019-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,300	0	0	2,153	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	136,600	136,600	136,600	81,909	81,909	81,909

009-009-019-15	2026 Est. T.C.V.	VIPPERMAN MARK & LESLIE
Property Class: 401		9740 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2017-02351 COMMENCING AT THE S1/4 CORNER OF SECTION 9, T22N, R8W; THENCE N87DEG27'35"W 1326.81 FEET ALONG THE SOUTH LINE OF SAID SECTION 9 TO A POINT ON THE WEST 1/8 LINE OFSAID SECTION 9; THENCE N01DEG33'20"E 657.46 FEET ALONG SAID W 1/8 LINE TO THE POINT OF BEGINNING; THENCE N01DEG33'22"E 657.46 FEET ALONG SAID W 1/8 LINE TO A POINT ON SOUTH 1/8 LINE OF SAID SECTION 9; THENCE S87DEG16'05"E 330.47 FEET ALONG THE SOUTH 1/8 LINE; THENCE S01DEG30'03"W 656.91 FEET; THENCE N87DEG21'53"W 331.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 33 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES LYING 33 FEET EAST OF AND ADJACENT TO A LINE MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 9, T22N, R8W; THENCE WEST 1326.81 FEET ALONG THE SOUTH LINE OF SECTION 9 TO A POINT ON THE WEST 1/8 LINE OFSAID SECTION 9 AND THE POINT OF BEGINNING; THENCE N01DEG33'20"E 657.46 FEET ALONG SAID W 118 LINE TO THE POINT OF ENDING AND BEGINNING AT THEW 1/4 CORNER OF SECTION 9, T22N, R8W; THENCE S88DEG53'02"E ALONG THE EAST-WEST 1/4 LINE 1312.28 FEET TO THE POINT OF BEGINNING; THENCE S88DEG53'02"E 663.19 FEET; THENCE S00DEG21'52"W 1312.61 FEET TO THE SOUTH 1/16TH LINE OF SAID SECTION; THENCE N89DEG05'09"W ALONG SAID 1/16TH LINE 660.72 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE N00DEGL8'29"W ALONG SAID 1/16TH LINE 328.76 FEET; THENCE N89DEG01'29"W 4.70 FEET; THENCE N00DEG15'02"W 986.15 FEET TO THE POINT OF BEGINNING.

FORMERLY DESCRIBED AS SEC 9 T22N R8W (0*2005) N1/2 OF PCL A AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540 4.995 A M/L AND 2016-01839 EXEMPT BOUNDRY LINE TRANSFER FROM 009-010-00 TO 009-019-015-00 COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 9; THENCE S88°53'02"E, ALONG THE EAST-WEST 1/4 LINE, 1312.28 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING 588°53'02"E 663.19 FEET; THENCE S00DEG21'52"W, 1312.61 FEET TO THE SOUTH 1/16TH LINE OF SAID SECTION; THENCE N89°05'09W, ALONG SAID 1/16TH LINE, 660.72 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE N00°18'29W, ALONG SAID 1/16TH LINE, 328.76 FEET; THENCE N89°01'29W, 4.70 FEET; THENCE N00DEG15'02"W, 986.15 FEET TO THE POINT OF BEGINNING. 19.97 A M/L TOTAL 24.965 A M/L

2016-01839 EXEMPT BOUNDRY TRANSFER FROM 009-010-00 19.97A
05 SPLIT 4.995 FROM 009-019-00 FOR 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		330' X 659.34'	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18	-29 @\$5000	24.97 Acres		5000	100	124,825
			24.97 Total Acres		Total Est. Land Value =	124,825

Land Improvement Cost Estimates					
Description		Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail		18.08	100	0	0
D/W/P: 4in Concrete		6.96	500	0	0
D/W/P: Patio Blocks		15.58	471	0	0
D/W/P: Crushed Rock		2.26	1000	0	0
Wood Frame		27.96	120	50	1,677
Wood Frame		27.63	128	50	1,768
Residential Local Cost Land Improvements					
Description		Rate	Size	% Good	Cash Value
LAND IMPROVE 2500		2,500.00	1	95	2,375
OUTDOOR FURNACE		2,500.00	1	90	2,250
Total Estimated Land Improvements True Cash Value =					8,070

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 2005

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	204,323	163,466

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,422	1,138
3 Fixture Bath			1	4,478	3,582
Separate Shower			1	1,310	1,048

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

Deck					
Treated Wood w/Roof (Deck Portion)			128	2,977	2,382
Treated Wood w/Roof (Roof portion)			128	2,237	1,790
Treated Wood			70	2,038	1,630
Treated Wood			9	403	322
w/Roof (Roof portion)			400	6,032	4,826

Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			960	23,434	18,747
Door Opener			2	1,054	843

Built-Ins					
Appliance Allow.			1	2,713	2,170

Fireplaces					
Prefab 1 Story			1	2,542	2,034

Totals: 265,386 212,316

Notes: 2005 REDMAN MHD. ADDED FP 2011

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 210,193

2026 Est. T.C.V. 009-009-019-15				=	343,088
Est. TCV/Total Floor Area = 255.27, Most recent sale 07/28/2017 for 166,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
132,000	132,000	132,000	95,460	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	39,500	0	0	2,577	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
171,500	171,500	171,500	98,037	98,037	98,037

009-009-019-25
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHETENHELM LARRY LE
W JENNINGS RD
LAKE CITY, MI 49651

SEC 9 T22N R8W PCL B AS RECORDED IN BOOK OF SURVEYS S-1 PGS 539-540 EXC S 400
FT THOF. 6.9341 A.
9/20/2022 SPLIT PART TO 009-019-40
FORMERLY . SEC 9 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540.
9.98 A.

Split/Comb. on 09/20/2022 completed 09/20/2022 TIM ;
Parent Parcel(s): 009-009-019-25;
Child Parcel(s): 009-009-019-40;

Split from tract on 07-29-09. Parent pcl 57-009-009-019-50

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	331.67	910.69	0.8812	1.2284	110	100		39,492	
332 Actual Front Feet, 6.93			Total Acres		Total Est. Land Value =			39,492	
2026 Est. T.C.V. 009-009-019-25					=			39,492	
Est. TCV/Total Floor Area = 29.38, Most recent sale 07/27/2021 for 35,000									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
16,200	16,200		16,200		7,895		2.70		
2026	New	Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses
	0	3,500	0		0		213		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
19,700	19,700		19,700		8,108		8,108		8,108

009-009-019-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHETENHELM LARRY LE
9634 W JENNINGS RD
LAKE CITY, MI 49651

S 400 FT OF PCL B OF THE SURVEY RECORDED IN LIBER S-1 P 539-540.
SPLIT ON 09/20/2022 FROM 009-009-019-25.

Split/Comb. on 09/20/2022 completed 09/20/2022 TIM ;
Parent Parcel(s): 009-009-019-25;
Child Parcel(s): 009-009-019-40;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	331.70	400.00	0.8812	1.0000	110	100	32,152
332 Actual Front Feet, 3.05 Total Acres			Total Est. Land Value =			32,152	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	1000	50	1,090
D/W/P: 3.5 Concrete	6.16	16	50	49
Total Estimated Land Improvements True Cash Value =				1,139

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

(11) Heating System: Radiant (in-floor)
Ground Area = 784 SF Floor Area = 784 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	784	
Total:			98,884	97,894
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 1,173
Water/Sewer				
1000 Gal Septic			1	4,386 4,342
Water Well, 100 Feet			1	5,415 5,361
Porches				
WCP (1 Story)			224	8,147 8,066
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			672	23,910 23,671
Common Wall: 1 Wall			1	-2,421 -2,397
Door Opener			1	468 463
Built-Ins				
Appliance Allow.			1	1,897 1,878
Totals:			141,871	140,451

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 172,755

2026 Est. T.C.V. 009-009-019-40 =					206,046
Est. TCV/Total Floor Area = 262.81					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,500	88,500	88,500	71,615	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,500	0	0	1,933	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-009-019-40

Page: 2

103,000	103,000	103,000	73,548	73,548	73,548

009-009-019-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SPRIK RYDDER L & BRENDA
9570 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 9 T22N R8W PCL C AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 9.97 A.

Tract division on 07-29-09 of Parcel 009-009-019-25.
2 Pcl's remaining 009-019-50 & 009-009-019-75

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		9.72 Acres		5600	100	54,432
Residentia ROAD @ ZERO		0.25 Acres		0	100	0
		9.97 Total Acres		Total Est.	Land Value =	54,432

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	24.96	192	50	2,396
Wood Frame	28.80	100	50	1,440
Total Estimated Land Improvements True Cash Value =				3,836

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 2018

(11) Heating System: Forced Heat & Cool
Ground Area = 1152 SF Floor Area = 2304 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
2 Story	Siding	Slab	1,152	
Total:			267,173	248,469

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,322
3 Fixture Bath		2	8,956	8,329
Water/Sewer				
1000 Gal Septic		1	4,689	4,361
Water Well, 100 Feet		1	5,734	5,333
Built-Ins				
Appliance Allow.		1	2,713	2,523
Totals:			290,687	270,337

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 332,515

2026 Est. T.C.V. 009-009-019-50					=	390,783
Est. TCV/Total Floor Area = 169.61, Most recent sale 12/31/2015 for 15,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
168,500	168,500	168,500	117,592	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,900	0	0	3,174	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,400	195,400	195,400	120,766	120,766	120,766	

009-009-019-75
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SPRIK BRENDA & RYDDER
W JENNINGS RD
LAKE CITY, MI 49651

. SEC 9 T22N R8W PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 9.96 A.

Part of tract that includes parent parcel 57-009-009-019-50 0 Div allocated to this pcl

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		330' X 1317.36'	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		9.73 Acres		5600	100	54,488
Residentia ROAD @ ZERO		0.25 Acres		0	100	0
		9.98 Total Acres		Total Est. Land Value =		54,488

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2020

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,254
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1800	42,570	40,441
			Totals:	38,092	36,187

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 44,510

2026 Est. T.C.V. 009-009-019-75				=	98,998
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2019 for 25,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
44,300	44,300	44,300	28,073	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	5,200	0	0	757	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,500	49,500	49,500	28,830	28,830	28,830

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-009-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WHITAKER BOBBY
9440 W JENNINGS RD
LAKE CITY, MI 49651

SEC 9 T22N R8W SW 1/4 OF NW 1/4 OF SE 1/4. AND E 1/2 OF NE 1/4 OF SW 1/4.
(0*1997) 30A.

00 COMBO W/010-70 FOR 01 NO DIV RTS ON 010-70
1S TO FINISHED GRG FOR 07. (PARTITIONS, INSULATED CEILING)

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	30.00	Acres	3800	100			114,000
		30.00	Total Acres				Total Est. Land Value =	114,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.60	100	50	1,280
Wood Frame	31.77	60	50	953

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,183

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	896		
			Total:	129,019	103,216

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,747	1,398
Plumbing			
Average Fixture(s)	1	1,185	948
Water/Sewer			
1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332
Porches			
WCP (1 Story)	320	9,853	7,882
WCP (1 Story)	384	11,804	9,443
WPP	312	4,914	3,931
Deck			
Treated Wood	64	1,908	1,526
w/Roof (Roof portion)	324	4,429	3,543
Built-Ins			
Appliance Allow.	1	1,897	1,518
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1380	29,242	23,394
	Totals:	205,799	164,640

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 202,507

Parcel Number: 009-009-020-00

Page: 2

Cost Est. for Res. Bldg: 2

Single Family

GRG

Cls CD

Blt 1995

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Porches					
CCP	(1 Story)		40	1,222	978
Garages					
Class: CD Exterior: Pole (Finished)					
	Base Cost		576	18,829	15,063
Fireplaces					
	Wood Stove		1	2,107	1,686
Deck					
	w/Roof (Roof portion)		144	2,265	1,812
Totals:				24,423	19,539

Notes: GRG WORKSHOP

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

24,033

2026 Est. T.C.V. 009-009-020-00				=	343,723
Est. TCV/Total Floor Area = 306.90					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
154,900	154,900	154,900	94,594	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,000	0	0	2,554	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
171,900	171,900	171,900	97,148	97,148	97,148

03/24/2026

Valuation Report

DB: Lake2026

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009-009-020-70

2026 Est. T.C.V.

JENEMA JUDY

Property Class: 401

9428 W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 9 T22N R8W NW 1/4 OF SW 1/4 OF SE 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres			5600	100		56,000
		10.00 Total Acres					Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	200	0	0
Wood Frame	22.96	360	50	4,133
Wood Frame	24.96	192	50	2,396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				8,904

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

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On

Ground Area = 1612 SF Floor Area = 1612 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	832		
1 Story	Siding	Basement	780		
Total:				232,659	151,229

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	128	2,977	1,935
w/Roof (Roof portion)	180	3,022	1,964
w/Roof (Roof portion)	300	4,542	2,952

Garages

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

Basement Garage: 2 Car	1	3,863	2,511
Door Opener	2	1,054	685

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403
Totals:		272,388	177,052

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 217,774

2026 Est. T.C.V. 009-009-020-70 = 282,678

Est. TCV/Total Floor Area = 175.36, Most recent sale 09/12/2017 for 175,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-009-020-70

Page: 2

	122,000	122,000	122,000	84,103	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,300	0	0	2,270	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,300	141,300	141,300	86,373	86,373	86,373

009-009-021-00	2026 Est. T.C.V.	NILES DAVID M ETAL
Property Class: 401		9490 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W S 16 RDS OF W 9 RDS OF W 1/2 OF W 1/2 OFSE 1/4. .9 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	148.50	264.00	1.0773	0.9013	110	100	15,861
149 Actual Front Feet, 0.90 Total Acres					Total Est. Land Value =		15,861

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Crushed Rock		2.18	400 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	128,622	83,603

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	770
Water/Sewer				
1000 Gal Septic		1	4,386	2,851
Water Well, 100 Feet		1	5,415	3,520
Built-Ins				
Appliance Allow.		1	1,897	1,233
			Totals:	141,505 91,977

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	113,132

2026 Est. T.C.V. 009-009-021-00			=	129,943
Est. TCV/Total Floor Area = 123.05				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
55,200	55,200	55,200	32,328	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	9,800	0	0	872 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
65,000	65,000	65,000	33,200	33,200 0

009-009-022-00	2026 Est. T.C.V.	DADO ANDREW W & SANDRA L TRUST						
Property Class: 401		9410 W JENNINGS RD						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 9 T22N R8W E 168.5 FT OF S 264 FT OF W 1/2 OF W 1/2OF SE 1/4 EXC E 74.25 FT THOF. .5712A.								
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	94.25	264.00	1.2069	0.9013	110	100		11,278
94 Actual Front Feet, 0.57 Total Acres			Total Est. Land Value =			11,278		
Land Improvement Cost Estimates								
Description				Rate	Size % Good		Cash Value	
Fencing: Wd, Split, 2 Rail				17.02	80 0		0	
D/W/P: 4in Concrete				6.47	354 0		0	
Wood Frame				25.60	100 50		1,280	
Wood Frame				23.39	160 50		1,871	
Residential Local Cost Land Improvements								
Description				Rate	Size % Good		Cash Value	
LAND IMPROVE 1000				1,000.00	1 95		950	
Total Estimated Land Improvements				True Cash Value =		4,101		
Cost Est. for Res. Bldg: 1 Single Family 1S								
				Cls CD		Blt 1976		
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 1164 SF Floor Area = 1164 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Building Areas								
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
1 Story	Siding	Basement	884					
1 Story	Siding	Crawl Space	280					
			Total:	158,060	102,738			
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)			1	1,185	770			
Water/Sewer								
1000 Gal Septic			1	4,386	2,851			
Water Well, 100 Feet			1	5,415	3,520			
Porches								
WCP (1 Story)			110	4,894	3,181			
Garages								
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
Base Cost			576	21,439	13,935			
Common Wall: 1 Wall			1	-2,421	-1,574			
Built-Ins								
Appliance Allow.			1	1,897	1,233			
Totals:				194,855	126,654			
Notes:								
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				155,784				

2026 Est. T.C.V. 009-009-022-00					=	171,163	
Est. TCV/Total Floor Area = 147.05							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
73,000	73,000		73,000	45,188	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	12,600	0		0	1,220	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT

Parcel Number: 009-009-022-00

Page: 2

85,600	85,600	85,600	46,408	46,408	46,408

03/24/2026

Valuation Report

DB: Lake2026

12:37 PM

009-009-023-002026 Est. T.C.V.HENDRICKSON NOAH ADAM

Property Class: 4019400 W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 9 T22N R8W S 16 RDS OF E 4 1/2 RDS OF S 1/2 OF S 1/2 OF W 1/2 OF W 1/2 OF SE 1/4. .45 A.

CHG DEP ON GRG FROM 64% TO 98% FOR 07.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	74.00	264.00	1.2822	0.9013	110	100		9,407
74 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 9,407

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2000	50	6,960
D/W/P: 3.5 Concrete	6.58	100	50	329
Wood Frame	37.80	48	95	1,723
Total Estimated Land Improvements				True Cash Value = 9,012

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C

Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 840 SF Floor Area = 1176 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	672		
1 Story	Siding	Crawl Space	168		
Total:			167,681	117,377	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Deck

Treated Wood	32	1,353	947

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	13,843

Built-Ins

Appliance Allow.	1	2,713	1,899
Totals:		203,368	142,357

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 175,099

2026 Est. T.C.V. 009-009-023-00 = 193,518

Est. TCV/Total Floor Area = 164.56, Most recent sale 12/06/2023 for 185,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
83,100	83,100	83,100	74,747	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,700	0	0	2,018	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,800	96,800	96,800	76,765	76,765	76,765

009-009-024-002026 Est. T.C.V.

Property Class: 401BURCH PHILIP & SHELLY

Map #:LAKE TOWNSHIP9450 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 9 T22N R8W SW 1/4 OF SW 1/4 OF SE 1/4 EXC E 168.5 FT OF S 264 FT THOF &
EXC S 16 RDS OF W 9 RDS THOF. 8.0788A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	663.00	530.21	0.7411	1.0730	110	100		57,994	
663 Actual Front Feet, 8.07 Total Acres								Total Est. Land Value =	57,994

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	167,752	117,428
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
Water/Sewer					
1000 Gal Septic			1	4,689	3,282
Water Well, 100 Feet			1	5,734	4,014
Porches					
CPP			25	758	531
CPP			36	1,011	708
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			768	19,776	13,843
No Concrete Floor			768	-5,000	-3,500
Built-Ins					
Appliance Allow.			1	2,713	1,899
Totals:				198,855	139,200

Notes: MODULAR

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 171,216

2026 Est. T.C.V. 009-009-024-00					=	230,150	
Est. TCV/Total Floor Area = 217.95, Most recent sale 07/28/2009 for 98,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
96,900	96,900	96,900		46,968	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	18,200	0		0	1,268	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,100	115,100	115,100		48,236	48,236	48,236	

009-009-026-00	2026 Est. T.C.V.	WEBSTER JOHNATHON
Property Class: 401		9332 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 9 T22N R8W S 230 FT OF E 158 1/2 FT OF W 317 FT OF E 1/2 OF SW 1/4 OF SE 1/4. .8369 A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/FF 158.00 230.00 1.0607 0.8708 110 100		16,053
158 Actual Front Feet, 0.83 Total Acres	Total Est. Land Value =	16,053
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Wood Frame	28.78 48 95	1,312
Total Estimated Land Improvements True Cash Value =		1,312
Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 5 Blt 1967		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1008 SF Floor Area = 1008 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories Exterior Foundation	Size Cost New	Depr. Cost
1 Story Block Slab	1,008	
Total:		114,845 74,646
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 949	617
Water/Sewer		
1000 Gal Septic	1 3,947	2,566
Water Well, 100 Feet	1 4,946	3,215
Porches		
CGEP (1 Story)	240 11,383	7,399
Garages		
Class: D Exterior: Block Foundation: 42 Inch (Unfinished)		
Base Cost	624 21,253	13,814
Class: CD Exterior: Pole (Unfinished)		
Base Cost	576 13,743	8,933
Built-Ins		
Appliance Allow.	1 1,543	1,003
Fireplaces		
Exterior 1 Story	1 4,680	3,042
Breezeways		
Frame Wall	96 4,790	3,113
Totals:		182,079 118,348
Notes:		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		145,568

2026 Est. T.C.V. 009-009-026-00					=	162,933	
Est. TCV/Total Floor Area = 161.64, Most recent sale 01/05/2024 for 145,000							
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM		
71,800		71,800	71,800	71,800	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0		9,700	0	0	1,938	0	
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-009-026-00

Page: 2

81,500	81,500	81,500	73,738	73,738	73,738

009-009-027-002026 Est. T.C.V.LIZOTTE ROBERT GILLES

Property Class: 4019366 W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 9 T22N R8W S 264 FT OF W 158 1/2 FT OF E 1/2 OF W 1/2 OF SE 1/4. .9606 A.

ADD 2 DECKS & A/C FOR 09.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	158.00	264.00	1.0607	0.9013	110	100		16,616	
158 Actual Front Feet, 0.96 Total Acres					Total Est. Land Value =			16,616	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	288	0	0
Wood Frame	23.22	336	50	3,901
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				6,401

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1983

(11) Heating System: Forced Heat & Cool
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	152,895	107,027
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
3 Fixture Bath			1	4,478	3,135
Water/Sewer					
1000 Gal Septic			1	4,689	3,282
Water Well, 100 Feet			1	5,734	4,014
Deck					
Treated Wood			264	4,792	3,354
Treated Wood			80	2,182	1,527
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			576	16,111	11,278
Built-Ins					
Appliance Allow.			1	2,713	1,899
			Totals:	195,016	136,511

Notes: REDMAN

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 135,146

2026 Est. T.C.V. 009-009-027-00					=	158,163
Est. TCV/Total Floor Area = 146.45, Most recent sale 10/21/2005 for 84,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,600	62,600	62,600	24,272	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	0	655	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,100	79,100	79,100	24,927	24,927	24,927	

03/24/2026

Valuation Report

12:37 PM

DB: Lake2026

009-009-028-00

2026 Est. T.C.V.

RICHARDSON CODY & KATHERINE

Property Class: 401

9350 W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 9 T22N R8W NE 1/4 OF SW 1/4 OF SE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres	5600	100				56,000
		10.00 Total Acres			Total Est. Land Value =			56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	827	0	0
D/W/P: 4in Concrete	6.96	759	0	0
D/W/P: Patio Blocks	15.58	90	0	0
Wood Frame	22.54	400	50	4,508
Wood Frame	23.72	288	50	3,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				10,423

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 1451 SF Floor Area = 1642 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	765		
1 Story	Siding	Basement	450		
1 Story	Siding	Slab	170		
1 Story	Siding	Slab	66		
Total:				237,263	154,221

Other Additions/Adjustments

Recreation Room	927	17,585	11,430
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

WCP (1 Story)	136	6,438	4,185
CGEP (1 Story)	198	13,042	8,477

Garages

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

Base Cost	576	21,479	13,961
Common Wall: 1 Wall	1	-2,139	-1,390

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

Base Cost	560	23,470	15,255

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	18,447

Built-Ins

Appliance Allow.	1	2,713	1,763

Parcel Number: 009-009-028-00

Page: 2

Deck			
Treated Wood	1009	12,855	8,356
	Totals:	383,132	249,035

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 306,313

2026 Est. T.C.V. 009-009-028-00					=	372,736
Est. TCV/Total Floor Area = 227.00, Most recent sale 09/12/2025 for 425,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
148,100	148,100	148,100	72,743	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
20,700	17,600	20,700	92,957	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
186,400	186,400	186,400	95,407	186,400	186,400	

009-009-029-00	2026 Est. T.C.V.	WHITMOYER DANIEL & CORRINA
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 9 T22N R8W SE 1/4 OF NW 1/4 OF SE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residential 8 - 17 @\$5600		10.00	Acres		5600	100	56,000
		10.00	Total Acres			Total Est. Land Value =	56,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		22.03	124 50	1,366
Wood Frame		31.07	16 50	248
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =		2,564

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1994

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	988 790
Water/Sewer				
1000 Gal Septic			1	4,109 3,287
Water Well, 50 Feet			1	3,344 2,675
Garages				
Class: D Exterior: Pole (Finished)				
Base Cost			576	16,312 13,050
Built-Ins				
Appliance Allow.			1	1,607 1,286
Fireplaces				
Wood Stove			1	1,745 1,396
Deck				
w/Roof (Roof portion)			400	4,900 3,920
Totals:			33,005	26,404

Notes: USED AS DWELLING - NO EGRESS. (FRONT DOOR ONLY)

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 32,477

2026 Est. T.C.V. 009-009-029-00			=	91,041
Est. TCV/Total Floor Area =	0.00,	Most recent sale 07/06/2015 for 42,500		
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
40,600	40,600	40,600	23,170	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	4,900	0	0	625 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
45,500	45,500	45,500	23,795	23,795 0

009-009-030-012026 Est. T.C.V.VANDERMEER DAVID L & JOSHUA
Property Class: 4019630 W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

N 1/2 OF THE NW 1/4 OF SE 1/4 SEC 9 T22N R8W 20A.
COMBINED ON 06/26/2024 FROM 009-009-020-35, 009-009-030-00;

Split/Comb. on 06/26/2024 completed 06/26/2024 TIM ;
Parent Parcel(s): 009-009-020-35, 009-009-030-00;
Child Parcel(s): 009-009-030-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
Residentia 30 - 65	\$3800	20.00	Acres	3800	100		76,000
		20.00	Total Acres		Total Est. Land Value =		76,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2025

(11) Heating System: No Heating/Cooling
Ground Area = 2426 SF Floor Area = 2426 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,426		
			Total:	246,778	244,310
Other Additions/Adjustments					
			Totals:	246,778	244,310

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 300,501
10% Completed => Est. True Cash Value 2026 = 30,050

2026 Est. T.C.V. 009-009-030-01				=	106,050
Est. TCV/Total Floor Area = 43.71					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
37,000	37,000	37,000	28,146	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
15,000	1,000	0	15,000	759	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,000	53,000	53,000	43,905	43,905	43,905

009-009-031-00	2026 Est. T.C.V.	EISING TERRY V JR
Property Class: 401		9310 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 9 T22N R8W SE 1/4 OF SW 1/4 OF SE 1/4 EXC BEG AT SW COR TH E 317 FT, N 230 FT, W 158.5 FT, N34 FT, W 158.5 FT, S264 FT TO POB. 8.2025A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/FF 346.60 538.92 0.7409 1.0774	110 100	30,435
A 200' @ 110/FF 317.00 538.92 0.7409 1.0774	110 100	27,835
664 Actual Front Feet, 8.21 Total Acres	Total Est. Land Value =	58,270
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Metal Prefab	12.46 135 50	841
Wood Frame	18.53 320 50	2,965
Total Estimated Land Improvements True Cash Value =		3,806
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1977		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1004 SF Floor Area = 1394 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1.5 Story	Siding Basement 780	
1 Story	Siding Crawl Space 224	
	Total: 180,252	117,175
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,422	924
2 Fixture Bath	1 2,996	1,947
Water/Sewer		
1000 Gal Septic	1 4,689	3,048
Water Well, 100 Feet	1 5,734	3,727
Porches		
WCP (1 Story)	36 2,691	1,749
WSEP (1 Story)	260 13,052	8,484
Deck		
Treated Wood	48 1,667	1,084
Treated Wood	24 1,075	699
w/Roof (Roof portion)	180 3,022	1,964
Garages		
Class: C Exterior: Pole (Unfinished)		
Base Cost	910 22,468	14,604
Built-Ins		
Appliance Allow.	1 2,713	1,763
Fireplaces		
Exterior 1 Story	1 6,387	4,152
	Totals: 248,168	161,320
Notes:		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 198,424		
2026 Est. T.C.V. 009-009-031-00 = 260,500		
Est. TCV/Total Floor Area = 186.87, Most recent sale 02/21/2014 for 102,500		

Parcel Number: 009-009-031-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	110,400	110,400	110,400	70,084	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,900	0	0	1,892	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	130,300	130,300	130,300	71,976	71,976	71,976

03/24/2026

Valuation Report

DB: Lake2026

12:37 PM

009-009-032-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 9 T22N R8W SE 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100		152,000
		40.00	Total Acres			Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-009-032-00

=

152,000

Est. TCV/Total Floor Area = 109.04

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
74,000	74,000	74,000	20,971	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	566	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,000	76,000	76,000	21,537	21,537	0

009-009-033-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES L C
OAK LN
LAKE CITY, MI 49651

SEC 9 T22N R8W GOV'T LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK POINT PLAT, TH N 72 DEG 40'E 216.43 FT, S 58 DEG 40'E 116.45 FT, S 31 DEG 20'W 100FT, N 58 DEG 40'W 50FT, S 83 DEG 15'38"W 86.71 FT, S 72 DEG 40'W 100 FT, N 17 DEG 20'W 100FT TO POB. 30.08A 2011 PARCEL 009-009-033-00 SPLIT ON 01/31/2011 2011 PARCEL 009-009-033-00 SPLIT ON 02/23/2011; SPLIT ON 09/25/2014 INTO 009-009-033-27; SPLIT ON 7/26/2018 2018-02316 .01 A; FORMERLY SEC 9 T22N R8W GOVT LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK POINT PLAT, TH N 72 DEG 40'E 216.43 FT, S 58 DEG 40'E 116.45 FT, S 31 DEG 20'W 100FT, N 58 DEG 40'W 50', S 83DEG15'38"W 86.71FT, S72DEG40'W 100FT, N 17DEG20'W 100FT TO POB 30.08A FORMERLY SEC 9 T22N R8W GOVT LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK POINT PLAT, TH N 72 DEG 40'E 216.43 FT, S 58 DEG 40'E 116.45 FT, S 31 DEG 20'W 100FT, N 58 DEG 40'W 71.23 FT, S 72 DEG 40'W 171.21 FT, N 17 DEG 20'W 100 FT TO POB. 30.09A SPLITS 2014-02896 SPLIT .11A M/L 009-009-033-27; 2011-262 SPLIT .23 A M/L TO 009-009-033-28; 2010-118 SPLIT .32 A M/L TO 009-009-033-29.

FORMERLY

SEC 9 T22N R8W GOV'T LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK POINT PLAT, TH N 72 DEG 40'E 216.43 FT,S 58 DEG 40'E 66.45FT, S 31 DEG 20'W 100 FT, N 58 DEG 40'W 21.23 FT, S 72 DEG 40'W 100 FT, N 17 DEG 20'W 100 FT TO POB. 30.2A 2011 PARCEL 009-009-033-00 SPLIT ON 01/31/2011 2011 PARCEL 009-009-033-00 SPLIT ON 02/23/2011

FORMERLY

SEC 9 T22N R8W GOV'T LOT 5 EXC DUCK POINT PLAT. 30.75A LESS 2011 SPLIT-2011 SPLIT - .32 ACRES TO 009-009-033-29

SPLIT/COMB. ON 07/26/2018 COMPLETED 07/26/2018 TIM ;
PARENT PARCEL(S): 009-009-033-00;
CHILD PARCEL(S): 009-009-033-26;

2014-02896 SPLIT 50X100' TO 009-009-033-27 GRANTEE TOASO
2011 SPLIT-30.43A. 2011 PARCEL 009-009-033-00 SPLIT ON 01/31/2011 TO 009-300-003-00 CLOUSTON

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
B200'@1600/	200.00	6551.42	0.7071	1.3453	1600	100			304,412
200 Actual Front Feet,	30.08	Total Acres			Total Est. Land Value =		304,412		
2026 Est. T.C.V.	009-009-033-00						=	304,412	
Est. TCV/Total Floor Area = 218.37									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
152,200	152,200		152,200		49,198		2.70		
2026	New	Eq. Adjustment		Loss		Additions		Tax Adjustment	Losses
	0	0		0		0		1,328	0
2026	Assessed	MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
	152,200	152,200		152,200		50,526		50,526	0

009-009-033-27
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TOASO RICK & DONNA
W OAK LN
LAKE CITY, MI 49651

2014-02896 PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W ,
TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN, DESCRIBED AS
COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E
30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE SOUTHWEST CORNER OF SAID
PLAT OF DUCK POINT, THENCE N72°40'E 216.43 FEET ALONG SAID SOUTH LINE OF OAK
LANE, THENCE S58°40'E 66 . 45 FEET ALONG THE SAID SOUTH LINE TO THE POINT OF
BEGINNING, THENCE S58°40' E 50.00 FEET ALONG SAID SOUTH LINE, THENCE S31°20'W
100.00 FEET, THENCE N58°40'W 50.00 FEET, THEN N31°20'E 100.00 FEET TO THE POINT
OF BEGINNING. CONTAINING 0.11 ACRES MORE OR LESS . SUBJECT TO EASEMENTS,
RESERVATION AND RESTRICTIONS OF RECORD. 7/9/2014 EXEMPT LAND TRANSFER FROM
INDIAN LAKES LC 009-033-00

2014-02896 EXEMPT LAND TRANSFER FROM INDAIN LAKES TO ADJACENT LAND OWNER: TOASO

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	50.00	100.00	1.4142	0.7071	250	100	12,500
50 Actual Front Feet,	0.12	Total Acres			Total Est. Land Value =		12,500

2026 Est. T.C.V. 009-009-033-27							=	12,500
Est. TCV/Total Floor Area = 8.97, Most recent sale 07/09/2014 for 6,600								
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM			
5,000	5,000	5,000	3,247		2.70			
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment		Losses	
0	1,300	0	0		87		0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
6,300	6,300	6,300	3,334		3,334		0	

009-009-033-28
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SIETSEMA MARK EDWARD & DEBRA LYNN
W OAK LN
LAKE CITY, MI 49651

SEC 9 T22N R8W BEG AT SW COR DUCK POINT PLAT, TH N 72 DEG 40'E100 FT, S 17 DEG 20'E 100 FT, S 72 DEG 40'W 100 FT, N 17 DEG 20'W 100 FT TO POB. .23A.2011 Parcel
009-009-033-00 Split on 01/31/2011 2011 Split of 009-009-033-00 on 02/23/2011

2011 SPLIT FROM 009-009-033-00 2011-262
BEG AT SW CORNER DUCK POINT PLAT LOT 1 THEN N 72°20'E 100 FEET THEN S17°20'E 100 FEET THEN S72°40' W 100 FEET THEN N 17°20'W 100 FEET TO POB .23 AC MOL

2011 SPLIT FROM 009-009-033-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			* Factors *		2 LOTS			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	100.00	1.1892	0.7071	250	100		21,022
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			21,022

2026 Est. T.C.V. 009-009-033-28					=	21,022
Est. TCV/Total Floor Area = 15.08, Most recent sale 11/19/2010 for 12,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
8,400	8,400	8,400	4,869		2.70	
2026	New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
0	2,100	0	0		131	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
10,500	10,500	10,500	5,000		5,000	0

009-009-033-29	2026 Est. T.C.V.	THOMPSON DARREL & THERESA
Property Class: 402		W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2011-02753 AFF PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E 30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE SOUTHWEST CORNER OF SAID PLAT OF DUCK POINT, THENCE N72°40'E 100.00 ALONG SAID SOUTH LINE OAK LANE TO THE POINT OF BEGINNING, THENCE N72°40'E 116.43 FEET ALONG SAID SOUTH LINE, THENCE S58°40'E 66.45 FEET ALONG SAID SOUTH LINE OF OAK LANE, THENCE S31°20'W 100.00, THENCE N58°40'W 21.23 FEET, THENCE S72°40'W 71.21 FEET, THENCE N17°20'W 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

AND 2018-02316 SEC 9 T22N R8W BEG N72DEG40'E 100FT & S17DEG20'E 100FT FROM SW COR DUCK POINT PLAT TH N72DEG40'E 71.21FT, S58DEG40'E 21.23FT, S83DEG15'38"W 86.71FT TO POB. .01 A

2019 COMBIATION WITH 009-009-033-26 ON 4/24/2019; 2011 SPLIT OF 009-009-033-00 ON 1/31/2011

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	182.88	75.27	1.0226	0.6586	250	100	30,794
183 Actual Front Feet,	0.32	Total Acres			Total Est.	Land Value =	30,794

2026 Est. T.C.V. 009-009-033-29					=	30,794
Est. TCV/Total Floor Area = 22.09, Most recent sale 07/23/2020 for 34,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
12,300	12,300	12,300	8,010		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	216	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400	15,400	15,400	8,226	8,226	8,226	

009-009-033-30	2026 Est. T.C.V.	KOETJE IVAN H & CAROLYN TRUSTS
Property Class: 402		1265 S HUNTERS RIDGE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2022-03605 AFF SEC 9 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-2 PG 259-261. ALSO BEG S 01 DEG 21'20" W 447.86 FT, N 72 DEG 31'14"W 414.55 FT, S 68 DEG 29'44"W 206.43 FT, S 29 DEG 30' 42"W 293.45 FT, S 42 DEG 43'40"W 84.03 FT, S 55 DEG 56'38"W 126.83 FT, S 27 DEG 13'44"W 171.32 FT, S 01 DEG 29'11"E 344.6 FT FROM NE COR SEC 9, TH S 79 DEG 47'03"E 147.55 FT, SO DEG 29'11"E 154.48 FT, N 87 DEG 03'46"W 121.94 FT, N 62 DEG 58'12"W 39.93 FT, N 01 DEG 29'11" W 158.46 FT, S 79 DEG 47'03"E 12.45 FT TO POB. ALSO SEC 9 T22N R8W GOV'T LOT 2 EXC PCLS A & B OF SURVEY RECORDED S-2 PGS 259-261, ALSO EXC BEG AT NE COR SEC 9, TH S 01 DEG 21'20"W 447.86 FT, TH N 72 DEG 31'14"W 414.55 FT, TH S 68 DEG 29'44"W 206.43 FT, TH S 29 DEG 30 '42"W 293.45 FT, TH S 42 DEG 43'40"W 84.03 FT, S 55 DEG 56'38"W 126.83 FT, S 27 DEG 13'44"W 171.32 FT, S 01 DEG 29'11 "E 344.6 FT, S 79 DEG 47'03"E 67.55 FTTO POB, S 79 DEG 47'03"E 80 FT, TH S 01 DEG 29'11"E154.48 FT, TH N 87 DEG 03'46" W 78.57 FT, TH N 01 DEG 29'11"W164.64 FTTO POB, ALSO EXC COMM AT NE COR SEC 9, TH S 01 DEG 21'20"W447.86 FT, TH N 72 DEG 31'14"W414.55 FT, TH S 68 DEG 21'44" W206.43 FT, TH S 29 DEG 30'42"W293.45 FT TH S 42 DEG 43'40"W84.37 FT, TH S 55 DEG 56'38"W126.83 FT, TH S 27 DEG 13'44"W 171.32 FT, TH S 01 DEG 29'11"E344.6 FT, TH S 79 DEG 47'03"E67.55 FTTO POB, TH S 01 DEG 29'11"E164.64 FT, TH N 87 DEG 03' 46"W43.37 FT, TH N 62 DEG 58'12"W39.93 FT, N 01 DEG 29'11"W158.46 FT, S 79 DEG 47'03"E80 FT TO POB, ALSO GOV'T LOT 3 & GOV'T LOT 4 & EXC BEG S 01 DEG 21'20"W 725.09 FT FROM NE COR OF NE 1/4, TH S 01 DEG 21'20"W 372.66 FT, S 76 DEG 04' 57"W 209.44 FT, N 15 DEG 10'19"E 422.45 FT, N 81 DEG 29' 01"E 102.67 FT TO POB. 94.83A EXCEPT 1 ACRE AND ALL BUILDINGS ASSESSED ON 009-009-033-80 FOR ADMINISTRATION OF QFP TAX RATE. SEE STC MEMO JUNE 11, 2019.

2023 COMBINATION WITH 009-009-033-80 ON 08/18/2022.

8/2022 COMBINE WITH 009-033-80

FOMERLY SEC 9 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-2 PG 259-261. ALSO BEG S 01 DEG 21'20"W 447.86 FT, N 72 DEG 31'14"W 414.55 FT, S 68 DEG 29'44"W 206.43 FT, S 29 DEG 30'42"W 293.45 FT, S 42 DEG 43'40"W 84.03 FT, S 55 DEG 56'38"W 126.83 FT, S 27 DEG13'44"W 171.32 FT, S 01 DEG 29'11"E 344.6 FT FROM NE COR SEC 9 TH S 79 DEG 47'03"E 147.55 FT, S 0 DEG 29'11"E 154.48 FT, N 87 DEG 03'46"W 121.94 FT, N62 DEG 58'12"W 39.93 FT, N 01 DEG 29'11" W 158.46 FT, S 79 DEG 47'03"E 12.45 FT TO POB. 10.46A.

8/2022 COMBINE 009-033-80

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
I 200' @ 250/	302.00	144.24	0.9021	0.7749	250	100	52,779
Residentia 66 - 120	\$3800	92.83	Acres		3800	100	352,754
302 Actual Front Feet,	93.83	Total Acres		Total Est. Land Value =			405,533
2026 Est. T.C.V. 009-009-033-30						=	405,533
Est. TCV/Total Floor Area = 290.91							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
192,800	192,800	192,800	130,386		2.70		
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment	Losses	
0	10,000	0	0		3,520	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT	
202,800	202,800	202,800	133,906		133,906	133,906	

009-009-033-80	2026 Est. T.C.V.	KOETJE IVAN H & CAROLYN TRUSTS
Property Class: 401		S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

NOT A SPLIT. AN UNDIVIDED 1 ACRE, A RESIDENCE AND RELATED STRUCTURES NOT ELIGELBE FOR QUALIFED FOREST PROGRAM EXEMPTION. SEE FULL LEGAL DESCRIPTION AT 009-009-033-30. SEE STC MEMO JUNE 11, 2019.

8/2022 COMBINE WITH 009-009-033-30

. SEC 9 T22N R8W GOV'T LOT 2 EXC PCLS A & B OF SURVEY RECORDED S-2 PGS 259-261 ALSO EXC BEG AT NE COR SEC 9, TH S 01 DEG 21'20"W 447.86FT, TH N 72 DEG 31'14"W 414.55 FT, TH S 68 DEG 29'44"W 206.43 FT, TH S 29 DEG 30'42"W 293.45 FT, TH S 42 DEG 43'40"W 84.03 FT, S 55 DEG 56'38"W 126.83 FT, S 27 DEG 13'44"W 171.32 FT, S 01 DEG 29'11"E 344.6 FT, S 79 DEG 47'03"E 67.55 FT TO POB, S 79 DEG 47'03"E 80 FT, TH S 01 DEG 29'11"E154.48 FT, TH N 87 DEG 03'46"W 78.57 FT, TH N 01 DEG 29'11"W164.64 FTTO POB, ALSO EXC COMM AT NE COR SEC 9, TH S 01 DEG 21'20"W447.86 FT, TH N 72 DEG 31'14"W414.55 FT, TH S 68 DEG 21'44"W206.43 FT, TH S 29 DEG 30'42"W293.45 FTTH S 42 DEG 43'40"W84.37 FT, TH S 55 DEG56'38"W126.83 FT, TH S 27 DEG 13'44"W 171.32 FT, TH S 01 DEG 29'11"E344.6 FT, TH S 79 DEG 47'03"E67.55 FT TO POB, TH S01 DEG 29'11"E164.64 FT, TH N 87 DEG 03'46"W43.37 FT, TH N 62 DEG 58'12"W39.93 FT, N 01 DEG 29'11"W158.46 FT, S 79 DEG 47'03"E80 FT TO POB, ALSO GOV'T LOT 3 & GOV'T LOT 4 & EXC BEG S 01 DEG 21'20"W 725.09 FT FROM NE COR OF NE 1/4, TH S 01 DEG 21'20"W 372.66 FT, S 76 DEG 04' 57"W 209.44 FT, N 15 DEG 10'19"E 422.45 FT, N 81 DEG 29'01"E 102.67 FT TO POB. 84.13A.

8/2022 COMBINE TO 009-033-30

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *				1288 IRR			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	50.00	871.00	1.0000	2.1331	1800	100	191,977
50 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =		191,977	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1929	50	7,880
D/W/P: Asphalt Paving	3.10	10000	50	15,500
D/W/P: Brick on Sand	18.00	484	50	4,356
Total Estimated Land Improvements True Cash Value =				27,736

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls	C 10	Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = 1750 SF Floor Area = 1750 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,750	
Total:			291,941	189,734
Other Additions/Adjustments				
Basement Living Area			816	28,699 18,654
Exterior				
Brick Veneer			952	15,765 10,247
Basement, Outside Entrance, Below Grade			3	8,181 5,318
Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			2	8,956 5,821
Water/Sewer				
1000 Gal Septic			1	4,689 3,048
Water Well, 100 Feet			1	5,734 3,727
Deck				

Parcel Number: 009-009-033-80

Page: 2

Treated Wood	208	4,093	2,660
Treated Wood	88	2,306	1,499
Treated Wood	41	1,560	1,014
w/Roof (Roof portion)	52	1,001	651
Balcony			
Wood Balcony	72	3,145	2,044
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	784	35,876	23,319
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Door Opener	2	1,054	685
Base Cost	1392	59,035	38,373
Built-Ins			
Appliance Allow.	1	2,713	1,763
Fireplaces			
Interior 1 Story	1	5,235	3,403
Porches			
CCP (1 Story)	15	741	482
Totals:		480,084	312,026

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 530,444

2026 Est. T.C.V. 009-009-033-80		=	750,157
Est. TCV/Total Floor Area = 428.66, Most recent sale 05/01/1996 for 10,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
325,000	325,000	325,000	187,628
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	50,100	0	0
			5,065
2026 Assessed	MBOR	S.E.V.	Capped
375,100	375,100	375,100	192,693
			192,693
			PRE/MBT
			0

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-009-033-85
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOETJE PROPERTIES PARTNERSHIP
S BAYBERRY LN
LAKE CITY, MI 49651

SEC 9 T22N R8W BEG S 01 DEG 21'20"W 725.09FT FROM NE COR NE 1/4 TH S 01 DEG
21'20"W 372.66 FTS 76 DEG 04'57"W 209.44 FT, N 15 DEG 10' 19"E 422.45 FT, N 81
DEG 29'01"E 102.67 TO TO POB. 1.34A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * 273.667 X 213.29

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@\$9000		1.34 Acres		9000	100		12,060
			1.34 Total Acres				Total Est. Land Value =	12,060

2026 Est. T.C.V. 009-009-033-85 = 12,060

Est. TCV/Total Floor Area = 6.89, Most recent sale 10/13/2015 for 1,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
6,000	6,000	6,000	3,409	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	92	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	3,501	3,501	0

009-009-033-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOETJE PROPERTIES PARTNERSHIP
1277 S HUNTERS RIDGE
Lake City, MI 49651

. SEC 9 T22N R8W PCL B OF SURVEY RECORDED BOOK S-2 PP 259-261. 10.1A.

ADD 168 SQ WD FOR 08.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	50.00	8799.12	1.0000	4.7924	1800 100	431,317
50 Actual Front Feet, 10.10 Total Acres			Total Est. Land Value =			431,317

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2500	50	3,875
D/W/P: 4in Ren. Conc.	8.17	547	50	2,234
Total Estimated Land Improvements True Cash Value =				6,109

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1288 SF Floor Area = 1932 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,288		
Total:				272,033	204,037

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,045

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

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

Porches			
WGEP (1 Story)	256	18,977	14,233
WCP (1 Story)	208	8,692	6,519

Deck			
Treated Wood	382	6,101	4,576

Balcony			
Wood Balcony	40	1,747	1,310

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	720	27,972	20,979
Storage Over Garage	180	2,383	1,787
Common Wall: 1/2 Wall	1	-1,294	-970
Door Opener	1	527	395
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 1 Car	1	2,778	2,083

Built-Ins			
Appliance Allow.	1	2,713	2,035

Fireplaces			
Exterior 1 Story	1	6,387	4,790

Parcel Number: 009-009-033-90

Page: 2

Totals:

368,066

276,060

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

469,302

2026 Est. T.C.V. 009-009-033-90						=	906,728
Est. TCV/Total Floor Area = 469.32, Most recent sale 10/28/2009 for 0							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
393,800	393,800	393,800	181,535	2.70			
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	59,600	0	0	4,901	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
453,400	453,400	453,400	186,436	186,436	0		

009-010-001-002026 Est. T.C.V.JOHNSON TIMOTHY & DEBORAH TRUST

Property Class: 4011768 S SCHNEIDER ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 228.58 FT E 89 DEG 00' S & 139.66 FTN 89 DEG 00' W FROM THE NW COR OF GOV'T LOT 1, TH N 89 DEG 00' W 200 FT; TH S 31 DEG 00' W 100 FT; TH S 89 DEG 00' E 200 FT: TH N 31 DEG 00' E 100 FT TO BEG ALSO BEG 314.3 FT S & 192.2 FT W OF NW COR OF GOV'T LOT 1 SEC 10-22-8; TH N 89 DEG W 200 FT: TH S 31 DEG W 18.7 FT TH S 89 DEG E 204.75 FT: TH N 16 DEG 15' E 16.83 FT TO BEG EXC BEG 228.58 FT E 89 DEG S 139.66 FT, N 89 DEG W & 90.5 FT S 31 DEG W FROMNW COR OF GOV'T LOT 1, TH N 81 DEG 30'W 187.5 FT, S 31 DEG W 54 FT S 89 DEG E 204.75 FT, N 16 DEG 15'E 16.83 FT, N 31 DEG E 9.5 FT TO BEG, PART OF GOV'T LOT 1APPROX .81A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	67.00	194.00	0.9026	1.2610	1800 100	137,275
67 Actual Front Feet, 0.30 Total Acres					Total Est. Land Value =	137,275

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	305	50	939
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				2,197

Cost Est. for Res. Bldg: 1Single Family1SCls CD

Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 911 SF Floor Area = 911 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Slab	911	
Total:			109,259	65,555
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185
				711
Deck				
Treated Wood			170	3,505
				2,103
Water/Sewer				
Public Sewer			1	1,300
Water Well, 100 Feet			1	5,415
				3,249
Built-Ins				
Appliance Allow.			1	1,897
				1,138
Fireplaces				
Exterior 1 Story			1	5,597
				3,358
Local Cost Items				
SANITARY SEWER			1	0
				0
				*94% Good
Totals:			128,158	76,894

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

130,720

Cost Est. for Res. Bldg: 2Single Family1SCls CD

Blt 1962

(11) Heating System: Wall/Floor Furnace
Ground Area = 336 SF Floor Area = 336 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Parcel Number: 009-010-001-00

Page: 2

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	336		
Total:				43,773	24,075

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	-3,721	-2,047
Totals:				40,052	22,028

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 37,447

2026 Est. T.C.V. 009-010-001-00				=	307,639
Est. TCV/Total Floor Area = 246.70, Most recent sale 05/11/2005 for 157,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
133,200	133,200	133,200	72,608	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	20,600	0	0	1,960	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
153,800	153,800	153,800	74,568	74,568	0

009-010-002-002026 Est. T.C.V.ST PIERRE M EILEEN (LE)
Property Class: 4011770 S SCHNEIDER ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 228.58 FT E 89 DEG S, 139.66 FT; N 89 DEG 00' W 90.50 FT S 31 DEG 00' W FR NW COR OF GOV'T LOT 1, TH N, 81 DEG 30' W 187.50 FT; S 31 DEG 00' W 54 FT; S89 DEG 00' E 204.75 FT; N 16 DEG 15' E 16.83 FT N 31 DEG 00' E 9.50 FT TO BEG PART OF GOV'T LOT 1. APP .24 A.

EFF (54+54+26)/3

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *				EFF			
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A50'@1800/	45.00	196.50	1.0376	1.2667	1800	100	106,458
45 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =		106,458

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	236	50	727
D/W/P: Patio Blocks	14.26	32	50	228
Metal Prefab/Conc.	23.38	82	50	958
Total Estimated Land Improvements True Cash Value =				1,913

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	480		
1 Story	Siding	Crawl Space	104		
1 Story	Siding	Basement	200		
1 Story	Siding	Crawl Space	32		
Total:				120,798	72,479

Other Additions/Adjustments				
Recreation Room			350	6,363 3,818
Basement, Outside Entrance, Below Grade			1	2,293 1,376
Plumbing				
Average Fixture(s)			1	1,185 711
Porches				
WGEP (1 Story)			128	11,017 6,610
Deck				
Treated Wood			168	3,479 2,087
Treated Wood			125	2,865 1,719
Treated Wood			107	2,536 1,522
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 100 Feet			1	5,415 3,249
Built-Ins				
Appliance Allow.			1	1,897 1,138
Local Cost Items				
SANITARY SEWER			1	0 0 *94% Good
Totals:				159,148 95,489

Notes:

Parcel Number: 009-010-002-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:					162,331	
2026 Est. T.C.V. 009-010-002-00					=	270,702
Est. TCV/Total Floor Area = 331.74						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
116,400	116,400	116,400	53,614	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,000	0	0	1,447	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,400	135,400	135,400	55,061	55,061	55,061	

009-010-003-00	2026 Est. T.C.V.	MORSE MICHELLE L
Property Class: 401		1900 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 10 T22N R8W BEG S 88 DEG 39' 40" E 415.3 FT & N 4 DEG 48' W 456.36 FT FROM SW COR GOV'T LOT 1 TH N 78 DEG 18' W 180.32 FT S 60 DEG 30' 29" W 142.78 FT TH NW'LY TO SE COR LOT 1 PLAT OF SAPPHIRE LAKE ACRES TH N 1 DEG 27' E 71.02 FT MORE OR LESS TO S BDRY OF SCHNEIDER ST TH E'LY ALONG SD ST TO POB. APP .64 A.		
ADD WALK OUT BSM'T FOR 08.		
Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A50'@1800/	115.75 128.79 0.7454 1.0926 1800 100	169,689
116 Actual Front Feet, 0.34 Total Acres	Total Est. Land Value =	169,689
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17 1001 0	0
D/W/P: Patio Blocks	15.58 40 0	0
Wood Frame	24.96 192 50	2,396
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 5000	5,000.00 1 95	4,750
Total Estimated Land Improvements True Cash Value =		7,146
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1999		
(11) Heating System: Forced Heat & Cool		
Ground Area = 1736 SF Floor Area = 1736 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Basement 1,736	
	Total: 276,804	207,585
Other Additions/Adjustments		
Recreation Room	1500	28,455 21,341
Exterior		
Brick Veneer	336	5,564 4,173
Basement, Outside Entrance, Below Grade	2	5,454 4,090
Plumbing		
Average Fixture(s)	1	1,422 1,066
3 Fixture Bath	2	8,956 6,717
Porches		
WPP	532	9,443 7,082
WCP (1 Story)	160	7,272 5,454
WCP (1 Story)	160	7,272 5,454
Deck		
Treated Wood	48	1,667 1,250
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Finished)		
Base Cost	720	33,826 25,369
Common Wall: 1 Wall	1	-2,589 -1,942
Door Opener	2	1,054 790
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	768	29,207 21,905
Common Wall: 1 Wall	1	-2,589 -1,942
Door Opener	3	1,581 1,186

Parcel Number: 009-010-003-00

Page: 2

Water/Sewer					
Public Sewer	1	1,465	1,099		
Water Well, 100 Feet	1	5,734	4,300		
Built-Ins					
Appliance Allow.	1	2,713	2,035		
Sauna	1	6,512	4,884		
Fireplaces					
Interior 1 Story	1	5,235	3,926		
Wood Stove	1	2,503	1,877		
Local Cost Items					
SANITARY SEWER	1	0	0	*90% Good	
Totals:		436,961	327,699		

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 557,088

2026	Est. T.C.V. 009-010-003-00			=	733,923		
Est. TCV/Total Floor Area = 422.77, Most recent sale 08/22/2017 for 325,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	315,200	315,200	315,200	226,882	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	51,800	0	0	6,125	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	367,000	367,000	367,000	233,007	233,007	233,007	

009-010-004-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCCULLOUGH ELISE
1950 S SCHNEIDER ST
Lake City, MI 49651

SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S SEC LINE
415.3 FT N 04 DEG 48' 00" W 33.01 FT TO CONCRETE MONUMENT N 04 DEG 48' 00" W
185.58 FT TOPOB TH N 88 DEG 24' 00" W 260.74 FT TH N 06 DEG 34' 30" W 100 FT S
89 DEG 34' 16" E 263.33 FT S 04 DEG 48' 00" E 105 FT TO POB. .5447 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	100.00	237.00	0.7846	1.3526	1800 100	191,018
100 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =						191,018

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1985

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1304 SF Floor Area = 1582 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	556		
1 Story	Siding	Crawl Space	436		
1 Story	Siding	Crawl Space	312		
Total:			189,190	132,457	

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,422	995	
3 Fixture Bath		2	8,956	6,269	
Porches					
CGEP (1 Story)		144	10,420	7,294	
Deck					
Treated Wood		420	6,493	4,545	
Treated Wood		16	716	501	
w/Roof (Roof portion)		240	3,828	2,680	
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost		816	20,637	14,446	
Door Opener		2	1,054	738	
Water/Sewer					
Public Sewer		1	1,465	1,025	
Water Well, 100 Feet		1	5,734	4,014	
Built-Ins					
Appliance Allow.		1	2,713	1,899	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
Totals:			252,628	176,863	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 300,667

Parcel Number: 009-010-004-00

Page: 2

2026	Est.	T.C.V.	009-010-004-00	=	492,635	
Est. TCV/Total Floor Area = 311.40, Most recent sale 11/17/2008 for 1						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	212,700	212,700	212,700	117,266	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	33,600	0	0	3,166	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	246,300	246,300	246,300	120,432	120,432	0

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-010-005-00

2026 Est. T.C.V.

RAY MICHAEL J

Property Class: 401

1940 S SCHNEIDER ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S LINE OF
SEC 415.3 FT N 04 DEG 48' W 33.01 FT TO CONCRETE MONUMENT N 04 DEG 48' W 290.58
FT TO POB TH N 89 DEG 34' 16" W 263.33 FT TH N 28 DEG 15' 16" W 65 FT N 75 DEG
34' 14" E 292.20 FT S 04 DEG 48' E 132.52 FT TO POB. APP .63 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	409.15	0.9123	1.6374	1800	100		174,769
65 Actual Front Feet, 0.61 Total Acres								Total Est. Land Value = 174,769

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	84	50	258
Wood Frame	21.54	240	50	2,585
Total Estimated Land Improvements True Cash Value =				2,843

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls CD

Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1208 SF Floor Area = 1510 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,208		
Total:				167,128	100,277

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

WPP	235	4,566	2,740

Deck

Treated Wood	132	2,973	1,784

Garages

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

Base Cost	576	21,439	12,863
Door Opener	1	468	281

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
Totals:		210,092	126,056	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 214,295

2026 Est. T.C.V. 009-010-005-00 = 391,907

Est. TCV/Total Floor Area = 259.54

2025 Assessed MBOR S.E.V. Base for Cap IRM

169,800 169,800 169,800 76,086 2.70

Parcel Number: 009-010-005-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,200	0	0	2,054	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	196,000	196,000	196,000	78,140	78,140	78,140

009-010-006-00	2026 Est. T.C.V.	CHASE NELSON R
Property Class: 401		1930 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S SEC LINE 415.3 FT N 04 DEG 48' W 33.01 FT TO CONCRETE MONUMENT TH N 04 DEG 48' 00" W 423.35 FTT0 POB TH S 75 DEG 33' 14" W 284.67 FT TO SHORE SAPPHIRE LAKE TH N 34 DEG 01' 52" W ALG SHORE 45 FT N 60 DEG 30' 29" E 142.78 FT S 78 DEG 18' 00" E 180.32 FT TO POB. APP .55 A.		
Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
* Factors *		
Description	Frontage	Depth
A50'@1800/	45.00	322.50
45 Actual Front Feet,	0.33	Total Acres
Rate	%Adj.	Reason
1800	100	PROGRESSION
Total Est. Land Value =		Value
		126,615
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 4in Ren. Conc.	8.17	456 0
D/W/P: 3.5 Concrete	6.58	45 0
Metal Prefab	18.86	96 50
Residential Local Cost Land Improvements		Cash Value
Description	Rate	Size % Good
LAND IMPROVE 1000	1,000.00	1 95
Total Estimated Land Improvements True Cash Value =		1,855
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls C	Blt 1973
(11) Heating System: Forced Heat & Cool		
Ground Area = 1215 SF Floor Area = 1215 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Basement
1 Story	Siding	Crawl Space
		Size
		Cost New
		Depr. Cost
		405
		810
		Total:
		182,095
		118,361
Other Additions/Adjustments		
Recreation Room	400	7,588
		4,932
Plumbing		
Average Fixture(s)	1	1,422
		924
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	475	21,000
Common Wall: 1 Wall	1	-2,589
Door Opener	1	527
		13,650
		-1,683
		343
Water/Sewer		
Public Sewer	1	1,465
Water Well, 100 Feet	1	5,734
		952
		3,727
Built-Ins		
Appliance Allow.	1	2,713
		1,763
Fireplaces		
Exterior 1 Story	1	6,387
		4,152
Porches		
WPP	754	11,717
		7,616
Local Cost Items		
SANITARY SEWER	1	0
		0
		*94% Good
Totals:	238,059	154,737

Parcel Number: 009-010-006-00

Page: 2

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

263,053

2026 Est. T.C.V. 009-010-006-00						=	391,523
Est. TCV/Total Floor Area = 322.24							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	168,600	168,600	168,600	68,708	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	27,200	0	0	1,855	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	195,800	195,800	195,800	70,563	70,563	70,563	

009-010-007-002026 Est. T.C.V.GWISDALA ROBERT A & LORI
Property Class: 4011960 S SCHNEIDER ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S LINE
SEC 415.3 FT TH N 04 DEG 48' 00" W 33.01 FT TO CONCRETE MONUMENT TH N 04 DEG 48'
00" W 120.33 FT TO POB TH N 88 DEG 24' 00" W 302.10 FT TH N 29 DEG 19' 00" E
73.26 FT S 88 DEG 24' 00" E 260.74 FT S 04 DEG48' 00" E 65.25 FT TO POB. APP .45
A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	73.00	269.00	0.8759	1.4139	1800 100	162,737
73 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =						162,737

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.10	1920 0	0
Wood Frame		32.26	80 50	1,290
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				3,665

Cost Est. for Res. Bldg: 1Single Family BICls CBlt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	1,120		
1 Story	Siding	Overhang	80		
Total:				216,141	140,491

Other Additions/Adjustments					
Exterior					
Brick Veneer		128	2,120	1,378	
Plumbing					
Average Fixture(s)		1	1,422	924	
3 Fixture Bath		1	4,478	2,911	
Deck					
Treated Wood		354	5,802	3,771	
Water/Sewer					
Public Sewer		1	1,465	952	
Water Well, 100 Feet		1	5,734	3,727	
Built-Ins					
Appliance Allow.		1	2,713	1,763	
Fireplaces					
Interior 2 Story		1	6,520	4,238	
Porches					
CCP (1 Story)		20	988	642	
Local Cost Items					
SANITARY SEWER		1	0	0	*93% Good
Totals:			247,383	160,797	

Notes:

Parcel Number: 009-010-007-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

273,355

2026	Est.	T.C.V.	009-010-007-00	=	439,757	
Est. TCV/Total Floor Area = 234.91, Most recent sale 08/01/1998 for 132,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	189,600	189,600	189,600	102,557	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,300	0	0	2,769	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	219,900	219,900	219,900	105,326	105,326	0

009-010-008-00	2026 Est. T.C.V.	GWISDALA ROBERT & LORI TRUST
Property Class: 101		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W (3*1997) THAT PART OF GOV'T LOT 1 SEC 10 AFTER EXCLUDING THE LAND PLATTED AS SAPPHIRE LAKE ACRES AND EXC BEG AT SW COR OF SAID GOV'T LOT 1, GOING S 88 DEG 39' 40" E 453 FT ALONG S LINE OF SEC 10, TH N 33 FT; TO SW COR OF THE ST IN PLAT OF SAPPHIRE LAKE ACRES TH N 4 DEG 48' W, ALONG THE W LINE OF SAID ST 423.35 FT; TH N 78 DEG 18' W 413.60 FT; TO A PT ON E LINE OF LOT 1 IN SAID PLAT OF SAPPHIRE LAKE ACRES TH S 1 DEG 27'W 71.02 FT TO SE COR OF LOT 1 IN SAID PLAT, TH SE'LY ALG WATERS EDGE OF SAPPHIRE LAKE & TH W'LY ON BDRY OF SD GOV'T LOT 1 TO POB ONTHIS EXCEPTED PARCEL & EXC THAT PART OF GOV'T LOT 1 LYING W'LY OF A LINE DESC ASBEG AT NW COR LOT 11 SAPPHIRE LAKE ACRES TH N 09 DEG W 204.5 FT, N 16 DEG 15'E 116.83 FT, N 31 DEG 268.7 FT E 40 FT N 100 FT TO N LINE OF GOV'T LOT 1 & EXC PCL 1 IF THE SURVEY RECORDED IN LIBER S-3 PG 307 & EXC BEG S 72 DEG 20'E 41.72FT FROM NORTHERNMOST POINT OF SAPPHIRE LAKE ACRES SUB TH S 72 DEG 20'E 110 FT, N 34 DEG 10'12"E 248.06 FT, N 88 DEG 13' 58"W 124.92 FT, S 34 DEG 10'12"W 212.38 FT TO POB & EXC BEG 84.06 FT E, 394.86 FT S & S 01 DEG 21'46"W 30 FT FROM NW COR GOV'T LOT 1, TH S 01 DEG 21'46"W 200.10 FT, S 88 DEG 38'14"E 150 FT, N 01 DEG 21'46"E 200.10 FT, N 88 DEG 38' 14"W 150 FT TO POB. 34.6975A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 30 - 65	\$3800	34.10 Acres		3800	100	129,572
Residentia ROW @ ZERO		0.59 Acres		0	100	0
		34.69 Total Acres			Total Est. Land Value =	129,572

2026 Est. T.C.V. 009-010-008-00					=	129,572
Est. TCV/Total Floor Area = 69.22, Most recent sale 07/12/2019 for 84,900						
2025 Assessed	MBOR	S.E.V.		Base for Cap	IRM	
63,100	63,100	63,100		34,895	2.70	
2026 New Eq. Adjustment		Loss		Additions	Tax Adjustment	Losses
64,800	0	63,100		0	942	0
2026 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT
64,800	64,800	64,800		35,837	35,837	35,837

009-010-008-85
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SYKORA DANIEL & JAMIE
S SCHNEIDER ST
Lake City, MI 49651

SEC 10 T22N R8W (0*2001) BEG 84.06 FT E, 394.86 FT S & S 01 DEG 21'46"W 30 FT
FROM NW COR GOV'T LOT 1, TH S 01 DEG 21'46"W 200.10 FT, S 88 DEG 38'14"E 150 FT,
N 01 DEG 21'46"E 200.10 FT, N 88 DEG 38'14"W 150 FT TO POB. .6890A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	150.00	200.00	1.0746	0.8409	110	100		14,909	
150 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			14,909	

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

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

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

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

Garages			
Class: C Exterior: Pole (Unfinished)			
Door Opener	1	527	474
Base Cost	1200	28,380	25,542
Deck			
w/Roof (Roof portion)	480	7,205	6,484
Totals:		36,112	32,500

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 39,975

2026 Est. T.C.V. 009-010-008-85					=	55,854		
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/03/2020 for 380,000								
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM		
24,600	24,600	24,600		21,837	2.70			
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	3,300	0		0	589	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT	
27,900	27,900	27,900		22,426	22,426	22,426		

009-010-008-902026 Est. T.C.V.LYNCH MICHAEL P & LISA A TRUST
Property Class: 401S SCHNEIDER ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N R8W (3*1997) BEG S 72 DEG 20'E 41.72 FT FROM NORTHERNMOST POINT OF
SAPPHIRE LAKE ACRES SUB THS 72 DEG 20'E 110 FT, N 34 DEG 10'12"E 248.06 FT, N 88
DEG 13'58"W 124.92 FT, S34 DEG 10'12"W 212.38 FT TO POB. .62A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	110.00	245.00	1.1612	0.8847	250	100	R/T-5 LOC+5	28,250	
110 Actual Front Feet, 0.62			Total Acres		Total Est. Land Value =			28,250	

Cost Est. for Res. Bldg: 1Single FamilyGRG

Cls CD

Blt 2000

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			768	17,610	14,088
Water/Sewer					
Public Sewer			1	1,300	1,040
Totals:				18,910	15,128

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:25,718

2026 Est. T.C.V. 009-010-008-90					=	53,968
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/26/2000 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
22,900	22,900	22,900	12,575		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	339	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,000	27,000	27,000	12,914	12,914	0	

03/24/2026

12:37 PM

Valuation Report

DB: Lake2026

009-010-008-95

2026 Est. T.C.V.

ELLIS ROBERT T

Property Class: 402

S SCHNEIDER ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 10 T22N R8W PCL 1 OF THE SURVEY RECORDED IN LIBER S-3 PG 307. .367A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * IRREGULAR SHAPE

DescriptionFrontageDepthFrontDepthRate %Adj. ReasonValue

I 200' @ 250/40.00399.661.49530.999825010014,950

40 Actual Front Feet, 0.37 Total AcresTotal Est. Land Value =14,950

2026 Est. T.C.V. 009-010-008-95=14,950

Est. TCV/Total Floor Area = 0.00

2025 AssessedMBORS.E.V.Base for CapIRM

6,0006,0006,0001,7592.70

2026 New Eq. AdjustmentLossAdditionsTax AdjustmentLosses

01,50000470

2026 AssessedMBORS.E.V.Capped->Taxable<-PRE/MBT

7,5007,5007,5001,8061,8060

009-010-009-00	2026 Est. T.C.V.	SINKA WILLIAM & CORNELIA
Property Class: 401		1970 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG AT PT S 88 DEG 40' E 415.3 FT & N 4 DEG 48' W 93.2 FT TO
POB N 88 DEG 30' W 273.7 FT N 38 DEG 10' E 75.7 FT S 88 DEG24' E 222.1 FT S 4
DEG 48' E 60 FT TO POB PT GOVT LOT 1. .3861 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	60.00	280.31	0.9382	1.4344	1800	100	145,339
60 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =		145,339

Land Improvement Cost Estimates							
Description					Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete					6.58	300 0	0
D/W/P: 4in Concrete					6.96	160 0	0
Residential Local Cost Land Improvements							
Description					Rate	Size % Good	Cash Value
LAND IMPROVE 1000					1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =					950		

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1124 SF Floor Area = 1124 SF.

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

Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr.	Cost	
1 Story	Siding	Basement	1,124				
Total:				177,104	123,973		
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)			1	1,422	995		
2 Fixture Bath			1	2,996	2,097		
Porches							
CCP (1 Story)			48	1,531	1,072		
WGEP (1 Story)			156	13,556	9,489		
Garages							
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			768	26,258	18,381		
Water/Sewer							
Public Sewer			1	1,465	1,025		
Water Well, 100 Feet			1	5,734	4,014		
Built-Ins							
Appliance Allow.			1	2,713	1,899		
Local Cost Items							
SANITARY SEWER			1	0	0	*93% Good	
Totals:				232,779	162,945		

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 277,007

2026 Est. T.C.V. 009-010-009-00				=	423,296
Est. TCV/Total Floor Area = 376.60, Most recent sale 10/22/2018 for 168,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
181,300	181,300	181,300	115,982	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-010-009-00

Page: 2

	0	30,300	0	0	3,131	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	211,600	211,600	211,600	119,113	119,113	119,113

009-010-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOETJE HALEY M
1988 S SCHNEIDER ST
LAKE CITY, MI 49651

. SEC 10 T22N R8W (0*1998) BEG AT SW COR GOV'T LOT 1 TH S 88 DEG 24' E 414.70 FT
N 4 DEG 48' W 33.18 FT,N 04 DEG 48' W 60.31 FT,TH N 88 DEG 30' W 371.99 FT,TH S
20 DEG 54' 30" W 97.82 FTTO POB EXC BEG AT SW COR GOV'T LOT 1 TH N 89 DEG 25'W
39.31 FT, N 66 DEG 10'26" E 29 FT, SE'LY TO POB. .827A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	93.00	388.00	0.8048	1.6073	1800 100	216,529
93 Actual Front Feet, 0.83 Total Acres					Total Est. Land Value =	216,529

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Heat & Cool
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	952		
Total:				156,941	117,706

Other Additions/Adjustments

Recreation Room	852	16,162	12,121
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

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

Porches

CCP (1 Story)	72	2,208	1,656
WPP	256	5,276	3,957

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	320	16,278	12,208
Common Wall: 1.5 Wall	1	-3,883	-2,912
Door Opener	1	527	395
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Door Opener	3	1,581	1,186
Base Cost	1344	46,812	35,109

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 260,441 195,329

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 332,059

2026 Est. T.C.V. 009-010-010-00						=	553,338
Est. TCV/Total Floor Area = 581.24, Most recent sale 10/27/2021 for 260,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
239,900	239,900		239,900	172,440		2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	36,800		0	0	4,655	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
276,700	276,700		276,700	177,095	177,095		177,095

009-010-011-00	2026 Est. T.C.V.	ELLIS JO ANNE DENSER
Property Class: 401		1736 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W BEG 1320 FT W OF NE COR GOV'T LOT 1, TH S 100 FT, TH W TO SHORE OF SAPPHIRE LAKE, TH NE'LY TO A PT W OF POB, TH E TOPOB. .6061A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	100.00	264.00	0.7846	1.4046	1800	100	198,369
100 Actual Front Feet, 0.61 Total Acres					Total Est. Land Value =		198,369

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
Wood Frame	19.19	240	94 4,330
Total Estimated Land Improvements True Cash Value =			4,330

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1956

(11) Heating System: Wall/Floor Furnace

Ground Area = 812 SF Floor Area = 812 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	572		
1 Story	Siding	Crawl Space	240		
Total:			105,377	63,227	

Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade	1	1,939	1,163	
Plumbing				
Average Fixture(s)	1	988	593	
Porches				
CSEP (1 Story)	160	5,995	3,597	
WPP	96	2,409	1,445	
Water/Sewer				
Public Sewer	1	1,152	691	
Water Well, 100 Feet	1	5,150	3,090	
Built-Ins				
Appliance Allow.	1	1,607	964	
Fireplaces				
Exterior 1 Story	1	4,873	2,924	
Deck				
Treated Wood	24	1,032	619	
Local Cost Items				
SANITARY SEWER	1	0	0	*93% Good
Totals:		130,522	78,313	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 133,132

2026 Est. T.C.V. 009-010-011-00					=	335,831	
Est. TCV/Total Floor Area = 413.58							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
145,900	145,900	145,900		79,764	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	22,000	0	0	2,153	0	

Parcel Number: 009-010-011-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
167,900	167,900	167,900	81,917	81,917	0

009-010-012-00	2026 Est. T.C.V.	ELLIS ROBERT T
Property Class: 401		1738 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 40 FT S 89 DEG E 90 FT N 31 DEG E 40 FT TO POB. .0826 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	40.00	90.00	1.4953	0.6887	250 100	10,299
40 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =	10,299

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Metal Prefab	17.40	80 50	696
Total Estimated Land Improvements True Cash Value =			696

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1942

(11) Heating System: Wall/Floor Furnace
Ground Area = 348 SF Floor Area = 348 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	348	
Total:			46,612	27,967
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	711	
Deck				
Treated Wood	96	2,355	1,413	
Water/Sewer				
Public Sewer	1	1,300	780	
Water Well, 100 Feet	1	5,415	3,249	
Built-Ins				
Appliance Allow.	1	1,897	1,138	
Local Cost Items				
SANITARY SEWER	1	0	0	*93% Good
Totals:			58,764	35,258

Notes:

ECF (4014 SAPPHIRE LAKE BACK LOTS) 1.230 => TCV:	43,367

2026 Est. T.C.V. 009-010-012-00		=	54,362
Est. TCV/Total Floor Area = 156.21			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
26,700	26,700	26,700	14,104 2.70
2026 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	500	0	0 380 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
27,200	27,200	27,200	14,484 14,484 0

009-010-013-002026 Est. T.C.V.MACFARLANE JAMES C & TALIA A
Property Class: 4011750 S SCHNEIDER ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90
FT S 31 DEG W 50 FT TO POB N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT
N 31 DEG E 50 FT TO BEG. .1263 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	50.00	110.00	1.0000	1.0339	1800 100	93,053
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =						93,053

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	70 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 986 SF Floor Area = 1194 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	520		
1.25 Story	Siding	Basement	312		
1 Story	Siding	Slab	154		
Total:			182,456	118,588	

Other Additions/Adjustments				
Recreation Room				
		312	5,919	3,847
Basement, Outside Entrance, Below Grade				
		1	2,727	1,773

Plumbing				
Average Fixture(s)		1	1,422	924
3 Fixture Bath		1	4,478	2,911

Deck				
Treated Wood		156	3,388	2,202

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	23,910	15,541

Water/Sewer				
Public Sewer		1	1,465	952
Water Well, 100 Feet		1	5,734	3,727

Built-Ins				
Appliance Allow.		1	2,713	1,763

Fireplaces				
Wood Stove		1	2,503	1,627

Local Cost Items				
SANITARY SEWER		1	0	0 *93% Good

Totals:			236,715	153,855
Notes:				

Parcel Number: 009-010-013-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

261,554

2026	Est.	T.C.V.	009-010-013-00	=	355,557	
Est. TCV/Total Floor Area = 297.79, Most recent sale 06/10/2025 for 449,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	121,700	121,700	121,700	84,924	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	34,800	21,300	0	34,800	58,076	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	177,800	177,800	177,800	122,016	177,800	0

009-010-014-002026 Est. T.C.V.MACFARLANE JAMES C & TALAI A

Property Class: 4011760 S SCHNEIDER ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 100 FT S 62.4 FT W & S 31 DEG W 50 FT OF NW COR GOV'T LOT 1 TH N 89 DEG W 90 FT S 31 DEG W 100 FT S 89 DEG E 90 FTN 31 DEG E 100 FT TO POB. .2066 A. 2018-01744 INCLUDIG AN EASEMENT FOR WLKWAY PURPOSES OVER AND ACROSS THE FOLLOWING: BEG AT A POINT WHICH LIES 100 FT S 62.4 FT W AND S31DEG W 40 FT OF THE NW COR OF GOV LOT 1 SEC 10 T22N R8W FOR A POINT OF BEG; TH N89DEG W 20 FT TO THE SHORE OF LAKE SAPPHIRE; TH S31DEG W10 FT; TH S89DEG E 200 FT; TH N31DEG E 10 FT TO POB

MECHANICAL IN CONCETE CRAWL

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	90.00	100.00	1.2209	0.7071	250	100	19,425
90 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =							19,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1942

(11) Heating System: Space Heater
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	424		
1 Story	Siding	Crawl Space	200		
Total:				94,713	61,560

Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade					
			1	2,727	1,773
Plumbing					
Average Fixture(s)			1	1,422	924
Deck					
Treated Wood			220	4,255	2,766
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 100 Feet			1	5,734	3,727
Built-Ins					
Appliance Allow.			1	2,713	1,763
Local Cost Items					
SANITARY SEWER			1	0	0
					*93% Good
Totals:				113,029	73,465

Notes:

ECF (4014 SAPPHIRE LAKE BACK LOTS) 1.230 => TCV: 90,362

2026 Est. T.C.V. 009-010-014-00				=	109,787
Est. TCV/Total Floor Area = 175.94, Most recent sale 06/10/2025 for 449,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
46,700	46,700	46,700	33,335	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
6,900	1,300	0	6,900	14,665	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,900	54,900	54,900	41,135	54,900	0

009-010-015-002026 Est. T.C.V. BECK NANCY E
Property Class: 4011740 S SCHNEIDER ST
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 10 T22N R8W BEG 100 FT S & 152.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 110 FT TO LAKE SAPPHIRE S 31 DEG W 50 FT S 89 DEG E 200FT N 31 DEG E 10 FT N 89 DEG W 90 FT N 31 DEG E 40 FT TO POB. .1470 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	50.00	130.00	1.0000	1.0962	1800 100	98,656
50 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =	98,656

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	94	1,923
Wood Frame	25.57	80	94	1,923
Total Estimated Land Improvements True Cash Value =				3,846

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Space Heater
Ground Area = 320 SF Floor Area = 320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	320	
			Total:	42,704 25,622
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	988 593
Porches				
WGEP (1 Story)			216	14,103 8,462
Deck				
Pine			80	1,665 999
Water/Sewer				
Public Sewer			1	1,152 691
Water Well, 100 Feet			1	5,150 3,090
Built-Ins				
Appliance Allow.			1	1,607 964
Local Cost Items				
SANITARY SEWER			1	0 0 *93% Good
			Totals:	67,369 40,421

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 68,715

2026 Est. T.C.V. 009-010-015-00					=	171,217
Est. TCV/Total Floor Area = 535.05						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,900	74,900	74,900	34,345	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,700	0	0	927	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,600	85,600	85,600	35,272	35,272	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-010-016-00	2026 Est. T.C.V.	LYNCH LISA
Property Class: 401		1764 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90
FT S 31 DEG W 100 FT TO POB TH N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110
FT N 31 DEG E 50 FT TO BEG. .1263 A.

REPLACEMENT WINDOWS INSTALL EST. 2010 PER ROCHELLE BURK TRUSTEE OF ESTATE- TIM

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	110.00	1.0000	1.0339	1800	100		93,053
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 93,053

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	120	71	525
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,475

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	137,116	82,269

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,185

711

Porches

WGEP (1 Story)

100

9,343

5,606

Deck

Treated Wood

160

3,371

2,023

Water/Sewer

Public Sewer

1

1,300

780

Water Well, 100 Feet

1

5,415

3,249

Built-Ins

Appliance Allow.

1

1,897

1,138

Carports

Comp.Shingle

180

2,644

1,586

Local Cost Items

SANITARY SEWER

1

0

0

*93% Good

Totals:

162,271

97,362

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

165,515

2026 Est. T.C.V. 009-010-016-00

=

260,043

Est. TCV/Total Floor Area = 270.88, Most recent sale 03/19/2015 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
111,100	111,100	111,100	70,142	2.70

Parcel Number: 009-010-016-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,900	0	0	1,893	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	130,000	130,000	130,000	72,035	72,035	0

009-010-017-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (3*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH, TH S 28 DEG 57'E 30.55, N 89 DEG W 178.53 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB EXC BEG N 28 DEG 57'W 259.36 FT & S 61 DEG 03'W 50 FT FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S 61 DEG 03'W 50 FT, N 28 DEG 57"W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 50 FT TO POB. 10.7726A.

2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65;SPLIT ON 04/28/2014 INTO 009-010-017-64;SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60; SPLIT ON 05/17/2017 INTO 009-010-017-59; SPLIT ON 11/08/2017 INTO 009-010-017-58; SPLIT ON 02/08/2019 INTO 009-010-017-63; SPLIT ON 9/9/2019 TO 009-010-017-86

FORMERLY SEC 10 T22N R8W (3*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 93.53 FT, N 08 DEG 38'15"W89.42, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB. EXC BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB 10.7726A. 2018 SPLIT PART TO -63 2019-00045, 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65;SPLIT ON 04/28/2014 INTO 009-010-017-64;SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60; SPLIT ON 5/17/2017 ONTO 009-010-017-59; SPLIT ON 11/3/2017 INTO 009-010-017-58

FORMERLY SEC 10 T22N R8W (3*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB. EXC BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB 10.8426A.

2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65;SPLIT ON 04/28/2014 INTO 009-010-017-64;SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60; SPLIT ON 5/17/2017 ONTO 009-010-017-59; SPLIT ON 11/3/2017 INTO 009-010-017-58

FORMERLY SEC 10 T22N R8W (4*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. ALSO BEG S 66 DEG 48'19"W 40.31 FT & S 18 DEG 13'32"E 150.8 FT FROM NW COR LOT 23, TH S 18 DEG 13'32"E 50 FT, S 64 DEG 54'37"W 50 FT, N 18 DEG 13'32"E 50 FT, N 66 DEG 48'19"E 50 FT TO POB.

2014 SPLIT FOR 2015 ROLL - .057 A TO 010-017-61
2014 SPLIT FOR 2015ROLL - .1148A TO 010-017-62 SLACHTER
2014 SPLIT FOR 2015ROLL - .1 A TO 010-017-64 CLOVER
2013 SPLIT FOR 2014 ROLL - .0574ACRE 010-017-65
2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011
2010 SPLIT FOR 2011 ROLL - .23 ACRE SPLIT TO 600-094-00
2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006
11/03/2017 SPLIT #2 FOR 2017 TO 009-010-017-58

FORMERLY SEC 10 T22N R8W (4*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. ALSO BEG S 66 DEG 48'19"W 40.31 FT & S 18 DEG 13'32"E 150.8 FT FROM NW COR LOT 23, TH S 18 DEG 13'32"E 50 FT, S 64 DEG 54'37"W 50 FT, N 18 DEG 13'32"E 50 FT, N 66 DEG 48'19"E 50 FT TO POB & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'18"W 100 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 58'47"E 50 FT, S 28 DEG 57'02"E 50 FT TO POB. EXC BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB 10.8426A. 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011; SPLIT ON 01/06/2014 INTO 009-010-017-65;SPLIT ON 04/28/2014 INTO 009-010-017-64;SPLIT ON 11/18/2014 INTO 009-010-017-62; SPLIT ON 01/14/2015 INTO 009-010-017-61; SPLIT ON 05/08/2015 INTO 009-010-017-60; 2017 SPLIT FOR 2018 ROLL - .574A TO 010-017-59

FORMERLY SEC 10 T22N R8W (4*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVENBEACH, TH S 28 DEG 57'E 30.55 , N 89 DEG W 83.53 FT, N 01 DEG E 44.83 FT, N 28 DEG 57'W 50 FT, N61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB. ALSO BEG S 66 DEG 48'19"W 40.31 FT & S 18 DEG 13'32"E 150.8 FT FROM NW COR LOT 23, TH S 18 DEG 13'32"E 50 FT, S 64 DEG 54'37"W 50 FT, N 18 DEG 13'32"E 50 FT, N 66 DEG 48'19"E 50 FT TO POB. 2014 SPLIT FOR 2015 ROLL - .057 A TO 010-017-61 2014 SPLIT FOR 2015ROLL - .1148A TO 010-017-62 SLACHTER 2014 SPLIT FOR 2015ROLL - .1 A TO 010-017-64 CLOVER 2013 SPLIT FOR 2014 ROLL - .0574ACRE 010-017-65 2011 PARCEL 009-010-017-00 SPLIT ON 01/03/2011 2010 SPLIT FOR 2011 ROLL - .23 ACRE SPLIT TO 600-094-00 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006

FORMERLY: SEC 10 T22N R8W (4*2001) GOV'T LOT 3 W OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT E EXC BEG S 61 DEG 03'00" W 39.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH, TH S 61 DEG 03'00" W 50 FT, N 28 DEG 57' W 100 FT, N 61 DEG 03' E 50 FT, S 28 DEG 57' E 100 FT TO POB & EXC BEG S 28 DEG 57' E 147.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03' W 50 FT, N 28 DEG 57' W 50 FT, N 61 DEG 03' E 10 FT, N 28 DEG 57' W 50, S 61 DEG 03' W 10 FT, N 28 DEG 57'02" W 50 FT, N 28 DEG 58'47" W 175 FT, N 61 DEG 03'E 50 FT, S 28 DEG 58'47" E 175 FT,S 28 DEG 57' E 150 FT TO POB & EXC BEG S 66 DEG 48'19" W 40.31 FT FROM NW COR LOT 23 BIRCHAVEN BEACH TH S 18 DEG 13'32" E 100.8 FT, S 66 DEG 48'19" W 50 FT, N 18 DEG 13'32" W 201.6 FT, N 18 DEG 25'16" W 53.54 FT, N 18 DEG 16'W 50 FT, N 18 DEG 05'05"W 98.3 FT, N 18 DEG 01'13" W 47.29 FT, N 64 DEG 54'40" E 50 FT, S 18 DEG 13'32" E 48.93 FT, S 18 DEG 11'45" E 102.75 FT, S 18 DEG 16'E 50 FT, S 18 DEG 18'32" E 48.86 FT, S 18 DEG 13'32" E 100.8 FT TO POB & EXC BEG N 28 DEG 57;W 259.36 FT FROM SE COR LOT 60, TH S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 50 FT TO POB. 11.0393 A M/L

Split/Comb. on 09/10/2019 completed 09/10/2019 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-86;

Split/Comb. on 02/08/2019 completed 02/08/2019 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-63;

Split/Comb. on 11/03/2017 completed 11/03/2017 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-58;

Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-59;

SPLIT ON 5/15/2017 TO 010-017-59 .574A - PARTENT IS MULTI PARCEL TRACT. SPLIT
APPROVED BY DALE MOSHER
2014-04155SPLIT ON 12/31/2014 COMPLETED 12/31/2014 TIM LOT LINE TRANSFER -
EXEMPT .57A M/L
2014-03496 WD SPLIT TO SLACHTER .1148 A M/L -017-62
FINK ARNOLD &CAROLE SPLIT .0574AC
SEC 10 T22N R8W (4*2001) GOV'T LOT 3 W OF BIRCHAVEN BEACH UNIT NO 1 & N OF
SAPPHIRE LAKE PLAT EXC BEG S 61 DEG 03'00"W 39.37 FT FROM SW COR LOT 4 BIRCHAVEN
BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'00"W 100 FT, N 61 DEG 03'00"E 50
FT, S 28 DEG 57'00" E 100 FT TO POB EXC BEG S 28 DEG 57' 00"E 297.88 FT FROM NE
COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'00"W 200 FT,
N 61 DEG 03'00"E 10 FT, N 28 DEG 57'00"W 50 FT, S 61 DEG 03'00"W 10 FT, N 28 DEG
57'02" W 50 FT, N 28 DEG 58'47"W 267.14 FT,N 26 DEG 38'26"W 14.88 FT, N 64 DEG
54'37"E 49.53 FT, S 28 DEG 58'47"E 280.89 FT,S 28 DEG 57'00"E 297.88 FT TO POB &
EXC BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 23 BIRCHAVEN BEACH, TH S 18
DEG 13'32"E 100.8 FT, S 66 DEG 48'19"W 50 FT, N 18 DEG 13'32"W 201.6 FT, N 18
DEG 25'16"W 53.54 FT, N 18 DEG 16'00"W 50 FT, N 18 DEG 05'05"W 98.3 FT, N 18 DEG
01'13"W 47.29 FT, N 64 DEG 54'40"E 50 FT, S 18 DEG 13'32"E 48.93 FT, S 18 DEG
11'45"E 102.75 FT, S 18 DEG 16'00"E 50 FT, S 18 DEG 18'32"E 48.86 FT, S 18 DEG
13'32"E 100.8 FT TO POB & EXC BEG N 28 DEG 57'W 259.36 FT FROM SE COR LOT 60, TH
S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 50
FT TO POB & EXC BEG N 01 DEG E 30 FT & N 89 DEG W 40 FT FROM SE COR SAPPHIRE
LAKE PLAT 2, TH N 89 DEG W 100 FT, N 1 DEG E 100 FT, S 89 DEG E 100 FT, S 1 DEG
W 100 FT TO POB. 10.7351A. 2006 PARCEL 009-010-017-00 SPLIT ON 02/15/2006 2011
PARCEL 009-010-017-00 SPLIT ON 01/03/2011

05 SPLIT .12 AC. TO 017-72 FOR 06..EXEMPT..ADJ OWNER (LOT 28)
05 SPLIT .10 AC. TO 017-71 FOR 06..EXEMPT..ADJ OWNER (LOTS 18 & 19)
05 SPLIT .05 AC. TO 017-70 FOR 06..EXEMPT..ADJ OWNER (LOT 6)
05 SPLIT .11 AC. TO 017-69 FOR 06..EXEMPT..ADJ OWNER (LOT 12)
05 SPLIT .05 AC. TO 017-68 FOR 06..EXEMPT..ADJ OWNER (LOT 49)
05 SPLIT .017 AC. TO 017-67 FOR 06..EXEMPT..ADJ OWNER (LOT 49)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia LAKEMISS@\$4000		10.65 Acres	4000	100	ADJ TO SUBDIVISON	42,612
		10.65 Total Acres			Total Est. Land Value =	42,612

2026 Est. T.C.V. 009-010-017-00				=	42,612	
Est. TCV/Total Floor Area = 44.39						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,300	21,300	21,300	12,366	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	333	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,300	21,300	21,300	12,699	12,699	0	

009-010-017-58
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLEISCHMAN JOSEPH B & SUSAN K
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2017) (PCL 13B) BEG 61 DEG 03'W 39.37 FR FROM SE COR LOT 4,
BIRCHAVEN BEACH UNIT NO 1, TH S 28 DEG 57'E 59.36 FT, N 89 DEG 00'W 57.70 FR, N
28 DEG 57'W 30.55 FT, N 61 DEG 03'E 50 FTTO POB .. 05A.
SPLIT ON 11/08/2017 FROM 009-010-017-00;

Split/Comb. on 11/03/2017 completed 11/03/2017 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-58;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	25.00	43.56	1.4142	0.5745	110	100		2,234	
A 200' @ 110/FF	25.00	43.56	1.4142	0.5745	110	0	ROAD ENCROACHMENT	0	
50 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =								2,234	

2026 Est. T.C.V. 009-010-017-58					=	2,234
Est. TCV/Total Floor Area = 2.33, Most recent sale 11/13/2017 for 1,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
900	900	900	585		2.70	
2026	New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
0	200	0	0		15	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
1,100	1,100	1,100	600		600	0

009-010-017-59
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOORE SHERMAN W & JUDITH G
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

5/2017 SPLIT FROM 009-010-017-00 SEC10T22NR8W BEG N28DEG57'W259.36' &
S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50',
N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB .0574 A

Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-59;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100	10,511
50 Actual Front Feet,	0.06	Total Acres			Total Est. Land Value =		10,511

2026 Est. T.C.V. 009-010-017-59	=	10,511
Est. TCV/Total Floor Area = 10.95, Most recent sale 05/24/2017 for 4,000		
2025 Assessed	MBOR	S.E.V.
4,200	4,200	4,200
	3,103	2.70
2026 New Eq. Adjustment	Loss	Additions
0	1,100	0
		83
2026 Assessed	MBOR	S.E.V.
5,300	5,300	5,300
	3,186	3,186
	->Taxable<-	PRE/MBT
		3,186

009-010-017-60
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DEBOER JULIE
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

2015-00603 & 2015-01475 SCRIVENERS A PARCEL OF LAND IN THE NORTHEAST GOVERNMENT LOT 2, SEC 10T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHAVEN BEACH DRIVE, THENCE S61°03'00"W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'00"W 50.00 FEET, THENCE N28°57'18"W 100.00 FEET, THENCE N61°03'00"E 50.00 FEET, THENCE S28°58'47"E 50.00 FEET, THENCE S28 57'02"E 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS, AND RESTRICTIONS OF RECORD.

2015-00603 EXEMPT LOT LINE TRANSFER FROM 010-017-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	50.00	1.1892	0.5946	250	100		17,678
100 Actual Front Feet, 0.12			Total Acres		Total Est. Land Value =			17,678

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements True Cash Value =				1,023

2026 Est. T.C.V. 009-010-017-60					=	18,701
Est. TCV/Total Floor Area = 19.48, Most recent sale 01/20/2015 for 6,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
7,100	7,100	7,100	3,103		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	83	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,400	9,400	9,400	3,186	3,186	0	

009-010-017-61
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CLOVER JAMES P & LORI
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

2014-04155 SPLIT FROM 010-018-00 IN THE NORTHEAST 1/4 OF SECTION 10, R22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE N28°57'W 109.36 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF BIRCHAVEN BEACH DRIVE OF SAID PLAT, THENCE S61°03'W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'W 50.00 FEET, THENCE N28°57'W 50.00 FEET, THENCE N61°03'E 50.00 FEET, THENCE S28°57'E 50.00 FEET TO THE POINT OF BEGINNING. .057 A M/L

2014-04155 SPLIT ON 12/31/2014 COMPLETED 12/31/2014 TIM

LOT LINE TRANSFER - EXEMPT;

PARENT PARCEL(S): 009-010-018-00;

CHILD PARCEL(S): 009-010-017-61;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100	10,511
50 Actual Front Feet,	0.06	Total Acres			Total Est. Land Value =		10,511

2026 Est. T.C.V. 009-010-017-61	=	10,511
Est. TCV/Total Floor Area = 10.95, Most recent sale 10/24/2014 for 4,000		
2025 Assessed	MBOR	S.E.V.
4,200	4,200	4,200
		Base for Cap
		IRM
		2,706
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	1,100	0
		Tax Adjustment
		73
		0
2026 Assessed	MBOR	S.E.V.
5,300	5,300	5,300
		Capped
		->Taxable<-
		2,779
		2,779
		PRE/MBT
		0

009-010-017-62
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SLACHTER MICHAEL & KIMBERLY
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

2014-03496 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE , AND STATE OF MICHIGAN
COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN
THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT
#1; THENCE N28°57'00"W 159.36 FEET ALONG THE
WESTERLY RIGHT-OF-WAY OF BIRCHAVEN BEACH DRIVE OF SAID PLAT TO THE POINT OF
BEGINNING ; THENCE S61°03'00"W 50.00 FEET ; THENCE N28°57'00"W 100.00 FEET
PARALLEL TO SAID RIGHT- OF- WAY ; THENCE N61°03'00"E 50.00 FEET TO A POINT ON
SAID RIGHT-OF-WAY; THENCE 828°57' 00"E 100.00 FEET ALONG SAID RIGHT-OF-WAY TO
THE POINT OF BEGINNING.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	50.00	50.00	1.2779	0.5946	250	100		9,498	
I 200' @ 250/	25.00	50.00	1.2779	0.5946	250	100	1/2 OF 50'	4,749	
75 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =			14,247	

2026 Est. T.C.V. 009-010-017-62					=	14,247		
Est. TCV/Total Floor Area = 14.84, Most recent sale 08/18/2014 for 10,000								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
5,700	5,700		5,700		4,474		2.70	
2026	New	Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses
	0	1,400	0		0		120	0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
7,100	7,100		7,100		4,594		4,594	0

009-010-017-63
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CLOVER JAMES P & LORI
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

2019-00045 BEG S61DEG03'00"W 89.37FT, S28DEG57'00"E 30.55 FT, & N 89DEG 00'00"W 83.53FT FROM SW COR LOT 4 BIRCHAVEN BEACH UNIT, TH N 89DEG00'00"W 10FT, N08DEG38'15"W89.42FT, S28DEG57'0"E50FT, S01DEG01'00"W44.83FT TO POB SECT0T22NR8W .02A
2019-00045 SPLIT ON 08/01/2018 FROM 009-010-017-00;

Split/Comb. on 02/08/2019 completed 02/08/2019 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-63;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	10.00	87.12	2.0000	0.6831	110	100		1,503
10 Actual Front Feet, 0.02 Total Acres							Total Est. Land Value =	1,503

2026 Est. T.C.V. 009-010-017-63 = 1,503

Est. TCV/Total Floor Area = 1.57, Most recent sale 08/01/2018 for 1,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
600	600	600	541	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	14	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	555	555	0	

009-010-017-64
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CLOVER JAMES P & LORI
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

2014 SPLIT FROM 009-010-017-00 BEG S61DEG03'00"W 83.53 FT FROM SW COR LOT 4 BIRCHAVEN BEACH THEN S 28'57'00"E30.55FT N89'00'00"W 83.3 FT, N 01'00'00" E 44.83FT, N61'03'00" E 0 FT, S 28'57'00" E 50 FT TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	50.00	87.12	1.4142	0.6831	250	100		12,076	
50 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =			12,076	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	809 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls C Blt 2014

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

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

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1165	40,577	38,954
Totals:		40,577	38,954

Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 47,913

2026 Est. T.C.V. 009-010-017-64					=	60,939
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/14/2014 for 6,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,800	30,800	30,800	19,530	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	0	527	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,500	30,500	30,500	20,057	20,057	0	

009-010-017-65
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FINK ARNOLD & CAROLE
S BIRCHAVEN BEACH DR
,

2013-04024 AFF&WD COMMENCING AT A FOUND IRON AT THE NORTHWESTERLY CORNER OF LOT 23 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #I; THENCE S66DEG48'19"W 40.31 FEET ALONG THE WESTERLY EASEMENT LINE FOR BIRCHAVEN BEACH DRIVE; THENCE S18DEG13'32"E 100.80 FEET ALONG SAID EASEMENT LINE TO THE POINT OF BEGINNING; THENCE S18DEG13 '32"E 50 FEET ALONG SAID EASEMENT LINE, THENCE N66DEG48'19"W50 FEET; THENCE N18DEG 13 '32"W 50 FEET; THENCE N66DEG48'19"E 50 FEET TO THE POINT OF BEGINNING. .0574A
2013 SPLIT FROM 009-010-017-00

2013 EXEMPT SPLIT FOR 2014 ROLL FROM INDIAN LAKES 10-017-00 - .0574ACRE
010-017-65

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511	
50 Actual Front Feet,	0.06	Total Acres		Total Est. Land Value =			10,511		

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	27.77	64	50	888
Total Estimated Land Improvements True Cash Value =				888

2026 Est. T.C.V. 009-010-017-65					=	11,399
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
4,600	4,600	4,600	1,949		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	52	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,700	5,700	5,700	2,001	2,001	0	

009-010-017-662026 Est. T.C.V.NORMAN RANDALL M & CHRISTIE M TRUST

Property Class: 401SIXTH ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N R8W (0*2010) BEG N 01 DEG E 30 FT & N 89 DEG W 40 FT FROM SE COR
SAPPHIRE LAKE PLAT 2, TH N 89 DEG W 100 FT, N 1 DEG E 100 FT, S 89 DEG E 100 FT,
S 1 DEG W 100 FT TO POB. .2296A. 2006 Parcel 009-010-017-00 Split on 02/15/2006
2011 Split of 009-010-017-00 on 01/03/2011

SEC 10 T22N R8W LOT 93 & 94 SAPPHIRE LAKE PLAT 2.

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 10, T22N, R8W, LAKE TOWNSHIP,
MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMM SE CNR OF THE RECORDED PLAT OF
"SAPPHIRE LAKE PLAT NO.2" AND ALSO BEING A POINT ON THE CENTERLINE OF SIXTH
STREET AND EAST ROW LINE OF CHIPPEWA AVENUE, THENCE NLOOO'E
30.00 FT ALONG SAID EAST PLAT LINE, THENCE N89°00'W 40.00 TO POINT ON THE ROW
LINES OF SAID CHIPPEWA AVE. AND SIXTH STREET AND POB THENCE N89°00'W 100.00 FT
ALONG NORTH ROW LINE OF SIXTH ST TO SE CNR LOT 95 OF SAID PLAT, THENCE NORTH
N01°00'E 100.00 FT ALONG EAST LINE OF SAID LOT 95 TO A POINT ON SOUTH ROW LINE
OF PUBLIC HIGHWAY, THENCE 889°00'E 100.00 FT ALONG SAID S. RIGHT OF WAY LINE TO
A POINT ON WEST ROW LINE OF SAID CHIPPEWA AVENUE, THENCE SOL°00'W 100.00 FT
ALONG SAID W. ROW LINE TO THE POB. CONTAINING 0.23 ACRS MOL
SUBJECT TO EASEMENTS, RESERVATION AND RESTRICTIONS OF RECORD
2010 SPLIT FROM 009-010-017-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
				* Factors *		93 & 94	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	50.00	100.00	1.1892	0.7071	250	100	10,511
I 200' @ 250/	50.00	100.00	1.1892	0.7071	250	100	10,511
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		21,022

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	913	0	0
D/W/P: Crushed Rock	2.26	230	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1Single FamilyGRG

ClsC

Blt 2011

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Door Opener		2		1,054	949
Base Cost		1522		53,011	47,710
Totals:				54,065	48,659

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:82,720

2026 Est. T.C.V. 009-010-017-66					=	106,117
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/22/2010 for 14,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
46,300	46,300	46,300	25,565	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,800	0	0	690	0

Parcel Number: 009-010-017-66

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	53,100	53,100	53,100	26,255	26,255	0

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-010-017-67
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FISH SALLIE TRUST
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

2006P284 BEG N 28DEG 58' 47" W 265.18 FT FROM NE COR LOT 49 BIRCHAVEN BEACH
THENCE S 64 DEG 54' 54" W 50.14 FT, N26 DEG 38' 26" W 14.98 FT, N64 DEG 54' 37"
E 49.53 FT, S 28 DEG 58'47" E 15.01 FT TO POB. .0172 AC. SEC 10 T22N, R8W,

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

PART OF LOT

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	15.00	50.00	1.9109	0.5946	110	100		1,875
15 Actual Front Feet, 0.02 Total Acres Total Est. Land Value =								1,875

2026 Est. T.C.V. 009-010-017-67

=

1,875

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/03/2004 for 750

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

800

800

800

535

2.70

2026

New Eq.

Adjustment

Loss

Additions

Tax Adjustment

Losses

0

100

0

0

14

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

900

900

900

549

549

0

009-010-017-68
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MUDREY MICHAEL S & GINA M
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

BEG S 28D 57M E 247.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH; TH S 28D 57M E 50 FT; S 61D 03M N 50 FT; N 28D 57M W 50 FT; N 61D 08M E 50 FT TO POB. --.057 AC-- SEC 10 T22N R8W

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511	
50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value =	
								10,511	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				1,258

2026 Est. T.C.V. 009-010-017-68					=	11,769
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/19/2019 for 277,700						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
4,800	4,800	4,800	4,438		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	119	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,900	5,900	5,900	4,557	4,557	0	

009-010-017-69
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZYSK CAROLYN D
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

BEG S 28DEG57' E 147.88' FROM NE COR LOT 49 BIRCHHAVEN BEACH TH S 28DEG57' E 50'
S 61D 03' W 50', N 28D 57' W 50', N 61D 03' E 50' TO POB SEC 10 T22N R82 .574
A
8/2017 SPLIT .0574 A TO 009-010-017-96
BEG S 28D 57M E 147.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH TH S 28E 57M E 100
FT; S 61D 03M W 50 FT; N 28D 57M W 100 FT; W 61D 03M E 50 FT TO POB. --11.48
AC--
SEC 10 T22N R8W

8/2017 SPLIT .574 A TO 010-017-96
05 SPLIT .11 AC FROM 010-017-00 FOR 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	50.00	1.1892	0.5946	250	100		17,678
100 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =			17,678		

2026 Est. T.C.V. 009-010-017-69 = 17,678

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/08/2005 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM				
7,100	7,100	7,100	1,944	2.70				

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	1,700	0	0	52	0		

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
8,800	8,800	8,800	1,996	1,996	0			

009-010-017-70
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOORE SHERMAN & JUDITH G
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

BEG N28D57M W 259.36 FT SE COR LOT 60 BIRCHHAVEN BEACH TH S61D03M W 50 FT
N28D57M W 50 FT; N 61D03M E 50 FT; S28D57M E 50 FT TO POB --.0574 AC--
SEC 10 T22N R8W

05 Split .057 Ac from 010-017 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511	
50 Actual Front Feet,	0.06	Total Acres			Total Est. Land Value =			10,511	

2026 Est. T.C.V. 009-010-017-70					=	10,511	
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2005 for 3,900							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
4,200	4,200	4,200	3,788	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,100	0	0	102	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300	5,300	5,300	3,890	3,890	0		

03/24/2026

Valuation Report

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DB: Lake2026

009-010-017-71

2026 Est. T.C.V.

FISH SALLIE TRUST

Property Class: 402

S BIRCHAVEN BEACH DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2005)

BEG N 28 DEG 58'47"W 177.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH S

61 DEG 03'W 50 FT, N 28 DEG 58'47"W 92.14 FT, N 64 DEG 54'54"W 50.14 FT, S 28

DEG 58'47"E 88.76 TO POB. .1040A

05 Split .10 from 017-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	90.00	50.00	1.2209	0.5946	250	100		16,335
90 Actual Front Feet, 0.10 Total Acres								
Total Est. Land Value =								16,335

2026 Est. T.C.V. 009-010-017-71

=

16,335

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/25/2005 for 5,200

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

6,500

6,500

6,500

3,959

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

1,700

0

0

106

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

8,200

8,200

8,200

4,065

4,065

0

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Valuation Report

DB: Lake2026

009-010-017-72	2026 Est. T.C.V.	SMITH GLEN & SARAH
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2005) BEG S 66 D 56' 31" W 40.67 FT FROM SW COR OF LOT 30 BIRCHAVEN BEACH, S 18 D 11' 45" E 102.75 FT, S 71D 54' 46" W 50 FT, N 18 D 05' 05" W 98.3 FT, N 66 D 48' 19" E 50 FT TO POB. .1154 A M/L

05 Split from 017-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	101.00	50.00	1.1863	0.5946	250	100		17,810
101 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								17,810

2026 Est. T.C.V. 009-010-017-72	=	17,810			
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/11/2005 for 7,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,100	7,100	7,100	3,895	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	105	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,900	8,900	8,900	4,000	4,000	0

009-010-017-73
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

COEBLY JUDITH L TRUST
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 64D 54' 40" W 40.93 FT FROM SW COR LOT 30 BIRCHAVEN BEACH UNIT, TH S 18D 13' 32" E 48.93 FT, S 66D 48' 19" W 50 FT, N 18D 01' 13" W 47.29 FT, N 64D 54' 40" E 50 FT TO POB. .05 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	50.00	43.20	1.4142	0.5733	250	100		10,134	
50 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =								10,134	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	300	50	970
Wood Frame	24.12	140	95	3,208
Total Estimated Land Improvements True Cash Value =				4,178

2026 Est. T.C.V. 009-010-017-73					=	14,312
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2004 for 3,700						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,100	6,100	6,100	2,853	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	77	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,200	7,200	7,200	2,930	2,930	0	

009-010-017-74	2026 Est. T.C.V.	COUGHLIN JOHN T & BERNITA M
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2004)
BEG S 67 DEG 01' 47" W 40.25 FT FROM NW COR LOT 25 BIRCHAVEN BEACH TH S 66 DEG
48' 19" W 50 FT, N 18 DEG 25' 16" W 53.34 FT, N 71 DEG 49' 39" E 49.92 FT, S 18
DEG 18' 32" E 48.96 FT TO POB. -- .0587 A M/L--

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet, 0.06 Total Acres					Total Est.		Land Value =	10,511

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	151	95	1,052
Total Estimated Land Improvements True Cash Value =				1,052

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2010

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Garages

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

Base Cost	912	33,197	29,877
Storage Over Garage	228	3,019	2,717
Door Opener	1	527	474

Totals:	36,743	33,068

Notes: GARAGE

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 40,674

2026 Est. T.C.V. 009-010-017-74 = 52,237

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
26,700	26,700	26,700	12,920	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-600	0	0	348	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	26,100	26,100	26,100	13,268	13,268	13,268

03/24/2026

Valuation Report

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DB: Lake2026

009-010-017-75

2026 Est. T.C.V.

DEBOER JULIE

Property Class: 402

S BIRCHAVEN BEACH DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2004) .0574 A M/L

BEG N 28 DEG 58' 47" W 2.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH PLAT, TH S 61

DEG 03' W 50 FT, N 28 DEG 58' 47" W 50 FT, N 61 DEG 03'

E 50 FT, S 28 DEG 58' 47" E 50 F TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,	0.06	Total Acres	Total Est. Land Value =				10,511	

2026 Est. T.C.V. 009-010-017-75 = 10,511

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,200	4,200	4,200	796	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	21	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,300	5,300	5,300	817	817	0

009-010-017-77	2026 Est. T.C.V.	GRIER R DIXON & PATRICIA A TRUST
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 10 T22N R8W (0*2004) .0574 A M/L		
BEG N 28D 57' W 109.36 FT FROM SE COR LOT 60 BIRCHAVEN BEACH UNIT; S 61D 03' W 50 FT; N 28D 57' W 50 FT; N 61D 03' E 50 FT; S 28D 57' E 50 FT TO POB.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
I 200' @ 250/	50.00	50.00
50 Actual Front Feet,	0.06 Total Acres	
Rate	%Adj.	Reason
250	100	
Total Est. Land Value =		Value
		10,511
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 4in Ren. Conc.	8.17	320 0
Residential Local Cost Land Improvements		
Description	Rate	Size % Good
LAND IMPROVE 1000	1,000.00	1 95
Total Estimated Land Improvements True Cash Value =		950
Cost Est. for Res. Bldg: 1 Single Family GRG		
	Cls C	Blt 2006
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 0 SF Floor Area = 512 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Overhang
		Size
		512
		Total:
		44,431
		37,766
Other Additions/Adjustments		
Exterior		
Stone Veneer	50	1,829
		1,555
Plumbing		
Average Fixture(s)	1	1,422
		1,209
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Finished)		
Base Cost	768	35,382
Door Opener	2	1,054
		30,075
		896
Water/Sewer		
Public Sewer	1	1,465
Water Well, 100 Feet	1	5,734
		1,245
		4,874
Built-Ins		
Appliance Allow.	1	2,713
		2,306
Local Cost Items		
SANITARY SEWER	1	0
		0
	Totals:	94,030
		79,926
Notes:		
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:		
		98,309

2026 Est. T.C.V. 009-010-017-77					=	109,770	
Est. TCV/Total Floor Area = 214.39, Most recent sale 06/25/2004 for 3,700							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
56,800	56,800	56,800		34,692	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	-1,900	0	0	936	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-010-017-77

Page: 2

54,900	54,900	54,900	35,628	35,628	35,628

009-010-017-78
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PAPENFUSS RANDOLPH KAREN E &
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2004) .0861 A M/L
BEG N 28D 58' 47" W 102.12 FT FROM NE COR LOT 49; TH S 61D 03' W 50 FT; N 28D
58' 47" W 75 FT; N 61D 03' W 50 FT; S 28D 58' 47" E 75 FT TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	75.00	50.00	1.2779	0.5946	250	100	.	14,247
75 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	14,247

2026 Est. T.C.V. 009-010-017-78							=	14,247
Est. TCV/Total Floor Area = 27.83, Most recent sale 06/01/2004 for 5,000								
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM				
5,700	5,700	5,700	796	2.70				
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	1,400	0	0	21				0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
7,100	7,100	7,100	817	817	0			

009-010-017-79
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLEISCHMAN JOSEPH B & SUSAN K
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 61 DEG 03'00"W 39.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH
UNIT TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'00"W 50 FT, N 61 DEG 03'00"E 50 FT,
S 28 DEG 57'00"E 50 FT TO POB. .0574A.

SPLIT FROM INDIAN LAKES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100	10,511
50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =		10,511

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving	3.10	360 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

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

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			730 28,236	25,412
Door Opener			1 527	474
Totals:			28,763	25,886

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 31,840

2026 Est. T.C.V. 009-010-017-79				=	43,301
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/2002 for 3,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
21,900	21,900	21,900	13,340	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200	0	0	360	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,700	21,700	21,700	13,700	13,700	0

009-010-017-80
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HEEREN KURT M & SVENJE
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N RSW PCL +/- .06 ACRES OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6
P-199 .. 06A M/L.
FORMERLY DESCRIBED AS SEC 10 T22N R8W BEG S 67 DEG 01'47"W 40.25 FT FROM NW COR
LOT 25 BIRCHAVEN BEACH TH S 18 DEG 13'32"E 50.4 FT, S 66 DEG 48'19"W 50 FT, N 18
DEG 13'32"W 50.4 FT, N 66 DEG 48' 19"E 50 FT TO POB. .0579A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	50.48	50.00	1.4108	0.5946	250	100	10,587
50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =		10,587

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		34.86	40 94	1,310
Total Estimated Land Improvements True Cash Value =				1,310

2026 Est. T.C.V. 009-010-017-80					=	11,897
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
4,900	4,900	4,900	796		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	21	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,900	5,900	5,900	817	817	0	

009-010-017-82
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FORCHE KURT D & JEANNETTE L TRUST
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W BEG N 28 DEG 58'47"W 52.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH
UNIT NO 1, THS 61 DEG 03'W 50 FT, N 28 DEG 58'47"W 50 FT, N 61 DEG 03'E 50 FT, S
28 DEG 58'47"E 50 FT TO POB. .0574A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100			10,511
50 Actual Front Feet,	0.06	Total Acres			Total Est. Land Value =				10,511

2026 Est. T.C.V. 009-010-017-82									
= 10,511									
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/16/2014 for 183,500									
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM				
4,200	4,200	4,200	3,103		2.70				
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment		Losses		
0	1,100	0	0		83		0		
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT		
5,300	5,300	5,300	3,186		3,186		0		

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-010-017-83
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DEBOER JULIE
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2002) PCL 14A AS RECORDED IN BOOK OF SURVEYS S-4 P 166.
.0574A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,	0.06	Total Acres			Total Est.	Land Value =		10,511

2026 Est. T.C.V. 009-010-017-83 = 10,511

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,800	4,800	4,800	313	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	8	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,300	5,300	5,300	321	321	0

009-010-017-85
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RYAN DAVID & PAMELA M
1374 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2001) BEG N 28 DEG 57'W 281 FT, N 18 DEG 16'W 350.02 FT FROM
NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH N 18 DEG 16'W 50 FT, S 71 DEG 44'W 50
FT, S 18 DEG 16'E 50 FTN 71 DEG 44'E 50 FT TO POB. .05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250 100	10,511
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =						10,511

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	650 0	0
Wood Frame		37.46	50 50	936
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =				1,876

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls C Blt 2002

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			589	24,279 19,423
Storage Over Garage			484	6,408 5,126
Door Opener			2	1,054 843
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Common Wall: 1 Wall			1	-2,589 -2,071
Base Cost			237	13,187 10,550
Totals:				42,339 33,871
Notes: GARAGE & WORKSHOP				
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:				41,661

2026 Est. T.C.V. 009-010-017-85 = 54,048						
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/21/2014 for 1						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
27,500	27,500	27,500	18,680		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	504	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,000	27,000	27,000	19,184	19,184	0	

009-010-017-86
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCGRAW KENNETH E TRUST
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC10T22NR8W BEG S61DEG03'W89.37FT S28DEG57'E 30.55FT, N89DEGW93.53FT FROM SW
COR LOT 4 BIRCHAVEN BEACH UNIT, TH N89DEGW85FT, 01DEGE47.8 FT, N61DEG03'E 80.8FT
S08DEG38'15"E 89.42FT TO POB.
9/9/2019 SPLIT FROM 010-017-00

Split/Comb. on 09/10/2019 completed 09/10/2019 TIM ;
Parent Parcel(s): 009-010-017-00;
Child Parcel(s): 009-010-017-86;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	85.00	63.77	1.2385	0.6319	250	100	16,630
85 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =				16,630

2026 Est. T.C.V. 009-010-017-86				=	16,630
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/15/2019 for 12,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM
6,700	6,700	6,700	1,994		2.70
2026 New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
0	1,600	0		53	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,300	8,300	8,300	2,047	2,047	0

009-010-017-872026 Est. T.C.V.FINK ARNOLD

Property Class: 401S BIRCHAVEN BEACH DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N R8W (0*2024) BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 23
BIRCHAVEN BEACH, TH S 18 DEG 13'32"E 65.8 FT, N 66 DEG 48'19"W 50 FT N 18 DEG
13'32"W 65.8 FT, N 66 DEG 48' 19"E 50 FT TO POB. ..0755A.
SPLIT 10/01/2024 FROM 009-010-017-81;

Split/Comb. on 10/01/2024 completed 10/01/2024 TIM ;
Parent Parcel(s): 009-010-017-81;
Child Parcel(s): 009-010-017-87, 009-010-017-88;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	65.80	50.00	1.3204	0.5946	250	100	12,915
66 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =		12,915

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

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		834	30,966	27,869
Door Opener		1	527	474
Deck				
w/Roof (Roof portion)		282	4,337	3,903
Totals:			35,830	32,246

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 39,663

2026 Est. T.C.V. 009-010-017-87					=	53,528
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
27,000	27,000	27,000	14,637		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	395	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,800	26,800	26,800	15,032	15,032	0	

009-010-017-89
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MAXWELL TODD & MAXWELL NANCY
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 24 BIRCHAVEN BEACH
TH S 18 DEG 13'32"E 35 FT, S 66 DEG 48'19"W 50 FT, N 18 DEG 13'32"W 85 FT, N 66
DEG 48'19"E 50 FT, S18 DEG 13'32" E 50 FT TO POB. .098A. COMBINE ON 10/30/2025
FROM 009-010-017-76 & 009-010-017-88.

Split/Comb. on 07/21/2025 completed 07/21/2025 TIM ;
Parent Parcel(s): 009-010-017-88, 009-010-017-76;
Child Parcel(s): 009-010-017-89;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	85.00	50.00	1.2385	0.5946	250	100	15,649
85 Actual Front Feet, 0.10 Total Acres			Total Est. Land Value =			15,649	
2026 Est. T.C.V. 009-010-017-89							= 15,649
Est. TCV/Total Floor Area = 0.00							
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM
0	0		0		4,508		2.70
2026	New	Eq. Adjustment		Loss		Additions	Tax Adjustment Losses
7,800	0		0		0		4,629 0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT
7,800	7,800		7,800		4,629		4,629 0

009-010-017-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZYSK CAROLYN D
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2001) BEG S 28 DEG 57'E 97.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 AS RECORDED TH S 28 DEG 57'E 50 FT, S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT TO POB. .05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250 100	10,511
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =						10,511

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving	3.10	640 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =			940

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

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,209
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			768	29,207 24,826
Storage Over Garage			500	6,620 5,627
Door Opener			2	1,054 896
Built-Ins				
Appliance Allow.			1	2,713 2,306
Totals:				41,016 34,864

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 42,883

2026 Est. T.C.V. 009-010-017-90					=	54,334
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
27,800	27,800	27,800	15,990	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	431	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,200	27,200	27,200	16,421	16,421	0	

009-010-017-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WESTFALL DONALD B & MICHELLE
1514 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

2016-02874 COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 49 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY, PLAT NO 1 OF MISSAUKEE LAKE; THENCE S28DEGS7'00"E 47.88 FEET ALONG THE WEST LINE OF A 40 FOOT EASEMENT TO THE POINT OF BEGINNING; THENCE S28DEGS7'00"E 50 FEET ALONG SAID EASEMENT LINE; THENCE S61DEG03'00"W 40 FEET; THENCE N28DEGS7'00"W 50 FEET; THENCE N61DEG03'00"E 40 FEET TO THE POINT OF BEGINNING. (BEING A PART OF THE NE 1/4 OF SECTION 10, T22N, R8W)
FORMERLY ABV AS: SEC 10 T22N R8W (0*2001) BEG S 28 DEG 57'E 47.88 FROM NE COR LOT 49 BIRCHAVEN BEACH AS RECORDED TH S 28 DEG 57'E 50 FT, S 61 DEG 03'W 40 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 40 FT TO POB. .0459A.

ADD SEWER FOR 08 PER SUPERVISOR. ADD LIVING QUARTERS TO GRG FOR 09. HAS SEWER & WATER CONNECTIONS PER AL GRAY.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	50.00	40.00	1.4142	0.5623	250 100	9,941
50 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =						9,941

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1000	0	0
D/W/P: 4in Ren. Conc.	8.17	104	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Electric Baseboard
Ground Area = 0 SF Floor Area = 416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Overhang	416	
Total:			36,100	28,880
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,138
Balcony				
Wood Balcony			84	3,669 2,935
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			832	30,909 24,727
Door Opener			2	1,054 843
Water/Sewer				
Public Sewer			1	1,465 1,172
Water Well, 50 Feet			1	3,344 2,675
Local Cost Items				
SANITARY SEWER			1	0 0 *97% Good
Totals:			77,963	62,370

Parcel Number: 009-010-017-95

Page: 2

2026 Est. T.C.V. 009-010-017-95				=	87,606	
Est. TCV/Total Floor Area = 210.59						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
44,600	44,600	44,600	35,236	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	951	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,800	43,800	43,800	36,187	36,187	0	

009-010-017-96
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHECINSKI ANDRZEJ & CHECINSKI MALGO
1543 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

BEG S 28D 57' E 197.88' FROM NE COR LOT 49 BIRCHAVEN BEACH TH S 28D 57' E 50', S
61D 03' W 50', N 28D 57' W 50', N 61D 03' E 50' TO POB SEC 10 T2N R82 .574 A
8/2017 SPLIT FROM 009-010-017-69

8/2017 SPLIT FROM 009-010-017-69

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100	10,511
50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =		10,511

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	0.00	0 50	500
Total Estimated Land Improvements True Cash Value =			500

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls C Blt 2018

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,254
Deck				
Treated Wood			109	2,637 2,505
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			810	30,278 28,764
Storage Over Garage			810	10,724 10,188
Totals:				39,161 37,203

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 45,760

2026 Est. T.C.V. 009-010-017-96				=	56,771
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
29,200	29,200	29,200	22,490	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	607	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,400	28,400	28,400	23,097	23,097	23,097

009-010-018-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 401		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2012-03281 WD GOV'T LOT 4 N & E OF SAPPHIRE LAKE PLAT 2 & GOV'T LOT 5 W & S OF BIRCH HAVEN BEACH UNIT 1 EXC INDIAN LAKES WEST AND EXC BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHAVEN BEACH TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 62 DEG 26'40"W 44.59 FT, N 62 DEG 33' 01"W 40.38 FT; N 63 DEG 08' 54"W 33.30 FT; N 62°33'01"W 40.38 FT, N 63°08'54"W 33.3 FT, N 62°11'52"W 25.86 FT, N 29°49'55"W 74.24 FT, N 29°49'45"W 74.61 FT, N 29°49'10"W 49.12 FT, N 29°53'00"W 100 FT, N 86°46'32"W 37.62 FT, N 14°36'46"W 50 FT, N 75°23'14"E 69.45 FT, S 29°53'00"E 339.58 FT, S 60°11'27"E 197.82 FT, S 18°13'34"E 17.21 FT TO POB & EXC BEG N36°44'00"W 84.87 FT & N 84°41'09"W 68.01 FT FROM NE COR OF LOT 119 SAPPHIRE LAKE PLAT #2; TH N84°41'09"W 100 FT, N03°23'55"E 100.06 FT, S84°41'00"E 81.16 FT, S36°44'00"E 29.27 FT, S03°25'31"W 78.31 FT TO POB & EXCEPT PIN

009-010-018-00 28.9454 A M/L
SEC 10 T22N R8W (6*1999)
GOV'T LOT 4 N & E OF SAPPHIRE LAKE PLAT 2 & GOV'T LOT 5 W & S OF BIRCH HAVEN BEACH UNIT 1 EXC INDIAN LAKES WEST AND EXC BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHAVEN BEACH TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 62 DEG 26'40"W 44.59 FT, N 62 DEG 33' 01"W 40.38 FT; N 63 DEG 08' 54"W 33.30 FT; N 62°33'01"W 40.38 FT, N 63°08'54"W 33.3 FT, N 62°11'52"W 25.86 FT, N 29°49'55"W 74.24 FT, N 29°49'45"W 74.61 FT, N 29°49'10"W 49.12 FT, N 29°53'00"W 100 FT, N 86°46'32"W 37.62 FT, N 14°36'46"W 50 FT, N 75°23'14"E 69.45 FT, S 29°53'00"E 339.58 FT, S 60°11'27"E 197.82 FT, S 18°13'34"E 17.21 FT TO POB & EXC BEG N36°44'00"W 84.87 FT & N 84°41'09"W 68.01 FT FROM NE COR OF LOT 119 SAPPHIRE LAKE PLAT #2; TH N84°41'09"W 100 FT, N03°23'55"E 100.06 FT, S84°41'00"E 81.16 FT S36°44'00"E 29.27 FT, S03°25'31"W 78.31 FT TO POB . 29.06 A M/L
SPLIT ON 11/28/2007 INTO 009-010-018-90;
SPLIT ON 12/08/2008 INTO 009-010-018-89;
SPLIT ON 11/20/2012 INTO 009-010-018-88;
SPLIT ON 12/31/2014 INTO 009-010-017-61 2014-04155 CLOVER .057A M/L;

Split/Comb. on 12/31/2014 completed 12/31/2014 TIM LOT LINE TRANSFER - EXEMPT;
Parent Parcel(s): 009-010-018-00;
Child Parcel(s): 009-010-017-61;

SPLIT/COMB. ON 11/20/2012 COMPLETED 11/20/2012 POLLY SPLIT ;
PARENT PARCEL(S): 009-010-018-00;
12 CHILD PARCEL(S): 009-010-018-88; .117 ACRE

04 SPLIT .05 AC. TO 018-96 FOR 05..EXEMPT..ADJ OWNER (LOT 31)
04 SPLIT .05 AC. TO 018-95 FOR 05..EXEMPT..ADJ OWNER (LOT 33)
04 SPLIT .08 AC. TO 018-94 FOR 05..EXEMPT..ADJ OWNER (LOT44,45)
04 SPLIT .04 AC. TO 018-93 FOR 05..EXEMPT..ADJ OWNER (LOT 32)
05 SPLIT .06 AC. TO 018-91 FOR 06..EXEMPT..ADJ OWNER (LOT 4)
07 SPLIT .11 AC. TO 018-90 FOR 08..EXEMPT..ADJ OWNER (LOT 34)
08 SPLIT .23 AC. TO 018-89 FOR 09..EXEMPT..ADJ OWNER (LOT 120 & 121

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 9K/A		28.95 Acres		9000	100	260,505
		28.95 Total Acres		Total Est.	Land Value =	260,505
2026 Est. T.C.V. 009-010-018-00 = 260,505						
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
130,300	130,300	130,300	130,300		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,300	130,300	130,300	133,818	130,300	0	

009-010-018-88
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KLAFT CRYSTAL & RINDLIBACHER TREVO
W SAPPHIRE AVE
LAKE CITY, MI 49651

2012-03281 LOT 191 ON SAPPHIRE LAKE PLAT NO. 2 IN LIBER 2 OF PLATS, PAGES 59 THROUGH 61 INCLUSIVE, MISSAUKEE COUNTY RECORDS, MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE EASTERLY CORNER OF LOT 119, SAPPHIRE LAKE PLAT NO. 2 OF SAID POINT BEING A PROPERTY CONTROLLING CORNER ON THE WESTERN RIGHT OF WAY LINE OF OAK DR; THENCE N36°44'00"W 84.87 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAPPHIRE AVE; THENCE N84°41'09" W 168.01 FEET ALONG SAID RIGHT OF WAY OF SAPPHIRE AVE.TO THE POINT OF BEGINNING; THENCE N84°41 '09"W 26.65 FEET FEET; THENCE S70°16'55"W 25.39 FEET; THENCE N03°22'47"E 108.68 FEET; THENCE N70°23'32" E 5.02 FEET; THENCE S84°41'00"E 45.38 FEET; THENCE S03°23'55"W 100.06 FEET TO THE POINT OF BEGINNING. (BEING A PART OF SECTION 10, T22N, RBW. SPLIT ON 11/20/2012 FROM 009-010-018-00;

Split/Comb. on 11/20/2012 completed 11/20/2012 POLLY SPLIT ;
Parent Parcel(s): 009-010-018-00;
Child Parcel(s): 009-010-018-88;

04 SPLIT .05 AC. TO 018-96 FOR 05..EXEMPT..ADJ OWNER (LOT 31)
04 SPLIT .05 AC. TO 018-95 FOR 05..EXEMPT..ADJ OWNER (LOT 33)
04 SPLIT .08 AC. TO 018-94 FOR 05..EXEMPT..ADJ OWNER (LOT44,45)
04 SPLIT .04 AC. TO 018-93 FOR 05..EXEMPT..ADJ OWNER (LOT 32)
05 SPLIT .06 AC. TO 018-91 FOR 06..EXEMPT..ADJ OWNER (LOT 4)
07 SPLIT .11 AC. TO 018-90 FOR 08..EXEMPT..ADJ OWNER (LOT 34)
08 SPLIT .23 AC. TO 018-89 FOR 09..EXEMPT..ADJ OWNER (LOT 120 & 121

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	50.00	100.19	1.4142	0.7074	250 100	12,506
50 Actual Front Feet,	0.12	Total Acres			Total Est. Land Value =	12,506

2026 Est. T.C.V. 009-010-018-88					=	12,506
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/28/2022 for 175,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,000	5,000	5,000	3,788		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300		0	0	102	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
6,300	6,300	6,300	3,890	3,890		3,890

009-010-018-89
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DODD GEORGE G & VIRGINIA E
W SAPPHIRE AVE
LAKE CITY, MI 49651

SEC 10 T22N, R8W BEG N36°44'00"W 84.87 FT & N 84°41'09"W 68.01 FT FROM NE COR OF LOT 119 SAPPHIRE LAKE PLAT #2; TH N84°41'09"W 100 FT, N03°23'55"E 100.06 FT, S84°41'00"E 81.16 FT, S36°44'00"E 29.27 FT, S03°25'31"W 78.31 FT TO POB .2296 Ac. M/L

Split on 12/08/2008 from 009-010-018-00;

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;
Parent Parcel(s): 009-010-018-00;
Child Parcel(s): 009-010-018-89;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	100.00	100.00	1.1892	0.7071	250	100	21,022
100 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =			21,022	

2026 Est. T.C.V. 009-010-018-89					=	21,022	
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/17/2008 for 10,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
8,400	8,400	8,400		3,409	2.70		
2026 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	2,100	0		0	92	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,500	10,500	10,500		3,501	3,501	0	

009-010-018-902026 Est. T.C.V.MERCHANT JOSHUA D & CARRIE L TRUST

Property Class: 402S BIRCHAVEN BEACH DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N, R8W, BEG S46°01'51" W 41.26 FT FROM COR OF LOTS 35 & 36 OF
BIRCHAVEN BEACH, TH S 60°11'27"E 28.90 FT, TH S 53°26'34"W 50 FT, TH N
62°11'52"W 25.86 FT, TH N 29°49;55"W 74.24 FT, TH N 47°36'22"E 50.02 FT, TH S
29°53'00"E 76.18 FT TO POB. .11Ac. M/L
Split on 11/28/2007 from 009-010-018-00;

Split/Comb. on 11/28/2007 completed 11/28/2007 RAY ;
Parent Parcel(s): 009-010-018-00;
Child Parcel(s): 009-010-018-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	103.00	50.00	1.1805	0.5946	250	100		18,074
103 Actual Front Feet, 0.12			Total Acres		Total Est. Land Value =			18,074

2026 Est. T.C.V. 009-010-018-90					=	18,074		
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/21/2018 for 243,700								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
7,200	7,200	7,200			3,977	2.70		
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses
	0	1,800	0		0	107		0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-		PRE/MBT
9,000	9,000	9,000			4,084	4,084		0

009-010-018-912026 Est. T.C.V.UELAND STEVE & KELLY

Property Class: 401S BIRCHAVEN BEACH DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 46 DEG 48'30"W 41.12 FT FROM NW COR LOT 41 BIRCHAVEN BEACH
TH S 46 DEG 48'30"W 50 FT, N 29 DEG 53'00"W 50 FT, NW'LY TO A PT N 29 DEG 53'W
65 FT FROM POB, TH S 29 DEG 53'E 65 FT TO POB. 06660A. SPLIT FROM 009-010-018-94
ON 7/6/2017;
...
FORMERLY SEC 10 T22N R8W BEG S 46D 48' 30" W 41.12 FT FROM NW COR LOT 40
BIRCHAVEN BEACH; TH S 46D 48' 30" W 50 FT, N 29D 53' 00" W 50 FT, N 46D 48' 30"
E 50 FT, S 29D 53' 00" E 50 FT TO POB. --.05739 AC--

6/2017 RECEIVED PART FROM ADJ 010-018-94
05 SPLIT FROM 010-018-00 FOR 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet, 0.06			Total Acres		Total Est. Land Value =			10,511

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	838	50	947
Total Estimated Land Improvements True Cash Value =				947

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

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-4,344
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	21,479	20,835
No Concrete Floor			576	-3,750	-3,638
Totals:				13,251	12,854

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 15,810

2026 Est. T.C.V. 009-010-018-91					=	27,268
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2017 for 7,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,300	13,300	13,300	10,681	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	288	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,600	13,600	13,600	10,969	10,969	0	

03/24/2026

12:37 PM

Valuation Report

DB: Lake2026

009-010-018-92

2026 Est. T.C.V.

HAMILTON JOSEPH & AMY

Property Class: 402

S BIRCHAVEN BEACH DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2004) --.0567 A--

BEG S 46D 48' 30" W 41.12 FT FROM NW COR LOT 39 BIRCHAVEN BEACH, TH S 29D 53'

00"E 49.59 FT, S 47D 21' 45"W 50 FT; N 29D 49' 10"W 49.12 FT, N 45D 48' 30"E 50

FT TO POB.

04 SPLIT FROM 018-00 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	49.00	1.4142	0.5916	250	100		10,458
50 Actual Front Feet, 0.06 Total Acres								
Total Est. Land Value =								10,458

2026 Est. T.C.V. 009-010-018-92

=

10,458

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/03/2004 for 3,700

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

4,200

4,200

4,200

954

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

1,000

0

0

25

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

5,200

5,200

5,200

979

979

0

009-010-018-93
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAROSE RYAN & ERIN N
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W
BEG S 57D 57' 11"W 45.81 FT FROM SW COR LOT 34 BIRCHAVEN BEACH UNIT, TH S 57D
57' 11"W 50 FT, N 63D 08' 54"W 33.30 FT, N 53D 26' 34"E 50 FT; S 60D 11' 27"E
36.80 FT TO POB. --.04A--

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	50.00	35.00	1.4142	0.5439	250 100	9,615
50 Actual Front Feet, 0.04 Total Acres Total Est. Land Value =						9,615

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	2320	50	8,503
D/W/P: Crushed Rock	2.18	252	50	274
Metal Prefab	13.46	192	50	1,292
Total Estimated Land Improvements True Cash Value =				10,069

2026 Est. T.C.V. 009-010-018-93					=	19,684
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/19/2017 for 220,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,800	8,800	8,800	7,541	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	203	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,800	9,800	9,800	7,744	7,744	0	

009-010-018-94
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GLASS CASEY R & JENNIFER S TRUST
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

BEG S14DEG 36' 46" E 40' FROM SW COR OF LOT 45 BIRCHAVEN BEACH TH S 14DEG 36' 46" E 50', S 86 DEG 46' 32" E 37.62', NW'LY TO A PT S 46DG 48' 30" W 41.12' & N 29DEG 53' W 65' FROM SW COR LOT 41, TH N 29DEG 53' W 23.99', S75DEG 23' 14"W 69.45' TO POB SEC10 T22N R8W .0714A
6/2017 TRANSFER PART TO 010-018-91
FORMERLY SEC 10 T22N R8 W (0*2004). BEG S 14 DEG 36' 46" E 40 FT FROM SW COR LOT 45 BIRCHAVEN BEACH UNIT, TH N 75 DEG 23' 14" E 69.45 FT, S 29 DEG 53' 00" E 38.99 FT, S 46 DEG 48' 30" W 50 FT, N 86 DEG 46' 32" W 37.62 FT, N 14 DEG 36' 46" W 50 FT TO POB. --.08 A M/L--

6/1/2017 TRANSFER PART TO 01-018-91

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	70.00	44.43	1.3001	0.5773	250	100	13,135
70 Actual Front Feet, 0.07 Total Acres Total Est. Land Value =							13,135

2026 Est. T.C.V. 009-010-018-94							=	13,135
Est. TCV/Total Floor Area = 0.00								
2025 Assessed		MBOR	S.E.V.	Base for Cap		IRM		
5,300		5,300	5,300	796		2.70		
2026 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0		1,300		0		21		0
2026 Assessed		MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
6,600		6,600	6,600	817		817		0

009-010-018-95
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHLICK DAVID R & MARIANNE TRUST
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W
BEG S 57 DEG 57' 11" W 45.81 FT FROM NW COR LOT 33 BIRCHAVEN BEACH, TH S 60 DEG 11' 27" E 43.22 FT; S 61 DEG 45' 27" W 50 FT, N 62 DEG 33' 01" W 40.38 FT, N 57 DEG 57' 11" E 50 FT TO POB. -- .048 A M/L--

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	50.00	45.00	1.4142	0.5791	250 100	10,238
50 Actual Front Feet, 0.05 Total Acres					Total Est. Land Value =	10,238

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.47	1500 50	4,852
Total Estimated Land Improvements True Cash Value =				4,852

2026 Est. T.C.V. 009-010-018-95					=	15,090
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/20/2004 for 3,700						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
6,500	6,500	6,500	5,593	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000		0	0	151	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	5,744	5,744		0

009-010-018-96
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FERGUSON DAVID C & ROSE MARY (TTEE)
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8 W (0*2004) .0527 A M/L
BEG S 61D 45' 27" W 47.39 FT FROM NW COR LOT 32 BIRCHAVEN BEACH, TH S 60D 11' 27" W 47.18 FT, S 65D 22' 57" W 50 FT; TH N 62D 26' 40" W 44.39 FT; TH N 61D 45' 27" E 50 FT TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	47.18	50.00	1.4349	0.5946	250 100	10,063
47 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =						10,063

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D

Blt 2004

(11) Heating System: Electric Baseboard
Ground Area = 241 SF Floor Area = 241 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	241		
			Total:	28,248	22,598
Other Additions/Adjustments					
Porches					
WCP (1 Story)			72	3,418	2,734
Foundation: Shallow			72	-724	-579
			Totals:	30,942	24,753

Notes: SHED/SLEEPING

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

30,446

2026 Est. T.C.V. 009-010-018-96				=	40,509
Est. TCV/Total Floor Area = 168.09					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,900	20,900	20,900	6,938	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-600	0	0	187	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,300	20,300	20,300	7,125	7,125	0

009-010-018-97
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHECINSKI ANDRZEJ & MARLOGORZATA
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 47 DEG 21'45"W 41.03 FT FROM NW COR LOT 38 BIRCHAVEN BEACH
TH S 29 DEG 53'00"E 74.82 FT, S 47 DEG 36'22"W 50.02 FT, N 29 DEG 49'45"W 74.61
FT, N 47 DEG 21'45"E 50 FT TO POB. .09A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
				* Factors *		.09 AC			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	74.82	50.00	1.2787	0.5946	250	100		14,221	
75 Actual Front Feet, 0.09 Total Acres				Total Est. Land Value =				14,221	

2026 Est. T.C.V. 009-010-018-97							=	14,221
Est. TCV/Total Floor Area = 59.01, Most recent sale 01/22/2008 for 0								
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM			
5,700	5,700	5,700	3,788		2.70			
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400		0	0	102	0		
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
7,100	7,100	7,100	3,890		3,890		0	

009-010-018-98
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FERGUSON DAVID C & ROSE MARY (TTEE)
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHAVEN BEACH
NO 1, TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 65 DEG 22'57"E 50
FT, S 60 DEG 11'27"E 41.72 FT, S 18 DEG 13'34"E 17.21 FT TO POB. .06A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
I 200' @ 250/	50.00	56.00	1.4142	0.6117	250	100			10,813
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =									10,813

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		23.98	144 50	1,726
Total Estimated Land Improvements True Cash Value =				1,726

2026 Est. T.C.V. 009-010-018-98					=	12,539
Est. TCV/Total Floor Area = 52.03, Most recent sale 02/01/2003 for 2,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,200	5,200	5,200	1,214	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100		0	0	32	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,300	6,300	6,300	1,246	1,246	0	

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-010-018-99
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAMILTON JOE & AMY
S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

SEC 10 T22N R8W BEG S 46 DEG 48'30"W 41.12 FT FROM SW COR LOT 40 BIRCHAVEN BEACH
TH S 46 DEG 48'30"W 50 FT, N 29 DEG 53'00"W 50 FT, N 46 DEG 48'30"E 50 FT, S 29
DEG 53'00" E 50 FT TO POB. .0574A.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
50 Actual Front Feet,	0.06	Total Acres	Total Est. Land Value =				10,511	

2026 Est. T.C.V. 009-010-018-99 = 10,511

Est. TCV/Total Floor Area = 43.61, Most recent sale 10/22/2020 for 135,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,200	4,200	4,200	3,520	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	95	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,300	5,300	5,300	3,615	3,615	0

03/24/2026

12:37 PM

Valuation Report

DB: Lake2026

009-010-019-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W GOV'T LOT 6 NORTH OF SAPPHIRE LAKE PLAT #2 EXC THAT PART
LYING S'LY OF S LINE VACATED CHIPPEWA AVENUE 7.411 A

05 Split .07 Ac. to 019-96 for 06
05 Split .20 Ac. to 019-97 for 06
05 Split .06 Ac. to 019-95 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>80@\$3800		7.41 Acres		3800	100	28,162
		7.41 Total Acres			Total Est. Land Value =	28,162

2026 Est. T.C.V. 009-010-019-00	=	28,162

Est. TCV/Total Floor Area = 116.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
13,700	13,700	13,700	4,377	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	400	0	0	118	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,100	14,100	14,100	4,495	4,495	0

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-010-019-95
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WHITTAKER JACQUELINE
X W SAPPHIRE AVE
LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2005)
BEG S 82 DEG 41'45"W 112.03 FT S 82 DEG 50'22"W 101.53 FT FROM NE COR LOT 173
SAPPHIRE LAKE PLAT 2, TN S 82 DEG 21'04"W 50.35 FT, N 01 DEG 58'46"E 53.79 FT, S
88 DEG 05'54"E 50.96 FT, S 01 DEG 54'36"W 45.39 FT TO POB. .058 A

05 Split .06 Ac from 010-019-00 for 06

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	50.00	50.53	1.4142	0.5962	110	100		4,637
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								4,637

2026 Est. T.C.V. 009-010-019-95 = 4,637

Est. TCV/Total Floor Area = 19.24, Most recent sale 05/31/2005 for 900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,900	1,900	1,900	1,239	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	33	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,300	2,300	2,300	1,272	1,272	0

009-010-019-96
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STEWART RONALD & KATHY
X W SAPPHIRE AVE
LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2005) BEG AT NE COR OF LOT 168 SAPPHIRE LAKE PLAT #2, TH
S 82 D 21' 04" W 26.79 FT, S 76 D 27' 35" W 24.22 FT, N 01 D 51' 18" E 64.67 FT,
S 88 D 05' 54" E 49.86 FT, S 01 D 58' 46" W 53.79 FT TO POB.
.07 A M/L

05 Split from 010-019-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	49.86	61.16	1.4152	0.6253	110	100			4,854
50 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =				4,854

2026 Est. T.C.V. 009-010-019-96					=	4,854	
Est. TCV/Total Floor Area = 20.14, Most recent sale 06/29/2017 for 174,500							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	2,000	2,000	2,000	1,239	2.70		
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
	0	400	0	0	33	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	2,400	2,400	2,400	1,272	1,272	0	

009-010-019-97
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RUBY JEREMI D & SHANNON J
X W SAPPHIRE AVE
LAKE CITY, MI 49651

SEC 10 T22N R8W (0*2005) BEG S 76 D 47' 35" W 77.54 FT FROM NE COR LOT 167
SAPPHIRE LAKE PLAT #2, TH S 76 D 27' 35" W 92.54 FT, N 01 D 51' 18" E 109.41 FT,
S 88 D 16' 52" E 89.14 FT, S 01 D 50' 25" W 85.13 FT TO POB.
.2A M/L

05 Split from 010-019-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	89.14	97.73	1.2239	0.7031	110	100	8,437
89 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =							8,437

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		23.09	168 50	1,939
Total Estimated Land Improvements True Cash Value =				1,939

2026 Est. T.C.V. 009-010-019-97					=	10,376
Est. TCV/Total Floor Area = 43.05, Most recent sale 10/04/2021 for 150,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,400	4,400	4,400	2,386	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	64	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200	5,200	2,450	2,450	0	

009-010-019-98
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KENT KEVIN
X W SAPPHIRE AVE
LAKE CITY, MI 49651

SEC 10 T22N R8W. BEG AT NE COR LOT 167 SAPPHIRE LAKE PLAT 2, TH S 76D 27'
35" W 77.54 FT, N 01D 50' 25" E 85.13 FT, S 88D 16' 52" E 50.45 FT, S 88 D 05'
54" E 23.95 FT, S 01D 51' 18" W 64.67 FT TO POB. .128 A M/L

04 SPLIT FROM 019-00 FOR 05 EXEMPT..ADJ OWNER

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	74.40	75.00	1.2805	0.6580	110	100		6,896	
74 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value =	
								6,896	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		24.86	120 50	1,491
Total Estimated Land Improvements True Cash Value =				1,491

2026 Est. T.C.V. 009-010-019-98					=	8,387
Est. TCV/Total Floor Area = 34.80, Most recent sale 12/03/2004 for 1,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,600	3,600	3,600	954	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	25	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,200	4,200	4,200	979	979	0	

03/24/2026

12:37 PM

Valuation Report

DB: Lake2026

009-010-019-99

2026 Est. T.C.V.

BOUGHNER DALE K & JUDITH A TRUST

Property Class: 402

X W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 10 T22N R8W. BEG AT NE COR LOT 173 SAPPHIRE LAKE PLAT 2, TH SW'LY TO NW

COR LOT 170, N 0D 54' 30" E 45.39 FT, S 87D 56' 24" E 185.5 FT, S 63D 35' 49" E

26.33 FT TO POB. .133 A M/L

04 SPLIT FROM 019-00 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	43.39	132.52	1.4652	0.7587	110	100		5,306
43 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								5,306

2026 Est. T.C.V. 009-010-019-99

=

5,306

Est. TCV/Total Floor Area = 22.02, Most recent sale 12/03/2004 for 800

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,200	2,200	2,200	1,239	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	33	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,700	2,700	2,700	1,272	1,272	1,272

009-010-020-002026 Est. T.C.V.BAYER REVOCABLE TRUST

Property Class: 4018850 W SAPPHIRE AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N R8W PCLS B & C OF THE SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL.
7.98 A M/L
2016-02013 EASE CONSUMERS ENERGY
2013-03515 EASEMENT FROM SAPPHIRE AVE
INCLUDES 1998 PIN 010-020-50 IN 1998

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B200'@1600/	200.001	738.04	0.7071	0.9655	1600 100	218,470
200 Actual Front Feet, 7.98 Total Acres					Total Est. Land Value =	218,470

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	240 85	1,342
Wood Frame		26.71	150 50	2,003
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =				5,770

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1509 SF Floor Area = 1886 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,509		
Total:			282,242	211,698	

Other Additions/Adjustments

Recreation Room	994	18,856	14,142
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Porches

CCP (2 Story)	342	10,739	8,054
WPP	219	5,017	3,763
CCP (1 Story)	64	1,984	1,488

Deck

Treated Wood	158	3,418	2,563

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	587	24,220	18,165
Storage Over Garage	294	3,893	2,920
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	692	27,216	20,412
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Parcel Number: 009-010-020-00

Page: 2

Built-Ins				
Appliance Allow.	1	2,713	2,035	
Local Cost Items				
SANITARY SEWER	1	0	0	*93% Good
Totals:		397,585	298,203	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 506,945

2026 Est. T.C.V. 009-010-020-00			=	731,185
Est. TCV/Total Floor Area = 387.69, Most recent sale 11/09/2011 for 260,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
326,000	326,000	326,000	188,867	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	39,600	0	5,099	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
365,600	365,600	365,600	193,966	193,966

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-010-020-75
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZMYSLO DENNIS & LAURA L
S BAYBERRY LN
LAKE CITY, MI 49651

SEC 10 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. .35A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	30.00	509.65	1.1362	0.7105	1600	100		38,749
30 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			38,749

2026 Est. T.C.V. 009-010-020-75 = 38,749

Est. TCV/Total Floor Area = 20.55

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
19,400	19,400	19,400	12,796	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	345	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,400	19,400	19,400	13,141	13,141	0

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-010-021-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES L C
W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W GOV'T LOT 8 EXC THAT PART LYING SW'LY OFF PRIVATE ROAD.
36.78A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@	\$3800	18.39 Acres			3800	100		69,882
Residentia INFERIOR@	\$1400	18.39 Acres			1400	100		25,746
		36.78 Total Acres					Total Est. Land Value =	95,628

2026 Est. T.C.V. 009-010-021-00 = 95,628

Est. TCV/Total Floor Area = 50.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
46,900	46,900	46,900	21,769	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	900	0	0	587	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,800	47,800	47,800	22,356	22,356	0

009-010-021-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JORAE KEVIN & AMY
1212 S BAYBERRY LN
LAKE CITY, MI 49651

SEC 10 T22N R8W BEG AT NW COR LOT 1 WILDWOOD ESTATES, TH N 20 DEG 12'24"W 40.68 FT, N 46 DEG 40' 0S"W 287.43 FT, N 01 DEG 21'20"E 372.66 FT, S 28 DEG 57'20"E 11.93 FT, S 30 DEG 15'20"E 697.23 FT, TH W'LY ALONG N LINE OF LOT 1 WILDWOOD ESTATES TO POB. 2.55A.

COMBINATION OF 3 PARCELS 4/30/2013

FORMERLY 2012-00152 WD PARCEL 1: BEGINNING AT A POINT N 20 DEGREES 12' (RECORDED 2') 24" W 40.68 FEET AND N 46 DEGREES 40'05" W 124.32 FEET FROM NW CORNER OF LOT 1, PLAT OF WILDWOOD ESTATES THENCE N 46 DEGREES 40'05" W 85 FEET; THENCE NE'LY TO A POINT THAT LIES N 30 DEGREES 15'20" W 464.82 FEET FROM NE CORNER OF SAID LOT 1; THENCE S 30 DEGREES 15'20" E 232.41 FEET; THENCE SW'LY TO THE POINT OF BEGINNING. PART OF GOVERNMENT LOT 8, SECTION 10, T22N, R8W. PARCEL 2: BEGINNING AT A POINT N 20 DEGREES 12'24" W 40.68 FEET AND N 46 DEGREES 40'05" W 209.32 FEET FROM NW CORNER OF LOT 1, PLAT OF WILDWOOD ESTATES; THENCE N 46 DEGREES 40'05" W 78.11 FEET TO WEST LINE OF SECTION 10, T22N, R8W; THENCE N 01 DEGREE 21 '20" E 372.66 FEET ALONG WEST SECTION LINE; THENCE S 28 DEGREES 57'20" E 11.93 FEET; THENCE S 30 DEGREES 15'20" E 232.41 FEET; THENCE SOUTHWESTERLY TO A POINT OF BEGINNING. PART OF GOVERNMENT LOT 8, SECTION 10, T22N, R8W.

PARCEL 3: BEGINNING AT THE NW CORNER OF LOT 1 WILDWOOD ESTATES; THENCE N 20 DEGREES 12'24" W 40.68 FEET; THENCE N 46 DEGREES 40'05'' W 124.32 FEET; THENCE NE'LY TO A POINT N 30 DEGREES 15'20" W 232.41 FEET FROM THE NE CORNER OF LOT 1, PLAT OF WILDWOOD ESTATES; THENCE S 30 DEGREES 15'20" E 232.41 FEET TO THE NE CORNER OF LOT 1, WILDWOOD ESTATES AND THE POINT OF BEGINNING. PART OF GOVERNMENT LOT 8, SECTION 10, T22N, R8W. ALSO INCLUDING AN EASEMENT FOR INGRESS AND EGRESS AS SHOWN IN EASEMENT AGREEMENT RECORDED IN LIBER 240 AT PAGE 1332, MISSAUKEE COUNTY RECORDS.

2014 COMBINED WITH PIN 009-010-021-97 & 009-010-021-99

2013 FORMERLY. SEC 10 T22N R8W BEG AT NW COR LOT 1 WILDWOOD ESTATES TH N 20 DEG 12'24"W 40.68 FT, N 46 DEG 40' 05"W 124.32 FT, NE'LY TO A PT N 30 DEG 15'20"W 232.41 FT FROM NE COR LOT 1 PLATOF WILDWOOD ESTATES, S 30 DEG 15'20"E 232.41 FT TO NE COR LOT 1, TH W'LY TO NW COR LOT 1 & POB. APPROX .85A.

FOR 2014 AND FORWARD COMBINED PARCEL CODES: 57 -009-010-021-97
57-009-010-021-99; 57-009-010-021-95 ONTO THIS 010-021-95 PIN

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B200'@1600/	50.0016	17.82	1.0000	0.9484	1600 100	75,869
50 Actual Front Feet, 1.86 Total Acres					Total Est. Land Value =	75,869

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	720 0	0
D/W/P: 4in Ren. Conc.		8.17	144 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 97	1,940
Total Estimated Land Improvements True Cash Value =				1,940

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1995

(11) Heating System: Electric Baseboard
Ground Area = 1278 SF Floor Area = 1776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	563		
1.5 Story	Siding	Basement	715		
			Total:	259,501	220,581
Other Additions/Adjustments					

Recreation Room	350	6,640	5,644
Basement, Outside Entrance, Below Grade	2	5,454	4,636
Plumbing			
Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613
Porches			
WSEP (1 Story)	144	8,387	7,129
WPP	335	5,983	5,086
WCP (1 Story)	40	2,880	2,448
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	320	16,278	13,836
Door Opener	1	527	448
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 2 Car	1	3,863	3,284
Water/Sewer			
Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874
Built-Ins			
Appliance Allow.	1	2,713	2,306
Local Cost Items			
SANITARY SEWER	1	0	0
Totals:		329,803	280,339

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 476,576

2026 Est. T.C.V. 009-010-021-95	=	554,385
Est. TCV/Total Floor Area = 312.15, Most recent sale 12/28/2021 for 399,900		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
237,800 237,800 237,800 148,222 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 39,400 0 0 4,001 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
277,200 277,200 277,200 152,223 152,223 152,223		

009-010-022-012026 Est. T.C.V.INDIAN LAKES L C
Property Class: 402S OAK DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N RSW (6*2026) NE 1/4 OF NW 1/4 EXC INDIAN LAKES WEST & EXC BEG AT SE COR OF UNIT 25 INDIAN LAKES WEST, TH S 55 DEG 32'42"W 144.22 FT, N 59 DEG 04'00"W 75.95 FT, N 55 DEG 32'42"E 177.47 FT, TH SE'LY ALONG THE ARC OF A 1466 FT RADIUS CURVE TO THE RIGHT LONG CHORD BEARING S 33 DEG 06'18"E 69.07 FT TO POB. APPROX 37.7A.
SPLIT ON 04/08/2025 FROM 009-010-022-00;
FORMERLY SEC 10 T22N R8W (7*1999) NE 1/4 OF NW 1/4 EXC INDIAN LAKES WEST APPROX 38A

Split/Comb. on 04/08/2025 completed 04/08/2025 TIM ;
Parent Parcel(s): 009-010-022-00;
Child Parcel(s): 009-010-022-01, 009-010-022-20;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 30 - 65	\$3800	37.74	Acres	3800	100		143,412
		37.74	Total Acres		Total Est.	Land Value =	143,412

2026 Est. T.C.V. 009-010-022-01					=	143,412
Est. TCV/Total Floor Area = 80.75						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
0	0	0	16,236		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
71,700	0	0	0	16,674	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,700	71,700	71,700	16,674	16,674	0	

009-010-022-20
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOITENGA ALAN R & CARRIE D
S OAK DR
LAKE CITY, MI 49651

SEC 10 T22N RSW (0*2026) PCL 25-A OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6
P-245 DESC AS: BEG AT SE COR OF UNIT 25 INDIAN LAKES WEST, TH S 55 DEG 32'42"W
144.22 FT, N 59 DEG 04'00"W 75.95 FT, N 55 DEG 32'42"E 177.47 FT, TH SE'LY ALONG
THE ARC OF A 1466 FT RADIUS CURVE TO THE RIGHT LONG CHORD BEARINGS 33 DEG
06'18"E 69.07 FT TO POB. .26A.
SPLIT ON 04/08/2025 FROM 009-010-022-00;

Split/Comb. on 04/08/2025 completed 04/08/2025 TIM ;
Parent Parcel(s): 009-010-022-00;
Child Parcel(s): 009-010-022-01, 009-010-022-20;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	69.07	163.97	1.3045	0.8002	250	100	18,024
69 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =		18,024

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

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Finished)					
Storage Over Garage			640	8,474	8,389
Door Opener			2	1,054	1,043
Base Cost			2880	89,942	89,043
Porches					
CCP (1 Story)			24	790	782
Totals:				100,260	99,257

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 122,086

2026 Est. T.C.V. 009-010-022-20				=	140,110
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/07/2025 for 15,000					
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM
0		0	0	112	2.70
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
70,100		0	61,100	9,000	0
2026 Assessed		MBOR	S.E.V.	Capped ->Taxable<-	PRE/MBT
70,100		70,100	70,100	61,215	70,100 0

009-010-023-012026 Est. T.C.V.INDIAN LAKES L C
Property Class: 402S DUCK POINT RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N R8W W 795 FT OF GOV'T LOT 9 S & W OF DUCK PT PLAT, EXC BEG 90 FT 5
OF NE COR, TH W 300 FT; S 10 FT, E 300 FT, N 10 FT TO POB & EXC BEG AT SECOR LOT
46 DUCK POINT PLAT,TH S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG
20'E 25 FT, N 58 DEG 30'25"W 117.5 FT, N 31 DEG 29'35"E 75 FT, 5 58 DEG 30'25"E
117.5 FT TO POB & EXC BEG AT SECOR OF LOT 50 OF DUCK PT PLAT, TH N 58 DEG
30'25"W 117.60 FT, S 30 DEG 20'00"W 75 FT, S 58 DEG 30'25"E 117.39 FT, N 31 DEG
29'35"E 75 FTTO POB. 24.9977A.

SPLIT ON 06/17/2024 FROM 009-010-023-00;

Split/Comb. on 06/17/2024 completed 06/17/2024 TIM ;
Parent Parcel(s): 009-010-023-00;
Child Parcel(s): 009-010-023-01, 009-010-023-96;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
		* Factors *			INFERIOR LAKE FRONTAGE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@1800/	100.00	100.00	0.7846	1.0000	1800	100		141,225	
			24.77 Acres		0	100		0	
100 Actual Front Feet,			25.00 Total Acres		Total Est. Land Value =			141,225	
2026 Est. T.C.V.	009-010-023-01						=	141,225	
Est. TCV/Total Floor Area = 0.00									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
62,800	62,800		62,800		30,307		2.70		
2026 New	Eq.	Adjustment		Loss		Additions		Tax Adjustment	Losses
0	7,800		0		0		818		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
70,600	70,600		70,600		31,125		31,125		0

009-010-023-96
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HUTCHINSON CHRISTOPHER L & MELISSA
S DUCK POINT RD X
LAKE CITY, MI 49651

DESCRIPTION FOR PARCEL "50 A" PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-192 . PART OF GOVERNMENT LOT 9, SECTION 10, T22N-R8W DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SALD SECTION;
THENCE N88°47'00"W, 33.00 FEET;
THENCE N00°00'00"W, 1186.62 FEET;
THENCE N5 L 035'00''E, 590.95 FEET TO A FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 46 IN THE DUCK POINT PLAT;
THENCE N58°40'00"W, 175.41 FEET TO A FOUND CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 47 IN SAID PLAT;
THENCE N58°30'25"W, 117.50 FEET TO A FOUND½ INCH STEEL ROD AND CAP PS #24617 AT THE SOUTHEAST CORNER OF LOT 50 IN SALD PLAT AND THE POINT OF BEGINNING;
THENCE N58°30'25"W, 117.60 FEET ALONG THE SOUTH LINE OF SAID LOT 50;
THENCE S3 I 020'00"W, 75.00 FEET;
THENCE S58°30'25"E, 117.39 FEET TO A FOUND ½ INCH STEEL ROD AND CAP PS #24617;
THENCE N3 L 029'35"E, 75.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.20 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
SPLIT ON 06/17/2024 FROM 009-010-023-00;

Split/Comb. on 06/17/2024 completed 06/17/2024 TIM ;
Parent Parcel(s): 009-010-023-00;
Child Parcel(s): 009-010-023-01, 009-010-023-96;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	75.00	116.16	1.2779	0.7341	110 100	7,739
75 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =						7,739

2026 Est. T.C.V. 009-010-023-96 = 7,739						
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/24/2024 for 10,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
3,200	3,200	3,200	3,200		2.70	
2026 New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses	
0	700	0		86	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	3,286	3,286	0	

009-010-023-97
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HUTCHINSON EDWARD & DEBRA
S DUCK POINT RD
LAKE CITY, MI 49651

2014-04054 PART OF GOVERNMENT LOT 9, SECTION 10, T22N, R8W., LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 47, DUCK POINT PLAT, THENCE S31DEG.29'35"W 75 FEET; THENCE NS8DEG.30'25"W 117.50 FEET; THENCE N31DEG.29'35"E 75 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 47 AND ALSO THE SOUTHERLY LINE OF DUCK POINT PLAT, THENCE S58DEG.30'25"E 117.50 FEET ALONG SAID SOUTHERLY PLAT LINE TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESERVATION AND RESTRICTIONS OF RECORD.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	75.00	117.50	1.2779	0.7362	110	100	7,761
75 Actual Front Feet, 0.20 Total Acres			Total Est. Land Value =				7,761

2026 Est. T.C.V. 009-010-023-97				=	7,761	
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/02/2014 for 5,700						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,200	3,200	3,200	3,200	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	0	86	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900	3,286	3,286	0	

009-010-023-982026 Est. T.C.V.

Property Class: 401LEHMAN JAMES E & DIANE K

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. .30A. 2010 SPLIT OF 009-010-023-00 ON 10/04/2010

BEGINNING AT THE SOUTHEAST CORNER OF LOT 46, DUCK LAKE PLAT; THENCE S51°35'00"W 106.58' ALONG THE RIGHT OF WAY OF DUCK POINT RD; THENCE N58°40'00"W, 108.28'; THENCE N31°20'00"E, 100; TO A POINT ON THE SOUTHERLY BOUNDARY OF DUCK POINT PLAT; THENCE S58°40'00" TO THE POB

2010 SPLIT OFF .30 ACRES 2010 - SEE ATTACHED DEED - SPLIT
OFF

SEC 10 T22N R8W W 795 FT OF GOV'T LOT 9 S & W OF DUCK PT PLAT, EXC BEG 90 FT; S OF NE COR, OF W 795 FT; TH W 300 FT; S 10 FT, E 300 FT, N 10 FT TO BEG. APP 25.70 AC MOL
SPLIT ON 09/29/2010 FROM 009-010-023-00;

HISTORY-SEC 10 T22N R8W BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 100 FT, S 58 DEG 40'E TO POB. .30A. 2010 SPLIT OF 009-010-023-00 ON 10/04/2010

2010 SPLIT OFF .30 ACRES 2010

Split/Comb. on 09/29/2010 completed 09/29/2010 BSA SPLIT PER COUNTY REQUEST;
Parent Parcel(s): 009-010-023-00;
Child Parcel(s): 009-010-023-98;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
C200'@200/	100.00	130.68	1.1892	0.7560	200	100	
100 Actual Front Feet, 0.30 Total Acres				Total Est.	Land Value =		17,981

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	832	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
Other Additions/Adjustments				
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Door Opener	2	1,054		949
Base Cost	1041	36,258		32,632
Totals:		37,312		33,581

Parcel Number: 009-010-023-98

Page: 2

2026	Est. T.C.V. 009-010-023-98				=	61,661	
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/2010 for 8,500							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	28,800	28,800	28,800	19,207	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,000	0	0	518	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	30,800	30,800	30,800	19,725	19,725	19,725	

009-010-024-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES L C
S CHIPPEWA AVE
LAKE CITY, MI 49651

SEC 10 T22N R8W E 2.90 FT OF TH W 1/2. OF G OV'T LOT 2 EXC W 100FT OF N 150 FT & EXC BEG 450 FT S OF NW COR, T H S 89 DEG 00'00"E 100 FT, S 00 DEG 31'26"W 75 FT, N 89 DEG 00'00"W 100FT, N 00 DEG 31'2.6"E 75FT T O POB & T H SE 1/4 OF G OV'T LOT 2 EXC BEG N 0 DEG 50'E 1980.5 FT & N 88 DEG 19'20"W 33F T FROM SE COR SEC 10 TH N 88 DEG 13'16"W 289.51 FT, N 37 DEG 55'48"E 40.69 FT, S 88 DEG 22'59"E 239.5 FT, 5 36 DEG 01'12"E 42.44 FT TO POB. 18.39A.

SPLIT ON 06/24/2014 INTO 009-010-024-85
SPLIT ON 02/05/2014 INTO 009-010-024-90;
SPLIT ON 08/28/2012 INTO 009-010-024-95;

FORMERLY DESCRIBED AS WD2012-1730 SEC 10 T22N R8W E 290 FT OF TH W 1/2 OF GOV'T LOT 2 & TH SE 1/4 OF GOV'T LOT 2. EXC COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, T22N, R8W; THENCE N00"50'00" E 1980.50 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A POINT ON THE BOUNDARY OF OAKRIDGE VIEW PLAT; THENCE N88"19'20" W 33.00 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; THENCE N88"13'16"W 289.51 FEET; THENCE N37"55'48" E 40.69 FEET TO A POINT ON SAID PLAT BOUNDARY; THENCE S88"22'59" E 239.50 FEET ALONG SAID PLAT BOUNDARY; THENCE S36"01'12" E 42.44 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS OF RECORD.

FORMERLY AS . SEC 10 T22N R8W E 290 FT OF TH W 1/2 OF GOV'T LOT 2 & TH SE 1/4 OF GOV'T LOT 2. APP 18.80 A.

01/220/14 SPLITED RECORDED MAY 29 2014-01821 TO WRBELIS CHILD PIN
009-010-024-85
2/6/14 SPLIT -90
6/11/12 EXEMPT TRANSFER TO ADJ LOT BUT ADJ LOT IN A PLATTED SUB. 009-010-024-95
-TIM

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	956.00	0.00	0.6763	0.0000	110	100		0
Residentia 9000/A		9.20	Acres		9000	100		82,755
Residentia 8 - 17 @\$5600		9.20	Acres		5600	100		51,492
956 Actual Front Feet, 18.39 Total Acres					Total Est. Land Value =			134,247

2026 Est. T.C.V. 009-010-024-00				=	134,247	
Est. TCV/Total Floor Area = 0.00						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	64,400	64,400	64,400	13,209	2.70	
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	2,700	0	0	356	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	67,100	67,100	67,100	13,565	13,565	0

DB: Lake2026

009-010-024-85	2026 Est. T.C.V.	WRBELIS CHRISTOPHER & CHRISTINE
Property Class: 401		S CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-01821 WD PART OF GOVERNMENT LOT 2, SECTION 10, R22N, R8W, COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2; THENCE S89°00'00"E 269.50 FEET (270.00 FEET REC.) ALONG THE EAST & WEST 1/4 LINE OF SAID SECTION 10 TO THE NORTHEAST CORNER OF THE RECORDED PLAT OF SAPPHIRE LAKE AND EASTERLY SIDE OF CHIPPEWA AVENUE AND THE POINT OF BEGINNING; THENCE S89°00'00"E 100.00 FEET ALONG THE SOUTH LINE OF INTER-LAKE DRIVE A PLATTED ROAD IN THE BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND CO. PLAT NO. 1; THENCE S00°31'26"W 150.00 FEET; THENCE N89°00'00"W 100.00 FEET TO THE EASTERLY LINE OF CHIPPEWA AVENUE; THENCE N00°31'26"E (N01°00'00"E REC.) 150.00 FEET ALONG SAID EASTERLY LINE CHIPPEWA AVENUE TO THE POINT OF BEGINNING. TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES, THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, EXCEPTING...

2014-01821 1/20/2014 LAND DIVISION FROM INDIAN LAKES PIN 010-024-00

2014-01821 WD LAND DIVISION SPLIT FROM 009-010-024-00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	150.00	1.1892	0.7825	200	100		18,612
100 Actual Front Feet, 0.34 Total Acres					Total Est.	Land Value =		18,612

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

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

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	2035	48,128	43,315

Totals:	48,128	43,315

Notes: 12/19/14 NO PLUMBING - BATH ENTRY TO REMOVE NEGATIVE ADJ. -TIM

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 53,277

2026 Est. T.C.V. 009-010-024-85 = 71,889

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/20/2014 for 20,000

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	33,300		33,300	33,300	21,047	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		2,600	0	0	568	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	35,900		35,900	35,900	21,615	21,615	0

009-010-024-902026 Est. T.C.V. DEBOER JULIE
Property Class: 401S CHIPPEWA
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N R8W BEGS 89 DEG OO'OO"E 269.5 FT & S 00 DEG 31'26"W 450FT FROM NW CO
R G OVT LOT 2, TH S 89 DEG OO'OO"E 100FT, S 00 DEG 31'26"W 75FT, N 89 DEG
OO'OO"W 100FT, N 00 DEG 31'26"E 75FT TO P OB . .17 A.
SPLIT ON 02/05/2014 FROM 009-010-024-00;

SEC 10 T22N R8W BEGS 89 DEG OO'OO"E 269.5 FT & S 00 DEG 31'26"W 450FT FROM NW CO
R G OVT LOT 2, TH S 89 DEG OO'OO"E 100FT, S 00 DEG 31'26"W 75FT, N 89 DEG
OO'OO"W 100FT, N 00 DEG 31'26"E 75FT TO POB . .17 A.
SPLIT ON 02/05/2014 FROM 009-010-024-00;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
C200'@200/	75.00	100.00	1.2779	0.7071	200	100	13,554
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =							13,554

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

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener			2	1,054	949
Base Cost			2240	52,976	47,678
Totals:				54,030	48,627

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 59,811

2026 Est. T.C.V. 009-010-024-90				=	73,365
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/10/2014 for 10,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
32,800	32,800	32,800	23,290	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,900	0	0	628	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,700	36,700	36,700	23,918	23,918	0

009-010-024-95
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ORIZABA HEATHER H
S CHIPPEWA AVE
LAKE CITY, MI 49651

WD2012-1730 SEC 10 T22N R8W OF GOV'T LOT 2. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, T22N, R8W; THENCE N00°50'00" E 1980.50 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A POINT ON THE BOUNDARY OF OAKRIDGE VIEW PLAT; THENCE N88°19'20" W 33.00 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; THENCE N88°13'16"W 289.51 FEET; THENCE N37°55'48" E 40.69 FEET TO A POINT ON SAID PLAT BOUNDARY; THENCE S88°22'59" E 239.50 FEET ALONG SAID PLAT BOUNDARY; THENCE S36°01'12" E 42.44 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS

2012 EXEMPT TRANSFER FROM 009-010-024-00 SEC 10 T22N R8W E 290 FT OF TH W 1/2 OF GOV'T LOT 2 & TH SE 1/4 OF GOV'T LOT 2. APP 18.80 A.

6/11/12 EXEMPT TRANSFER TO ADJ LOT IN A PLATTED SUB FROM INDIAN LAKES LC
009-010-024-00 -TIM

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	40.00	261.36	1.4953	0.8991	110	100	5,915
40 Actual Front Feet, 0.24 Total Acres			Total Est. Land Value =				5,915

2026 Est. T.C.V. 009-010-024-95				=		5,915	
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/27/2024 for 197,400							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
2,400	2,400	2,400	2,400		2.70		
2026 New	Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses	
0	600	0	0		64	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
3,000	3,000	3,000	2,464		2,464	0	

009-010-025-00	2026 Est. T.C.V.	DOWN PAUL A & DAO NOI
Property Class: 401		8638 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W (TRACT*1997) E 525 FT OF GOV'T LOT 9 & THAT PART OF GOV'T LOT 10 W OF N-S 1/4 LINE EXC THE E'LY 200 FT THOF & EXC THAT PART THOF N OF A LINE BEG ON SHORE OF SAPPHIRE LAKE ON E SIDE OF A PENNINSULA EXT NE'LY INTO THE LAKE TH W TO A PT WHICH LIES 1050 FTW OF N-S LINE, S 50 DEG 30'34"W 152.43 N 89 DEG 13'W 216.29 FT, N 81 DEG 52'35"W 35 FT, S 8 DEG 07'25"W 320 FT, N 81 DEG 52'35"W TO W LINE OF E 525 FT OF GOV'T LOT 9. APP 17.5A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	200.00	3811.50	0.7071	1.1749	1600	100		265,859
200 Actual Front Feet,	17.50	Total Acres			Total Est. Land Value =			265,859

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2466	0	0
Wood Frame	23.05	352	94	7,627

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				17,127

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2104 SF Floor Area = 2104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	825		
1 Story	Siding	Slab	1,279		
			Total:	287,915	187,130

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

WCP (1 Story)	243	9,489	6,168
CCP (1 Story)	537	13,774	8,953

Deck

Treated Wood	422	6,511	4,232

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	2	12,774	8,303

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1456	34,434	22,382

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

Base Cost	1456	45,922	29,849

Local Cost Items

Parcel Number: 009-010-025-00

Page: 2

SANITARY SEWER	1	0	0	*94% Good
Totals:	425,149	276,330		

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

469,761

2026 Est. T.C.V. 009-010-025-00	=	752,747
Est. TCV/Total Floor Area = 357.77		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
340,800 340,800 340,800	173,054	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 35,600 0	0	4,672 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
376,400 376,400 376,400	177,726	177,726 0

03/24/2026
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Valuation Report

DB: Lake2026

009-010-025-90
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DOWN PAUL A & DAO NOI
W JENNINGS RD
LAKE CITY, MI 49651

SEC 10 T22N R8W (0*1997) THE E'LY 200 FT OF GOV'T LOT 10 LYING W'LY OF N-S 1/4
LINE EXC E 100 FT THOF. .67A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	291.85	0.7846	1.4548	1800	100		205,456
100 Actual Front Feet,	0.67	Total Acres			Total Est.		Land Value =	205,456

2026 Est. T.C.V. 009-010-025-90 = 205,456

Est. TCV/Total Floor Area = 97.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
91,300	91,300	91,300	23,011	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,400	0	0	621	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,700	102,700	102,700	23,632	23,632	0

03/24/2026
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Valuation Report

DB: Lake2026

009-010-025-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DICKERSON ERIC A & MARIANNE
8508 W JENNINGS RD
LAKE CITY, MI 49651

SEC 10 T22N R8W (0*1997) THE E'LY 100 FT OF GOV'T LOT 10 LYING W'LY OF N-S 1/4
LINE. .75A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	341.95	0.7846	1.5377	1800	100		217,169
100 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								217,169

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2600	45	3,381
Wood Frame	20.50	352	74	5,340
Total Estimated Land Improvements True Cash Value =				8,721

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2048 SF Floor Area = 2560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,048		
			Total:	333,779	216,956

Other Additions/Adjustments

Recreation Room	1786	33,880	22,022		
Plumbing					
Average Fixture(s)	1	1,422	924		
3 Fixture Bath	1	4,478	2,911		
Porches					
CCP (1 Story)	80	2,428	1,578		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	520	22,329	14,514		
Common Wall: 1 Wall	1	-2,589	-1,683		
Door Opener	1	527	343		
Water/Sewer					
Public Sewer	1	1,465	952		
Water Well, 100 Feet	1	5,734	3,727		
Built-Ins					
Appliance Allow.	1	2,713	1,763		
Deck					
Pine	919	9,319	6,057		
Local Cost Items					
SANITARY SEWER	1	0	0		
Totals:				415,485	270,064

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 459,109

2026 Est. T.C.V. 009-010-025-95 = 684,999
Est. TCV/Total Floor Area = 267.58, Most recent sale 07/01/1997 for 62,900
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-010-025-95

Page: 2

	293,400	293,400	293,400	174,512	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	49,100	0	0	4,711	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	342,500	342,500	342,500	179,223	179,223	179,223

009-010-026-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SMITH DEBORAH A TRUST
8770 W PETERSON POINT RD
LAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT S 1/4 POST SEC 10 W 1155 FT N 898.26 FT TO SH SAPPHIRE LAKE TH NE'LY ALG SH 155 FT S 30 DEG 34' 25" W 316.36 FT TO POB S 19 DEG 04' 10" E 132.08 FT N 89 DEG 13' 00" W 216.29 FT N 81 DEG 52' 35" W 50 FT N 8 DEG 07' 25" E 154 FT TO SH OF LAKE SE'LY ALG SH TO POB PT GOV'T LOTS 9 & 10. EXC COMM 1/4 POST COMMON TO SEC 10 & 15 TH W ALONG SEC LINE 1155 FT, N 898.26 FT TO SHORE OF SAPPHIRE LAKE, TH NE'LY ALONG SHORE 155 FT, S 30 DEG 34' 25" W 316.36 FT TO POB TH S 19 DEG 04' 10" E 132.08 FT, N 89 DEG 13' W 140 FT TH N'LY TO A PT OBN THE SHORE OF SAPPHIRE LAKE WHICH LIES 85 FT W'LY FROM POB TH E'LY TO POB..52A

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	119.00	190.35	0.7382	1.2527	1800	100	198,088
119 Actual Front Feet, 0.52 Total Acres					Total Est. Land Value =		198,088

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Gazeboo(s): Standard	9,494.00	1	50	4,747
Dock: Light posts	46.97	72	0	0
D/W/P: 4in Ren. Conc.	8.17	468	50	1,912
D/W/P: 3.5 Concrete	6.58	231	50	760
D/W/P: 4in Ren. Conc.	8.17	1959	50	8,002
Wood Frame	26.54	154	50	2,043
Total Estimated Land Improvements True Cash Value =				17,464

Cost Est. for Res. Bldg: 1

Single Family 1S

Cls C

Blt 1972

(11) Heating System: Forced Heat & Cool
Ground Area = 2260 SF Floor Area = 2578 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,288	
1 Story	Siding	Crawl Space	864	
2 Story	Siding	Crawl Space	108	
1 Story	Siding	Overhang	210	
Total:			320,994	208,646

Other Additions/Adjustments			
Exterior			
Brick Veneer	496	8,214	5,339
Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947
Separate Shower	1	1,310	851
Porches			
WPP	96	3,010	1,956
Deck			
Treated Wood	638	8,530	5,544
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	840	37,766	24,548
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685
Water/Sewer			
Public Sewer	1	1,465	952

Parcel Number: 009-010-026-00		Page: 2		
Water Well, 100 Feet	1	5,734	3,727	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Exterior 1 Story	1	6,387	4,152	
Direct-Vented Gas	1	2,963	1,926	
Local Cost Items				
GENERATOR	1	1	1	*95% Good
Totals:		406,448	264,189	
Notes:				
ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:			449,121	

2026	Est. T.C.V. 009-010-026-00				=	664,673	
Est. TCV/Total Floor Area = 257.83, Most recent sale 10/25/2013 for 205,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	287,300	287,300	287,300	166,542	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	45,000	0	0	4,496		0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	332,300	332,300	332,300	171,038	171,038		0

009-010-026-502026 Est. T.C.V.EVANS ROBERT & JILL
Property Class: 4018720 W PETERSON POINT RD
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 10 T22N R8W COMM 1/4 POST COMMON TO SEC 10 & 15 TH W ALONG SEC LINE 1155 FT, N 898.26 FT TO SHORE OF SAPPHIRE LAKE, TH NE'LY ALONG SHORE 155 FT, S 30 DEG 34' 25", W 316.36FT TO POB TH S 19 DEG 04' 10", E 132.08 FT, N 89 DEG 13',W 140 FT, TH N'LY TO A PT ON THE SHORE OF SAPPHIRE LAKE WHICH LIES 85 FT W'LY FROM POB TH E'LY TO POB .35A

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	85.00	179.37	0.8305	1.2269	1800	100	155,899
85 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =		155,899

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
D/W/P: 4in Concrete		6.96	609	50 2,119
Total Estimated Land Improvements True Cash Value =				2,119

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1991

(11) Heating System: Forced Heat & Cool
Ground Area = 1260 SF Floor Area = 1650 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	780		
1 Story	Siding	Crawl Space	480		
Total:				220,207	187,177

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,209
3 Fixture Bath		1	4,478	3,806
Deck				
Treated Wood		37	1,477	1,255
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	23,910	20,323
Water/Sewer				
Public Sewer		1	1,465	1,245
Water Well, 100 Feet		1	5,734	4,874
Built-Ins				
Appliance Allow.		1	2,713	2,306
Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good

Totals: 261,406 222,195

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 377,732

2026 Est. T.C.V. 009-010-026-50					=	535,750
Est. TCV/Total Floor Area = 324.70, Most recent sale 08/11/2016 for 174,600						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
229,800	229,800	229,800	171,168	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,100	0	0	4,621	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-010-026-50

Page: 2

267,900	267,900	267,900	175,789	175,789	0

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-010-027-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

THRONBURGH ROBERT G & ANGELA D
W PETERSON POINT RD
LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 727 FT N & 982.3 FT E OF SW COR OF GOV'T LOT 9 TH S 7 DEG
31' W 154 FT N 81 DEG 52' 35" W 234 FT N TO N LINE OF GOV'T LOT 9 E TO SHORE OF
SAPPHIRE LAKE SE'LY ALONG LAKE SHORE TO POB. APP .83 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B200'@1600/	50.00	723.10	1.0000	0.7754	1600	100		62,034
50 Actual Front Feet, 0.83 Total Acres					Total Est. Land Value =			62,034

2026 Est. T.C.V. 009-010-027-00 = 62,034

Est. TCV/Total Floor Area = 37.60, Most recent sale 06/21/2019 for 149,600

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
31,000	31,000	31,000	19,960	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	0	0	0	538	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,000	31,000	31,000	20,498	20,498	0

03/24/2026

Valuation Report

DB: Lake2026

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009-010-028-00

2026 Est. T.C.V.

THRONBURGH ROBERT G & ANGELA D

Property Class: 401

8808 W PETERSON POINT RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 727 FT N & 989.3 FT E OF SW COR OF GOV'T LOT 9 TH S 82 DEG

29' E, 50 FT; TH S 7 DEG 31' W, 153.72 FT; TH N 82 DEG 29' W 50 FT, TH N 7 DEG

31' E 153.72 FT TO BEG. .1764 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	153.00	1.0000	1.1605	1800	100		104,444
50 Actual Front Feet, 0.18 Total Acres								
Total Est. Land Value =								104,444

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	64	50	210
D/W/P: 4in Ren. Conc.	8.17	900	50	3,676
D/W/P: 4in Ren. Conc.	8.17	1203	50	4,914
Total Estimated Land Improvements True Cash Value =				8,800

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = 1568 SF Floor Area = 1568 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	800		
1 Story	Siding	Basement	660		
1 Story	Siding	Slab	108		
Total:				236,399	200,925

Other Additions/Adjustments

Recreation Room	600	11,382	9,675
Basement, Outside Entrance, Above Grade	1	1,980	1,683

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Porches

CSEP (1 Story)	192	8,569	7,284
WPP	300	5,364	4,559

Garages

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

Base Cost	528	20,217	17,184

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

Base Cost	840	37,766	32,101
Storage Over Garage	210	2,780	2,363
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Exterior 1 Story	1	6,387	5,429

Local Cost Items

Parcel Number: 009-010-028-00

Page: 2

SANITARY SEWER	1	0	0	*93% Good
Totals:	345,121	293,338		

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

498,675

2026 Est. T.C.V. 009-010-028-00	=	611,919
Est. TCV/Total Floor Area = 390.25, Most recent sale 06/21/2019 for 149,600		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
262,600 262,600 262,600 232,399 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 43,400 0 0 6,274 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
306,000 306,000 306,000 238,673 238,673 238,673		

009-010-029-00	2026 Est. T.C.V.	SMITH KIRK A & SHERYL L
Property Class: 401		8798 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016-02798 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE AND STATE OF MICHIGAN. TO-WIT: THAT PART OF GOVERNMENT LOT 9, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE SHORE OF LAKE SAPPHIRE THAT LIES 720.5 FEET NORTH AND 1038.9 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 10; PROCEED THENCE EAST ALONG THE SHORE OF LAKE SAPPHIRE, INCLUDING RIPARIAN RIGHTS AND RELICTED LAND, BUT FOR EXACTNESS, PROCEED OVER A SURVEYED COURSE AS FOLLOWS: S82°29'E A DISTANCE OF 50 FEET; THENCE S07°3'W A DISTANCE OF 153.72 FEET; THENCE N82°29'W A DISTANCE OF 50 FEET; THENCE N07D31'E A DISTANCE OF 153.72 FEET TO THE POINT OF BEGINNING. ALSO, AN EASEMENT OF RIGHT-OF-WAY FOR ACCESS TO SAID PARCEL RUNNING NORTH ALONG THE WEST BOUNDARY OF GOVERNMENT LOT 10, FROM THE COUNTY ROAD, JUST SOUTH OF THE SOUTH UNE OF SAID SECTION 10; PROVIDED, HOWEVER, SAME MAY BE SATISFIED BY THE ROUTE OF THE ACCESS ROAD PRESENTLY SERVING GRANTORS AND OTHER SHORE LAND OWNERS IN THE IMMEDIATE VICINITY OVER LOT 9. SUBJECT TO A PRIVATE APPURTENANT EASEMENT OF ACCESS OVER A PARCEL OF LAND, DESCRIBED AS A 20 FOOT EASEMENT FOR ACCESS PURPOSES, LYING SOUTH OF, WHEN MEASURED AT RIGHT ANGLES AND PARAHIL TO THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE 1/4. POST COMMON TO SECTION 10 AND 15, T22N, R8W; THENCE WEST 1155 FEET ALONG THE SOUTH LINE OF SECTION 10; THENCE NORTH AT RIGHT ANGLES TO SAID LINE 878.26 FEET TO THE SHORE OF SAPPHIRE LAKE; THENCE NORTHEAST ALONG SHORE LINE 155 FEET; THENCE S00DEG01'25"W 300.27 FEET (RECORD DUE SOUTH 300.8 FEET) TO THE POINT OF BEGINNING; THENCE S50°30'34"W 152.43 FEET; THENCE N89DEG13'00"W 216.29 FEET; THENCE N81 °52'35"W 484 FEET MORE OR LESS TO THE WEST LINE OF THE EAST 525 FEET OF GOVERNMENT LOT 9 FOR ACCESS. FORMERLY ABV AS. SEC 10 T22N R8W BEG AT PT ON SHORE LAKE SAPPHIRE 720.5 FT N & 1038.9 FT E OF SW COR LOT 9 E'LY ALG SHORE S 82 DEG 29' E 50 FT S 7 DEG 31' W 153.72 FT N 82 DEG 29' W 50 FT N 7 DEG 31' E 153.72 FT TO BEG PART OF GOV'T LOT 9. .1764 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	154.00	1.0000	1.1631	1800	100		104,683
50 Actual Front Feet, 0.18	Total Acres		Total Est. Land Value =			104,683		

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	501	50	2,046
D/W/P: 4in Ren. Conc.	8.17	985	50	4,023
Total Estimated Land Improvements True Cash Value =				6,069

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 1569 SF Floor Area = 1569 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,389		
1 Story	Siding	Crawl Space	180		
Total:				262,892	255,012
Other Additions/Adjustments					
Recreation Room			1288	24,433	23,700
Basement, Outside Entrance, Above Grade			1	1,980	1,921
Plumbing					
Average Fixture(s)			1	1,422	1,379
3 Fixture Bath			2	8,956	8,687

03/24/2026

Valuation Report

DB: Lake2026

12:37 PM

Parcel Number: 009-010-029-00

Page: 2

Water/Sewer

2000 Gal Septic19,3189,038

Water Well, 100 Feet15,7345,562

Porches

WPP3706,6016,403

WPP251,4521,408

Garages

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

Base Cost72033,82632,811

Common Wall: 1 Wall1-2,589-2,511

Door Opener21,0541,022

Built-Ins

Appliance Allow.12,7132,632

Fireplaces

Direct-Vented Gas12,9632,874

Totals:360,755349,938

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:594,895

2026	Est. T.C.V. 009-010-029-00				=	705,647	
Est. TCV/Total Floor Area = 449.74, Most recent sale 08/25/2016 for 77,500							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	301,000	301,000	301,000	268,704	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	51,800	0	0	7,255	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	352,800	352,800	352,800	275,959	275,959	275,959	

DB: Lake2026

009-010-030-00	2026 Est. T.C.V.	STERLING MATTHEW & JESSICA
Property Class: 401		8788 W PETERSON POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG AT A POINT ON THE SHORE OF LAKE SAPPHERE THAT LIES 713.9 FT N & 1088.5 FT E OF SW COR SEC 10; THENCE S 82 DEG 29' E 50 FT S 7 DEG 31' W 153.72 FT N 82 DEG 29' W 50 FT N 7DEG 31' E 153.72 FT TO POB.1764 A. ALSO AN EASEMENT RECORDED IN LIBER 176 PAGE 858.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	153.00	1.0000	1.1605	1800	100		104,444
50 Actual Front Feet, 0.18 Total Acres					Total Est.		Land Value =	104,444

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	28	50	218
D/W/P: 3.5 Concrete	6.58	42	50	138
Wood Frame	25.96	168	50	2,180

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/VINF/451A	46.75	90	100	4,208
Total Estimated Land Improvements True Cash Value =				6,744

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 824 SF Floor Area = 824 SF.
Phv/Ab.Phv/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	824		
			Total:	123,985	92,986

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Deck

Treated Wood	548	7,727	5,795

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 143,046 107,281

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 182,378

2026 Est. T.C.V. 009-010-030-00 = 293,566

Est. TCV/Total Floor Area = 356.27, Most recent sale 08/10/2023 for 260,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
126,400	126,400	126,400	115,884	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,400	0	0	3,128	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	146,800	146,800	146,800	119,012	119,012	0

009-010-031-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KS SAPPHIRE LLC
8789 W PETERSON POINT RD
Lake City, MI 49651

. SEC 10 T22N R8W COMM AT S 1/4 POST TH W 1050.1 FT N 711.6 FT S 50 DEG 30' 34"
W 152.43 FT N 89 DEG 13' W 216.29 FT N 81 DEG 52' 35" W 35 FT TO POB TH S 8 DEG
7' W 320 FT N 81 DEG 52' 35" W 165 FT N 8 DEG 7' E 320 FT S 81 DEG 52' 35" E 165
FT TO POB. 1.2121 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	165.00	319.90	1.0493	0.9457	250 100	40,931
165 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =						40,931

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	23.09	168 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1992

(11) Heating System: Wall Furnace

Ground Area = 840 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	840		
Total:				54,898	24,155
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,969	866
Plumbing					
Average Fixture(s)			1	1,010	444
Deck					
Treated Wood w/Roof (Deck Portion)			288	5,069	2,230
Treated Wood w/Roof (Roof portion)			288	4,406	1,939
Water/Sewer					
Public Sewer			1	1,465	645
Water Well, 100 Feet			1	5,734	2,523
Built-Ins					
Appliance Allow.			1	2,713	1,194
Local Cost Items					
SANITARY SEWER			1	0	0
					*71% Good
Totals:				77,264	33,996
Notes:					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCv:				31,956	

Cost Est. for Res. Bldg: 2 Single Family GRG

Cls CD

Blt 1984

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

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

Building Areas

Parcel Number: 009-010-031-00

Page: 2

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			2160	45,770	32,039
Totals:				45,770	32,039

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 39,408

2026 Est. T.C.V. 009-010-031-00				=	113,245
Est. TCV/Total Floor Area = 134.82, Most recent sale 05/31/2023 for 100,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
47,400	47,400	47,400	37,219	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,200	0	0	1,004	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
56,600	56,600	56,600	38,223	38,223	0

009-010-032-002026 Est. T.C.V.

THOMPSON DARRELL & THERESA

Property Class: 401W PETERSON POINT RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W COMM AT S 1/4 POST TH W 1050.1 FT N 711.6 FT S 50 DEG 30' 34"
W 152.43 FT N 89 DEG 13' W 216.29 FT N 81 DEG 52' 35" W 200 FT TO POB TH S 8 DEG
7' 25" W 320 FT N 81 DEG 52' 35" W TO W LINE OF E525 FT OF GOV'T LOT 9 N'LY
ALONG SD W LINE TO A PT N 81 DEG 52' 35" W OF POB S81 DEG 52' 35" E TO POB.
1.6969 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	186.00	398.13	1.0183	0.9988	250	100	47,296
186 Actual Front Feet, 1.70 Total Acres					Total Est. Land Value =		47,296

Cost Est. for Res. Bldg: 1Single FamilyGRG

ClsC

Blt 1978

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			864	21,548	14,006
Totals:				21,548	14,006

Notes:

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

17,227

2026 Est. T.C.V. 009-010-032-00				=	64,523
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/29/2005 for 26,800					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,800	26,800	26,800	8,342	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,500	0	0	225	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,300	32,300	32,300	8,567	8,567	0

009-010-033-002026 Est. T.C.V.HEREAU JOSEPH TRUST
Property Class: 4018780 W PETERSON POINT RD
Map #:LAKE TOWNSHIP,

. SEC 10 T22N R8W BEG 707.82 FT N & 1138.11 FT E OF SW COR OF GOV'T LOT 9: TH S 82 DEG 29' E 50 FT; TH S 7 DEG 31' W 154FT; TH N 82 DEG 29' W 50 FT; TH N 7 DEG 31' E 154 FT TO POB.

FORMERLY RECORDED AS . SEC 10 T22N R8W BEG 707.82 FT N & 1138.11 FT E OF SW COR OF GOV'T LOT 9: TH S 82 DEG 29' E 60 FT; TH S 7 DEG 31' W 154FT; TH N 82 DEG 29' W 50 FT; TH N 7 DEG 31' E 154 FT TO POB. .1944 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	154.00	1.0000	1.1631	1800	100		104,683
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =		104,683	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	80	0	0
D/W/P: 3.5 Concrete	6.58	128	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1Single Family 1SCls C -5 Blt 1962

(11) Heating System: Wall/Floor Furnace
Ground Area = 696 SF Floor Area = 696 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	696		
			Total:	94,954	66,477
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
Water/Sewer					
Public Sewer			1	1,465	1,025
Water Well, 100 Feet			1	5,734	4,014
Built-Ins					
Appliance Allow.			1	2,713	1,899
Fireplaces					
Direct-Vented Gas			1	2,963	2,074
Local Cost Items					
SANITARY SEWER			1	0	0
					*95% Good
			Totals:	109,251	76,484

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:130,023

2026 Est. T.C.V. 009-010-033-00					=	236,606
Est. TCV/Total Floor Area = 339.95, Most recent sale 07/27/2015 for 130,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
102,400	102,400	102,400	67,696	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,900		0	0	1,827	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-010-033-00

Page: 2

118,300	118,300	118,300	69,523	69,523	0

009-010-034-002026 Est. T.C.V.KARASH CHESTER & GIRARDI ANETTE
Property Class: 4018590 W PETERSON POINT RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N R8W PCL 2B OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 MISSAUKEE COUNTY RECORDS .40A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@1800/	92.00	189.39	0.8078	1.2505	1800	100		167,282	
92 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value = 167,282	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	130	71	532
Total Estimated Land Improvements True Cash Value =				532

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

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			884	26,149 16,997
Totals:			26,149	16,997

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 28,895

2026 Est. T.C.V. 009-010-034-00					=	196,709
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/2002 for 237,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
87,700	87,700	87,700	42,056	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,700	0	0	1,135	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,400	98,400	98,400	43,191	43,191	43,191	

009-010-034-80	2026 Est. T.C.V.	KARASH CHESTER & GIRARDI ANETTE		
Property Class: 401		8590 W PETERSON POINT RD		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651		
SEC 10 T22N R8W PCL 2C & W'LY 10 FT OF PCL 2D OF THE SURVEY RECORDED IN LIBER				
S-3 P 230-232 BEING PART OF GOVT LOT 10. APP .35A.				
ROOF OVER EXISTING WD FOR 05				
Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
* Factors *				
Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
A50'@1800/	80.00	190.57	0.8483 1.2532	1800 100 153,089
80 Actual Front Feet, 0.35 Total Acres			Total Est. Land Value = 153,089	
Land Improvement Cost Estimates				
Description			Rate	Size % Good Cash Value
Fencing: Vnyl, Solid, 6'			39.90	48 50 957
D/W/P: 4in Concrete			6.47	287 0 0
D/W/P: 4in Concrete			6.47	342 0 0
D/W/P: 4in Concrete			6.47	72 0 0
Wood Frame			28.69	80 50 1,147
Residential Local Cost Land Improvements				
Description			Rate	Size % Good Cash Value
LAND IMPROVE 2500			2,500.00	1 95 2,375
Total Estimated Land Improvements True Cash Value =			4,479	
Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975				
(11) Heating System: Forced Heat & Cool				
Ground Area = 1120 SF Floor Area = 1120 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				
Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,120	
Total:			159,842	103,898
Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade			1	2,293 1,490
Plumbing				
Average Fixture(s)			1	1,185 770
Porches				
CGEP (1 Story)			90	6,672 4,337
WCP (1 Story)			304	9,363 6,086
CCP (1 Story)			40	1,222 794
Deck				
Treated Wood			25	1,117 726
Treated Wood			70	1,992 1,295
Treated Wood			16	702 456
Water/Sewer				
Public Sewer			1	1,300 845
Water Well, 100 Feet			1	5,415 3,520
Built-Ins				
Appliance Allow.			1	1,897 1,233
Fireplaces				
Interior 1 Story			1	4,610 2,996
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good

Parcel Number: 009-010-034-80

Page: 2

Totals:

197,610

128,446

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

218,358

2026 Est. T.C.V. 009-010-034-80				=	375,926	
Est. TCV/Total Floor Area = 335.65						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
160,800	160,800	160,800		81,844	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
500	26,700	0		500	2,209	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
188,000	188,000	188,000		84,553	84,553	84,553

009-010-035-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KRAFVE LOIS A LIVING TRUST
8566 W PETERSON POINT RD
LAKE CITY, MI 49651

SEC 10 T22N R8W THAT PARCEL SURVEYED & RECORDED IN LIBERS-1 P 60. ALSO PCL 2D OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 EXC W'LY 10 FT THOF. .58A.

THIS LOT FLOODS IN SPRING..ALSO HAS 20' ROW THRU MIDDLE

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	171.00	162.00	0.6503	1.1839	1800 100	236,968
171 Actual Front Feet, 0.64 Total Acres					Total Est. Land Value =	236,968

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Concrete	6.96	2074 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 5000	5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =			5,000

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1748 SF Floor Area = 1748 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,748	
Total:			278,435	222,709
Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade			1 2,727	2,182
Plumbing				
Average Fixture(s)			1 1,422	1,138
3 Fixture Bath			1 4,478	3,582
2 Fixture Bath			1 2,996	2,397
Porches				
WCP (1 Story)			48 3,193	2,554
Deck				
Treated Wood			532 7,581	6,065
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			884 32,390	25,912
Common Wall: 1 Wall			1 -2,589	-2,071
Door Opener			3 1,581	1,265
Water/Sewer				
Public Sewer			1 1,465	1,172
Water Well, 100 Feet			1 5,734	4,587
Built-Ins				
Appliance Allow.			1 2,713	2,170
Local Cost Items				
SANITARY SEWER			1 0	0 *94% Good
Totals:			342,126	273,662
Notes:				

Parcel Number: 009-010-035-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

465,225

2026	Est.	T.C.V.	009-010-035-00	=	707,193	
Est. TCV/Total Floor Area = 404.57, Most recent sale 02/01/2001 for 62,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	303,300	303,300	303,300	177,884	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	50,300	0	0	4,802	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	353,600	353,600	353,600	182,686	182,686	182,686

009-010-036-002026 Est. T.C.V.

DEVOS PATRICIA J TRUST

Property Class: 4018538 W PETERSON POINT RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W THAT PART OF A PENINSULA EXTENDING INTO SAPPHIRE LAKE LYING NE'LY OF THAT PARCEL SURVEYED & RECORDED IN LIBER S-1 AT P 60. APP 1 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	125.00	348.48	0.7256	1.5480	1800 100	252,735
125 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =						252,735

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2132	50	8,709
D/W/P: Patio Blocks	15.58	10	50	78
D/W/P: 3.5 Concrete	6.58	401	50	1,319
Wood Frame	26.29	160	50	2,103
Total Estimated Land Improvements True Cash Value =				12,209

Cost Est. for Res. Bldg: 1Single Family 1SCls C 5 Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 1290 SF Floor Area = 1290 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,080	
1 Story	Siding	Crawl Space	210	
		Total:	211,255	158,433

Other Additions/Adjustments				
Recreation Room				
		320	6,070	4,552
Basement, Outside Entrance, Below Grade				
		1	2,727	2,045
Plumbing				
Average Fixture(s)		1	1,422	1,066
2 Fixture Bath		1	2,996	2,247
Porches				
WCP (1 Story)		70	4,136	3,102
WPP		140	3,903	2,927
Deck				
Treated Wood		40	1,540	1,155
Treated Wood		16	716	537

Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost		660	29,132	21,849
Storage Over Garage		440	5,826	4,369
Door Opener		2	1,054	790

Water/Sewer				
Public Sewer		1	1,465	1,099
Water Well, 100 Feet		1	5,734	4,300

Built-Ins				
Appliance Allow.		1	2,713	2,035

Fireplaces				
Interior 1 Story		1	5,235	3,926

Local Cost Items

Parcel Number: 009-010-036-00

Page: 2

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*88% Good
Totals:		285,925	214,433	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 364,536

2026 Est. T.C.V. 009-010-036-00	=	629,480
Est. TCV/Total Floor Area = 487.97		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
272,300 272,300 272,300	184,528	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 42,400 0	0	4,982 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
314,700 314,700 314,700	189,510	189,510 189,510

009-010-037-002026 Est. T.C.V.RANDAZZO MICHAEL & WIZNER
Property Class: 4018630 W PETERSON POINT RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W PCL ONE AND PCL TWO-A OF THE SURVEY RECORDED IN LIBER S-1 PP 215-216 EXC PCL ONE-A OF THE SURVEY RECORDED IN LIBER S-3 PP 273-275 INCL & EXC THAT PART LYING S'LY & E'LY OF A LINE DESC AS COMMAT A PT 1050.1 FT W & 711.6 FT N OF S1/4 COR TH N 89 DEG 50'23"E 15.66 FT TO POB TH N 58 DEG 47'35"E 303.4 FT, N 29 DEG 25'05"E 211.75 FT TO POE & EXC BEG 1088.54' W, 650.90' N, N89 DEG 50'23" E 117.4' & N 03 DEG 12'48" W 59.42' FROM S/4 COR, TH N 03 DEG 05'14" W 287.23', N 51 DEG 06'02" E 10', S11 DEG 05'02" E 262.61', S 58 DEG 47'35" W 51.98' TO POB . .8844 Ac.
Split on 10/04/2006 into 009-010-037-59; (10' To adjacent owner)

Add 44.63' frontage for 07 not previously assessed to this pcl. (see survey in 07 split file).

Split/Comb. on 10/04/2006 completed 10/04/2006 RAY ;
Parent Parcel(s): 009-010-037-00;
Child Parcel(s): 009-010-037-59; (EXEMPT..Adjacent Owner)

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	180.00	307.00	0.6387	1.4808	1800 100	306,434
180 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =						306,434

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	180	0	0
Wood Frame	28.80	100	50	1,440
Wood Frame	23.72	288	50	3,415
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,805

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1310 SF Floor Area = 1420 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1+ Story	Siding	Crawl Space	1,310	
1 Story	Siding	Overhang	110	
Total:			203,794	132,470

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches			
CCP (1 Story)	40	1,327	863

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	22,551	14,658
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer			
Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Parcel Number: 009-010-037-00

Page: 2

Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Interior 1 Story	1	5,235	3,403	
Two Sided	1	7,507	4,880	
Exterior 1 Story	1	6,387	4,152	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		260,024	169,020	

Notes: LOFT

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 287,334

2026 Est. T.C.V. 009-010-037-00					=	599,573
Est. TCV/Total Floor Area = 422.23, Most recent sale 10/01/2002 for 231,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
261,000	261,000	261,000	151,850	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,800	0	0	4,099	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
299,800	299,800	299,800	155,949	155,949	155,949	

009-010-037-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOLTAK JUSTIN D &
8660 W PETERSON POINT RD
LAKE CITY, MI 49651

SEC 10 T22N R8W PCL ONE-A OF THE SURVEY RECORDED IN LIBER S-3 PP 273-275 INCL.
.77A &.BEG 1088.54' W, 650.90' N, N89 DEG 50'23" E 117.4' & N 03 DEG 12'48" W
59.42' FROM S/4 COR, TH N 03 DEG 05'14" W 287.23', N 51 DEG 06'02" E 10', S11
DEG 05'02" E 262.61', S 58 DEG 47'35" W 51.98' TO POB .1956 AC. COMBINATION OF
2 PARCELS ON 5/18/2007 .9656A

2006 combo 10' Lake frnt split from 009-010-037-00 for 2007 (+7400 AV +6544 TV
for 2007).

05-16-07 Combined 010-037-59 with this pcl for 2008.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	125.00	268.33	0.7256	1.4126	1800	100	230,642
125 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =							230,642

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.10	2000 0	0
D/W/P: 4in Concrete		6.96	300 0	0
Wood Frame		26.63	152 94	3,805
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				6,180

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1419 SF Floor Area = 1419 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Pine Logs	Basement	1,419	
			Total:	243,562 194,848
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,138
2 Fixture Bath			1	2,996 2,397
Porches				
WCP (1 Story)			52	3,356 2,685
WCP (1 Story)			430	14,826 11,861
CCP (1 Story)			192	5,357 4,286
WCP (1 Story)			41	2,925 2,340
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			768	19,776 15,821
Water/Sewer				
Public Sewer			1	1,465 1,172
Water Well, 100 Feet			1	5,734 4,587
Built-Ins				
Appliance Allow.			1	2,713 2,170
Fireplaces				
Exterior 1 Story			1	6,387 5,110

Parcel Number: 009-010-037-60

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good
Totals:		310,519	248,415	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 422,306

2026 Est. T.C.V. 009-010-037-60	=	659,128
Est. TCV/Total Floor Area = 464.50, Most recent sale 01/31/2011 for 259,900		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
284,400 284,400 284,400 165,344 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 45,200 0 0 4,464 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
329,600 329,600 329,600 169,808 169,808 0		

009-010-037-95
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DERUITER DONALD & KAREN J TRUST
W PETERSON POINT RD
LAKE CITY, MI 49651

. SEC 10 T22N R8W THAT PART OF PCLS ONE & TWO-A RECORDED IN LIBER S-1 PP 215 & 216 LYING S'LY OF A LINE DESC AS COMM AT A PT 1050.1 FT W & 711.6 FT N OF S 1/4 COR TH N 89 DEG 50'23"E 15.66 FT TO POB. TH N 58 DEG 47'35"E 303.4 FT, N 29 DEG 25'05"E 211.75 FT TO POE EXC W'LY 115 FT THOF. .2A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	211.00	45.00	0.6041	10.2076	1800 100	47,639
		0.22	Total Acres		Total Est. Land Value =	47,639

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		21.10	288 50	3,038
	Total Estimated Land Improvements True Cash Value =			3,038

2026 Est. T.C.V. 009-010-037-95					=	50,677
Est. TCV/Total Floor Area = 35.71						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
22,700	22,700	22,700	2,851		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	76	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,300	25,300	25,300	2,927	2,927	0	

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-010-038-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCCREERY JACOB G &
8670 W PETERSON POINT RD
LAKE CITY, MI 49651

. SEC 10 T22N R8W BEG 1050.1 FT W & 1012.4 FT N OF S 1/4 POST TH S 1' 25" W
300.27 FT S 50 DEG 30' 34" W 152.43 FT N 19 DEG 4' 10" W 132.08 FT NE'LY ALONG
SHORE OF SAPPHIRE LAKE TO POB. APP .75 A.

Irregular shape Has 320' along lake shore..used 152 for frontage used 168 &
added to 132
to arrive at depth of 300' see sketch in Notes file.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	152.00	214.93	0.6776	1.3071	1800	100		242,336
152 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								242,336

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	242	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1012 SF Floor Area = 1518 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,012		
Total:				212,970	155,453

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,991
Plumbing			
Average Fixture(s)	1	1,422	1,038
3 Fixture Bath	1	4,478	3,269
Porches			
WPP	648	11,457	8,364
Deck			
Treated Wood	127	2,962	2,162
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	780	29,500	21,535
Door Opener	2	1,054	769
Water/Sewer			
Public Sewer	1	1,465	1,069
Water Well, 100 Feet	1	5,734	4,186
Built-Ins			
Appliance Allow.	1	2,713	1,980
Fireplaces			
Interior 2 Story	1	6,520	4,760
Local Cost Items			
SANITARY SEWER	1	0	0 *94% Good

Parcel Number: 009-010-038-00

Page: 2

Totals:

283,002

206,576

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

351,179

2026	Est.	T.C.V.	009-010-038-00	=	595,890	
Est. TCV/Total Floor Area = 392.55, Most recent sale 08/25/2006 for 280,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	256,400	256,400	256,400	145,998	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,500	0	0	3,941	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	297,900	297,900	297,900	149,939	149,939	0

009-010-039-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HILLS SANDRA NICCOLE
X W JENNINGS RD
LAKE CITY, MI 49651

. SEC 10 T22N R8W THAT PART OF GOV'T LOT 10 LINE E OF N-S 1/4 LINE & W OF A LINE
BEG AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W ALG THE N-S 1/4 LINE
454.02 FT TO N R/W LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH
N 0 DEG 08'23" W 263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36
FT N 26 DEG 10' 46" W 120.22 FT TO POE. APP.1.5A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B200'@1600/	50.001	306.80	1.0000	0.8991	1600 100	71,926
50 Actual Front Feet, 1.50 Total Acres					Total Est. Land Value =	71,926

2026 Est. T.C.V. 009-010-039-00					=	71,926
Est. TCV/Total Floor Area = 47.38						
2025 Assessed	MBOR		S.E.V.		Base for Cap	IRM
36,000	36,000		36,000		16,202	2.70
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment Losses
0		0	0		0	437 0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<- PRE/MBT
36,000	36,000		36,000		16,639	16,639 0

009-010-039-30
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLINT CHARLES & TERI A
8452 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 10 & 15 T22N R8W PART OF GOV'T LOT 10 SEC 10 IN NW 1/4 OFNE 1/4 SEC 15
COMM AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W 454.02 FT TO N R/W LINE
OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W 263.2
FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10'46" W
120.22 FT N 60 DEG 20'24" E 161.89 FT N 83 DEG 07'10" E 94.55 FT S 48 DEG 45' E
164.43 FT S 14 DEG 01'48" E 87.5 FT S 10 DEG 03'49" E 171.51 FT S 10 DEG 44'20"
W 121.33 FT S 17 DEG 42'28" E 74.35 FT S 36 DEG 49' 23" W 73.38 FT S 0 DEG
08'12" E 264.04 FT TO N R/W LINE OF JENNINGS RD S 84 DEG 23'55" W 59.92 FT TO
POB. 4.45 A.

USED L;OWER FF RATE DUE TO LOT SIZE..WOULD OVERPRICE FOR AREA AT STD RATE

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B200'@1600/	150.00	1292.28	0.7598	0.8966	1600	100	163,498
150 Actual Front Feet, 4.45 Total Acres Total Est. Land Value =							163,498

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	5300 0	0
D/W/P: Asphalt Paving		3.10	2630 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 10000		10,000.00	1 95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1884 SF Floor Area = 1884 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,260	
1 Story	Siding	Slab	624	
Total:			278,055	180,726
Other Additions/Adjustments				
Recreation Room			1118	21,208 13,785
Basement, Outside Entrance, Above Grade			1	1,980 1,287
Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			1	4,478 2,911
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Common Wall: 1 Wall			1	-2,589 -1,683
Base Cost			1120	39,010 25,356
Class: C Exterior: Pole (Unfinished)				
Base Cost			4200	99,330 64,564
Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 100 Feet			1	5,734 3,727
Built-Ins				
Appliance Allow.			1	2,713 1,763
Fireplaces				

Parcel Number: 009-010-039-30

Page: 2

Interior 1 Story	1	5,235	3,403	
Unit-in-Place Cost Items				
BOAT HOUSE (BY SQ FT	480	1,819	1,291	*71% Good
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		459,860	299,006	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 508,310

2026 Est. T.C.V. 009-010-039-30				=	681,308
Est. TCV/Total Floor Area = 361.63, Most recent sale 07/01/1998 for 410,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
303,300	303,300	303,300	201,226	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	37,400	0	0	5,433	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
340,700	340,700	340,700	206,659	206,659	206,659

009-010-040-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROSS VICTOR D
X W JENNINGS RD ISLE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 12. .56 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	70.00	348.48	0.8889	1.5480	1800	100	173,376
70 Actual Front Feet, 0.56 Total Acres					Total Est. Land Value =		173,376

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

Cost Est. for Res. Bldg: 1

Single Family LOG

Cls D

Blt 1948

(11) Heating System: Space Heater

Ground Area = 616 SF Floor Area = 616 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	616		
Total:				74,303	44,582

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	988	593	
Deck					
Treated Wood		220	4,066	2,440	
Treated Wood		220	4,066	2,440	
Pine w/Roof (Deck Portion)		34	1,078	647	
Pine w/Roof (Roof portion)		34	607	364	

Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		384	12,403	7,442	
No Concrete Floor		384	-2,097	-1,258	

Water/Sewer					
Public Sewer		1	1,152	691	
Water Well, 100 Feet		1	5,150	3,090	

Built-Ins					
Appliance Allow.		1	1,607	964	

Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
Totals:			103,323	61,995	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

105,391

2026 Est. T.C.V. 009-010-040-00				=	283,517
Est. TCV/Total Floor Area = 460.25					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
124,500	124,500	124,500	41,649	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,300	0	1,124	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-010-040-00

Page: 2

141,800	141,800	141,800	42,773	42,773	0

009-011-001-00	2026 Est. T.C.V.	ROLKA STEVEN R
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 890 FT OF SW 1/4 OF SW 1/4 EXC E 152 FT OF S 183 FT THEREOF & EXC PLAT OF BURGETT SUB ALSO W 890 FT OF GOV'T LOT 4EXC SD PLAT & EXC BEG 1782 FT N & S 86 DEG 09' 20" E 515.2 FT FR SW COR SEC 11 S 56 DEG 39' 20" E 200 FT N 55 DEG 08' 45" E 134.63 FT N 56 DEG 39' 20" W 250 FT S 33 DEG 20' 40" W 125 FT TO BEG & EXC BEG 810.13 FT N 0 DEG 50' E OF SW COR OF GOV'T LOT 4 TH N 0 DEG 50' E 278.17 FT S 46 DEG 26' E 237.31 FT, S 36DEG 27'20"W TO A PT WHICH LIES S 53 DEG 40'40"E OF POB, TH N 53 DEG 40'40"W TO POB & EXC COM AT SW COR OF GOV'T LOT 4 N 0 DEG 50'E 356 FT, S 88 DEG 14'25"E 33 FT TO POB, TH N 0 DEG 50'E 305.03 FT TH N 89 DEG 10'W 23 FT, TH N 0 DEG 50'E 99.95 FT, N 60 DEG 15'18"E 26.95 FT, S 53 DEG 40'40"E 24.36 FT, N 36 DEG 46'59"E 207.20 FT, S 50 DEG 0'40"E 308.68 FT, S 50 DEG 11'30"E 164.8 FT, S 53 DEG 44' 20"E 81.61 FT, S 33 DEG 20'40"W 175.08 FT, S 0 DEG 41'24"W 221.62 FT, N 88 DEG 14'25"W 482.17 FT, N 0 DEG 50"E 135 FT TO POB & EXC PCL RECORDED IN BOOK OF SURVEYS S-2 PG 438. 31.12A

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C 100' @1300/FF	74.00	120.00	1.0000	0.8363	1300 100	80,450
		30.92 Acres		0	100	0
74 Actual Front Feet, 31.12 Total Acres				Total Est. Land Value =		80,450

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		10.25	1800 50	9,225
Total Estimated Land Improvements True Cash Value =				9,225

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,094	2,073
Garages					
Class: BC Exterior: Pole (Finished)					
Storage Over Garage			1080	18,706	18,519
Door Opener			3	1,976	1,956
Base Cost			2400	95,616	94,660
Water/Sewer					
Public Sewer			1	1,877	1,858
Water Well, 200 Feet			1	11,938	11,819
Totals:				132,207	130,885
Notes: 2025 W/ 1BDRM, 1BA, KITCHEN & STORAGE ON 2ND FLOOR					
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:					160,989

2026 Est. T.C.V. 009-011-001-00						=	250,664
Est. TCV/Total Floor Area = 0.00							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
93,200	93,200	93,200	72,596	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
41,000	-8,900	0	41,000	1,960	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
125,300	125,300	125,300	115,556	115,556	0		

009-011-001-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KING DAVID W & FRANCES E
1685 S DICKERSON RD
LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG N 0 DEG 50'E 1541 FT & S 88 DEG 14' 25" E 33 FT FROM SW
COR SEC 11 TH N 0 DEG 50' E 33 FT, S 88 DEG 14' 25" E 351.77 FT, N 12 DEG 17'
49" E 228.98 FT,N 29 DEG 28' 04" E 192.19 FT, S 50 DEG 11'30"E 18.61 FT S 53 DEG
44'20"E 81.61 FT,S33 DEG 20'40"W 175.08 FT, S 0 DEG 41'42"E 221.62 FT, N 88 DEG
14'25"W 482.17 FT TO POB. 1.25A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	100.22	175.08	0.8673	0.7700	5000	100	334,623
BACK 50' @ 500	50.00	781.47	0.7596	1.9862	500	100	37,717
150 Actual Front Feet, 1.30 Total Acres					Total Est. Land Value =		372,339

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	2200 0	0
D/W/P: 4in Ren. Conc.		8.17	160 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1

Single Family 1.75S

Cls C 10 Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 1703 SF Floor Area = 2825 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
2 Story	Siding	Basement	928	
1.25 Story	Siding	Basement	775	
			Total:	388,594 291,427

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,066
3 Fixture Bath		1	4,478	3,358
2 Fixture Bath		1	2,996	2,247

Porches				
WPP		505	8,969	6,727
WCP (1 Story)		208	8,692	6,519
WCP (1 Story)		128	6,143	4,607
CPF		100	2,121	1,591

Balcony				
Wood Balcony		71	3,101	2,326

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		644	25,863	19,397
Common Wall: 2 Wall		1	-5,177	-3,883
Door Opener		1	527	395
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		1563	54,439	40,829

Water/Sewer				
Public Sewer		1	1,465	1,099
Water Well, 100 Feet		1	5,734	4,300

Built-Ins				
Appliance Allow.		1	2,713	2,035

Parcel Number: 009-011-001-80

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good

Totals:

512,080

384,040

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

652,868

2026 Est. T.C.V. 009-011-001-80					=	1,029,957
Est. TCV/Total Floor Area = 364.59, Most recent sale 07/23/2010 for 335,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
481,800	481,800	481,800	292,318	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,200	0	0	7,892	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
515,000	515,000	515,000	300,210	300,210	300,210	

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-011-001-85
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ARDELEAN GEROG E W & BETTY JANE
1679 S DICKERSON RD
LAKE CITY, MI 49651

. SEC 11 T22N T8W BEG N 0 DEG 50'E 1574 FT & S 88 DEG 14' 25"E 33 FT & FROM SW
COR SEC 11 TH N 0 DEG 50'E 33 FT, S 88 DEG 14'25"E 209.09 FT, N 26 DEG 30'54"E
466.94 FT, S 50 DEG11'30"E 100.21 FT, S 29 DEG 28'04"W 192.19 FT, S 12 DEG
17'49"W 228.98 FT, N 88 DEG 14'25"W 351.77 FT TO POB. 1.28A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.21	440.77	0.9045	0.8844	5000	100		400,798
BACK 50' @ 500	33.00	351.71	0.7827	1.5020	500	100		19,399
133 Actual Front Feet, 1.28 Total Acres								Total Est. Land Value = 420,196

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	784	0	0
D/W/P: 4in Concrete	6.96	1000	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2130 SF Floor Area = 2130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,130		
Total:				291,502	204,036

Other Additions/Adjustments

Exterior			
Brick Veneer	448	7,419	5,193
Basement, Outside Entrance, Below Grade	1	2,727	1,909
Plumbing			
Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
Deck			
Treated Wood	330	5,544	3,881
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812
Water/Sewer			
Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014
Built-Ins			
Appliance Allow.	1	2,713	1,899
Fireplaces			
Interior 1 Story	1	5,235	3,664

Local Cost Items

SANITARY SEWER

10086% Good

Parcel Number: 009-011-001-85

Page: 2

Totals:

349,560

244,676

Notes: PARTIAL BICK SIDING

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

415,949

2026	Est. T.C.V. 009-011-001-85				=	838,520	
Est. TCV/Total Floor Area = 393.67, Most recent sale 06/01/1995 for 98,000							
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	397,000	397,000	397,000		219,347	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	22,300	0	0	5,922	0	
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	419,300	419,300	419,300	225,269	225,269	0	

009-011-001-902026 Est. T.C.V.DAVENPORT EDWIN K & CHRISTINE MS DICKERSON RDLAKE CITY, MI 49651

Property Class: 402

Map #:LAKE TOWNSHIP

SEC 11 T22N R8W PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-3 P482. ALSO DESCRIBED AS PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-119 DESC AS: BEG AT SW COR OF SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG 14'25"E 33 FT, N 0 DEG50'221.62 FT, S 88 DEG 14'25"E 65 FT, N 26 DEG 30'55"E 173.09 FT TO POB, TH N 26DEG 30'55"E 107.04 FT, N 28 DEG 22'34"E 160.65 FT, S 47 DEG 17'04"E 20 FT, S 28 DEG 22'34"W 252.27 FT, S 85 DEG 09'06"W 19.01 FT TO POB. .11A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	20.00	260.00	1.0000	1.0962	1300	100		28,501
20 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		28,501	

2026 Est. T.C.V. 009-011-001-90	=	28,501			
Est. TCV/Total Floor Area = 13.38, Most recent sale 06/10/2004 for 0					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,400	16,400	16,400	13,098	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	0	353	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,300	14,300	14,300	13,451	13,451	13,451

009-011-001-91
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DAVENPORT EDWIN K & CHRISTINE M
1669 S DICKERSON RD
LAKE CITY, MI 49651

SEC 11 T22N R8W (0*1998) PART OF PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS
S-6 P-119 DESC AS: BEG AT SW COR OF SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG
14'25"E 33 FT, N 0 DEG 50'E 143.81 FT TO POB, TH N 0 DEG 50'E 77.81 FT, S 88 DEG
14'25"E 65 FT, N 26 DEG 30'55"E 173.09 FT, N 85 DEG 09'06"E 19.01 FT, N 28 DEG
22'34"E 252.27 FT, S 47 DEG 17'04"E 90.22 FT, S 26 DEG 30'54" W 444.4 FT, N 88
DEG 14'25"W 150.17 FT TO POB. 1.2A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B100'@5000/FF	90.00	252.27	0.8343	0.8134	5000	100		305,356	
BACK 50' @ 500	77.81	394.12	0.7388	1.5631	500	100	SURPLUS	44,929	
168 Actual Front Feet, 1.23 Total Acres					Total Est. Land Value =			350,285	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		7.58	564 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1

Single Family

1.75S

Cls BC

Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1962 SF Floor Area = 3434 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding/Brick	Basement	1,962	
Total:				532,546 399,408

Other Additions/Adjustments				
Recreation Room			1962	52,601 39,451
Basement, Outside Entrance, Above Grade			2	5,050 3,787

Plumbing				
Average Fixture(s)			1	2,094 1,570
3 Fixture Bath			2	13,171 9,878
2 Fixture Bath			1	4,412 3,309

Porches				
CCP (1 Story)			112	4,215 3,161
WGEF (1 Story)			192	19,283 14,462

Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			992	54,540 40,905
Common Wall: 1 Wall			1	-3,005 -2,254
Door Opener			3	1,976 1,482

Water/Sewer				
Public Sewer			1	1,877 1,408
Water Well, 100 Feet			1	6,387 4,790

Built-Ins				
Appliance Allow.			1	3,899 2,924

Fireplaces				
Interior 2 Story			1	8,330 6,247
2nd on Same Stack			1	5,301 3,976

Parcel Number: 009-011-001-91

Page: 2

Deck				
Composite	564	9,080	6,810	
Composite	48	1,839	1,379	
Local Cost Items				
SANITARY SEWER	1	0	0	*89% Good
Totals:		723,596	542,693	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 922,578

2026 Est. T.C.V. 009-011-001-91				=	1,277,613
Est. TCV/Total Floor Area = 372.05					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
591,300	591,300	591,300	320,318	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,500	0	8,648	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
638,800	638,800	638,800	328,966	328,966	328,966

009-011-001-93
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DAVENPORT EDWIN K & CHRISTINE M
S DICKERSON RD
LAKE CITY, MI 49651

SEC 11 T22N R8W (0*1998) PART OF PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS
S-6 P-119 DESC AS: BEG AT SW COR SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG
14'25"E 33 FT, N 0 DEG 50'E 66 FT TO POB, TH N 0 DEG 50'E 77.81 FT, S 88 DEG
14'25"E 150.17 FT, N 26 DEG 30'54"E 444.4 FT, S 47 DEG 17'04"E 44.24FT, S 50 DEG
11'30"E 45.98 FT, S 26 DEG 30'54"W 466.94 FT, N 88 DEG 14'25"W 209.09 FT TO POB.
1.23A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B100'@5000/FF	90.22	444.40	0.8884	0.8855	5000	100		354,859	
BACK 50' @ 500	50.00	243.94	0.7728	1.3215	500	100		25,529	
140 Actual Front Feet, 1.20 Total Acres					Total Est. Land Value =			380,388	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	778	50	879
D/W/P: 4in Ren. Conc.	8.17	1518	50	6,201
Total Estimated Land Improvements True Cash Value =				7,080

Cost Est. for Res. Bldg: 1

Single Family

GRG

Cls C

Blt 2022

(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-4,344
Garages					
Class: C Exterior: Block Foundation: 42 Inch (Finished)					
Door Opener			2	1,054	1,022
Base Cost			3200	141,632	137,383
Totals:				138,208	134,061

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV:

174,279

2026	Est. T.C.V. 009-011-001-93			=	561,747	
Est. TCV/Total Floor Area = 0.00						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	301,400	301,400	301,400	172,774	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-20,500	0	0	4,664	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	280,900	280,900	280,900	177,438	177,438	177,438

009-011-001-94	2026 Est. T.C.V.	JANET MARK & SHEREE
Property Class: 401		1717 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Parcel Number: 009-011-001-94			Page: 2		
1 Story	Siding	Slab	383		
Total:			42,976	21,486	
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-3,128	-1,564
Totals:			39,848	19,922	
Notes: FORMERLY 1 ROOM LOG CABIN					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				24,504	

2026	Est. T.C.V. 009-011-001-94					=	246,664
Est. TCV/Total Floor Area = 122.60, Most recent sale 10/28/2010 for 34,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	108,300	108,300	108,300	63,178	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	15,000	0	0	1,705	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	123,300	123,300	123,300	64,883	64,883	64,883	

009-011-001-952026 Est. T.C.V.GAFFNEY SUZANNE
Property Class: 4011675 S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 11 T22N R8W (1*1998) BEG S 88 DEG 14'25"E 33 FT & N 0 DEG 50'E 1830.97 FT
FROM SW COR OF SEC 11 TH N 0 DEG 50'E 150.07 FT, N 48 DEG 19'17"E 89.68 FT, S 48
DEG 58'52"E 44.22 FT, S 63 DEG 23'25"E 29.85 FT, S 26 DEG 59'17"W 47.43 FT, S 40
DEG 44'27"W 165.02 FT TO POB. .31A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	70.00	192.91	1.3001	0.8333	110 100	8,343
70 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =						8,343

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Concrete	6.05	302 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 2015

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2339 SF Floor Area = 2339 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	2,339	
Total:			250,801	213,155
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	840
3 Fixture Bath		2	6,256	5,318
Porches				
CCP (1 Story)		82	2,090	1,776
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		806	29,419	25,006
Common Wall: 2 Wall		1	-4,453	-3,785
Water/Sewer				
Public Sewer		1	1,152	979
Water Well, 200 Feet		1	9,344	7,942
Built-Ins				
Appliance Allow.		1	1,607	1,366
Totals:			297,204	252,597
Notes: ADAPTIVE HOME SIZE IS ATYPICAL TO RURAL HOME MEDIAN SQUARE FEET				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			310,694	

2026 Est. T.C.V. 009-011-001-95					=	319,987
Est. TCV/Total Floor Area = 136.81, Most recent sale 12/01/1996 for 55,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
136,600	136,600	136,600	96,017	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,400	0	0	2,592	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,000	160,000	160,000	98,609	98,609	98,609	

009-011-001-96
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DAVENPORT EDWIN K & CHRISTINE M
S DICKERSON RD
LAKE CITY, MI 49651

SEC 11 T22N R8W (0*1998) PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS
S-6 P-119 DESC AS: BEG S 88 DEG 14'25"E 33 FT, N 0 DEG 50'E1981.04 FT & N 48
DEG 19'17"E 89.68 FT FROM SW COR SEC 11 TH N 48 DEG 58'52"W 60.31 FT, N 36 DEG
53'45"E 206.95 FT, S 53 DEG 06'15"E 85 FT, S 34 DEG 18'27"W 163.93 FT, S 23 DEG
44'12"W 52.07 FT, N 48 DEG 58'52"W 44.22 FT TO POB. .41A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	207.00	0.9123	1.2900	4800	100	EASEMENT	282,436
BACK 50' @ 500	15.00	207.00	0.9365	1.2477	500	100		8,764
65 Actual Front Feet, 0.31 Total Acres					Total Est. Land Value =		291,200	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 10000		10,000.00	1 95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

2026 Est. T.C.V. 009-011-001-96				=	300,700
Est. TCV/Total Floor Area = 128.56, Most recent sale 11/01/2002 for 190,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
156,200	156,200	156,200	66,676	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,800	0	1,800	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,400	150,400	150,400	68,476	68,476	68,476

009-011-001-97
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DAVENPORT EDWIN K & CHRISTINE M
S DICKERSON RD
LAKE CITY, MI 49651

SEC 11 T22N R8W (0*1998) PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF
SURVEYS 5-6 P-119 DESC AS: BEG 88 DEG 14'25" E 33 FT & N 0 DEG 50'E1981.04 FT
FROM SW COR SEC 11, TH N 89 DEG 10'W 23 FT, N 0 DEG 50'E 99.95 FT, N 60 DEG
15'18"E 26.95 FT, S 53 DEG 40'40"E 24.36 FT, S 48 DEG 58'52"E 60.31 FT, S48 DEG
19'17"W 89.68 FT TO POB. .14A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	100.00	55.00	1.1892	0.6089	110 100	7,966
100 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =						7,966

2026 Est. T.C.V. 009-011-001-97					=	7,966
Est. TCV/Total Floor Area = 3.41						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
3,300	3,300	3,300	2,934		2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	79	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,000	4,000	4,000	3,013	3,013	3,013	

009-011-001-98
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DAVENPORT EDWIN K & CHRISTINE TRUST
S DICKERSON RD
LAKE CITY, MI 49651

SEC 11 T22N R8W PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6
P-119 DESC AS: BEG N 00 DEG 50'00"E 1541 FT, S 88 DEG 14'25"E 33 FT, N 00 DEG 50'00"E 221.62 FT, S 88 DEG 14'25"E 65 FT, N 26 DEG 30' 55"E 195.27 FT FROM SW COR SEC 11. TH N 64 DEG 35'35"W 48.11 FT, N 26 DEG 59'17"E 47.43 FT, N 63 DEG 22'59"W 29.85 FT, N23 DEG 44'12"E 52.07 FT, N 34 DEG 18'27" E 163.93 FT, S 53 DEG 06'15"E 15 FT, S 48 DEG 35'43"E 50 FT, S 28 DEG 22'34"W 160.65 FT, S 26 DEG 30'55"W 84.86 FT TO POB. .4A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	65.00	268.06	1.1627	0.8208	5000	100	310,169
65 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =		310,169

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.77	600 0	0
D/W/P: 3.5 Concrete		5.77	238 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 10000		10,000.00	1 95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

2026 Est. T.C.V. 009-011-001-98				=	319,669
Est. TCV/Total Floor Area = 136.67, Most recent sale 06/12/2006 for 210,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM		
138,100	138,100	138,100	44,376	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,700	0	0	1,198	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
159,800	159,800	159,800	45,574	45,574	45,574

03/24/2026

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Valuation Report

DB: Lake2026

009-011-001-99

2026 Est. T.C.V.

ADLER KELLY M

Property Class: 402

S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W PCL OF LAND RECORDED IN BOOK OF SURVEYS S-2 PG 438. .02A

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

IRR SHAPE/ACCESS POINT

Description

Frontage

Depth

Front

Depth

Rate %Adj.

Reason

Value

A50'@4800/FF

1.00

871.20

2.0000

2.1332

4800

100

20,479

1 Actual Front Feet, 0.02 Total Acres

Total Est. Land Value =

20,479

2026 Est. T.C.V. 009-011-001-99

=

20,479

Est. TCV/Total Floor Area = 8.76

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

10,700

10,700

10,700

409

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

-500

0

0

11

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

10,200

10,200

10,200

420

420

420

03/24/2026
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Valuation Report

DB: Lake2026

009-011-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DJZ PROPERTIES LLC &
1661 S DICKERSON RD
LAKE CITY, MI 49651

SEC 11 T22N R8W BEG N 00 DEG 50'00"E 810.13 FR OF SW COR OF GOV'T LOT 4 TH N 50'
E 278.17 FR S 46 DEG 26' E 113.66 FR S 15 DEG 40' 45" W 226.72 FR N 53 DEG 40'
40" W 31.19 FRTO POB. APP .42A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	58.33	252.00	1.2076	0.8132	5000	100		286,435
31 Actual Front Feet, 0.42 Total Acres								Total Est. Land Value = 286,435

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	338	0	0
D/W/P: 4in Ren. Conc.	8.17	1400	0	0
Wood Frame	32.26	80	71	1,833

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				6,583

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	864		
Total:				167,456	117,227

Other Additions/Adjustments

Recreation Room	434	8,233	5,763
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Porches

WPP	590	10,449	7,314
WPP	150	4,091	2,864

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

Base Cost	520	22,329	15,630
Storage Over Garage	350	4,634	3,244
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508
Wood Stove	1	2,503	1,752

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

</

Parcel Number: 009-011-002-00

Page: 2

Totals:

245,148

171,610

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

291,737

2026	Est. T.C.V. 009-011-002-00				=	584,755	
Est. TCV/Total Floor Area = 541.44, Most recent sale 01/28/2005 for 319,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	253,100	253,100	253,100	145,096	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	39,300	0	0	3,917	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	292,400	292,400	292,400	149,013	149,013	0	

009-011-003-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STEBNER MARK & BEVERLY
1665 S DICKERSON RD
LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG 810.13 FT N 50' E & 31.18 FT S 53 DEG 40' 40" E OF SW COR
OF GOV'T LOT 4 TH N 15 DEG 40' 45" E 226.72 FT S 46 DEG26' E 123.65 FT S 36 DEG
27' 20" W TO A PT WHICH LIES S 53 DEG 40' 40" E OF POB N 53 DEG 40' 40" W TO
POB. .64 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B100'@5000/FF	69.22	213.12	1.1374	0.7930	5000 100	312,176
42 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =						312,176

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	880	71	4,111
Total Estimated Land Improvements True Cash Value =				4,111

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1312 SF Floor Area = 1312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,312		
			Total:	191,868	115,117

Other Additions/Adjustments

Recreation Room	600	11,382	5,691
Basement, Outside Entrance, Below Grade	1	2,727	1,636

Plumbing			
Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches			
CCP (1 Story)	288	7,488	4,493

Deck			
Treated Wood	400	6,284	3,770

Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	572	21,376	12,826
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 1 Car	1	2,778	1,667

Water/Sewer			
Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins			
Appliance Allow.	1	2,713	1,628

Fireplaces			
Interior 1 Story	1	5,235	3,141

Local Cost Items			
SANITARY SEWER	1	0	0 *84% Good

Totals:	263,468	156,939	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

266,796

2026 Est. T.C.V. 009-011-003-00	=	583,083
Est. TCV/Total Floor Area = 444.42, Most recent sale 12/26/2007 for 0		
2025 Assessed	MBOR	S.E.V.
259,100	259,100	259,100
		Base for Cap
		IRM
		163,435
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	32,400	0
		Tax Adjustment
		4,412
		Losses
		0
2026 Assessed	MBOR	S.E.V.
291,500	291,500	291,500
		Capped
		->Taxable<-
		PRE/MBT
		167,847
		167,847
		167,847

009-011-004-002026 Est. T.C.V.SNYDER JEREMY

Property Class: 4017880 W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W BEG AT A PT 890 FT; E OF SW COR OF SEC 11 TH N 183 FT; W 152 FT; TH S 183 FT, E 152 FT TO BEG. .6386 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	152.00	183.00	1.0710	0.8224	110	100			14,728
152 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =									14,728

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		6.60	672 0	0
Wood Frame		19.38	216 50	2,093
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				3,993

Cost Est. for Res. Bldg: 1Single Family 1SCls DBlt 1948

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1	4,109 2,465
Water Well, 100 Feet			1	5,150 3,090
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			720	19,598 11,759
Totals:				28,857 17,314

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 21,296

2026 Est. T.C.V. 009-011-004-00					=	40,017
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/29/2022 for 38,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,200	62,200	62,200	56,189	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	52,100	0	246	47,065	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	9,370	9,370	0	

03/24/2026

Valuation Report

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DB: Lake2026

009-011-005-00

2026 Est. T.C.V.

ZWOLAK EUGENE J & KATHRYN P

Property Class: 401

1723 S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W PT OF W 890 FT GOV'T LOT 4 & W 890 FT OF SW 1/4 OF SW 1/4 COMM

AT SW COR OF SEC N 00 DEG 50' E 1782 FT S 86 DEG 09' 20" E 515.2 FT TO POB TH S

56 DEG 39' 20" E 150 FT N 33 DEG 20' 40" E 125 FT N56 DEG 39' 20" W 150 FT S 33

DEG 20' 40" W 125 FT TO POB. .4304 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	125.00	0.8677	0.7320	5000	100		317,596
BACK 50' @ 500	50.00	125.00	0.7598	1.0458	500	100		19,865
150 Actual Front Feet, 0.43 Total Acres								Total Est. Land Value = 337,461

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	45.11	384	0	0
D/W/P: 3.5 Concrete	6.31	1690	0	0
D/W/P: Patio Blocks	14.97	973	0	0
Wood Frame	26.85	120	50	1,611

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	5	97	4,850
Total Estimated Land Improvements True Cash Value =				6,461

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 10 Blt 1961

(11) Heating System: Forced Heat & Cool

Ground Area = 2468 SF Floor Area = 2468 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	2,468		
Total:				333,363	216,663

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,366

888

Porches

CGEP (1 Story)

218

13,440

8,736

CGEP (1 Story)

32

3,753

2,439

Deck

Treated Wood

76

2,029

1,319

Garages

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

Base Cost

624

21,821

14,184

Water/Sewer

Public Sewer

1

1,407

915

Water Well, 100 Feet

1

5,507

3,580

Built-Ins

Appliance Allow.

1

2,605

1,693

Fireplaces

Exterior 1 Story

1

6,134

3,987

Local Cost Items

SANITARY SEWER

1

0

0

*90% Good

Totals:

391,425

254,404

Parcel Number: 009-011-005-00

Page: 2

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

432,487

2026 Est. T.C.V. 009-011-005-00						=	776,409
Est. TCV/Total Floor Area = 314.59							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	370,000	370,000	370,000	195,040	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	18,200	0	0	5,266	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	388,200	388,200	388,200	200,306	200,306	200,306	

03/24/2026

Valuation Report

DB: Lake2026

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009-011-006-00

2026 Est. T.C.V.

ROLKA STEVEN R

Property Class: 401

1729 S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W PT OF W 890 FT GOV'T LOT 4 & W 890 FT OF SW 1/4 OF SW 1/4 COMM

AT SW COR SEC N 00 DEG 50' E 1782 FT S 86 DEG 09' 20" E 515.2 FT S 56 DEG 39'

20" E 150 FT TO POB TH S 56 DEG 39' 20" E 50 FT N 55 DEG 08' 45" E 134.63 FT N 56

DEG 39' 20" W 100 FT S 33 DEG 20' 40" W 125 FT TO POB. .2167 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	66.67	126.00	1.1525	0.7329	5000	100		281,557
50 Actual Front Feet, 0.22 Total Acres								
Total Est. Land Value =								281,557

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	533	50	1,855
Metal Prefab/Conc.	30.08	54	50	812
Total Estimated Land Improvements True Cash Value =				2,667

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1971

(11) Heating System: Forced Heat & Cool

Ground Area = 840 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	840		
Total:				140,784	84,471

Other Additions/Adjustments

Recreation Room	400	7,588	3,794
Basement, Outside Entrance, Below Grade	1	2,727	1,636

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

WPP	288	5,363	3,218

Deck

Treated Wood	45	1,627	976
Treated Wood	22	985	591

Garages

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

Base Cost	576	23,910	14,346
Door Opener	1	527	316

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

204,228

121,778

Parcel Number: 009-011-006-00

Page: 2

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

207,023

2026 Est. T.C.V. 009-011-006-00				=	491,247	
Est. TCV/Total Floor Area = 584.82						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
217,000	217,000	217,000		102,552	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,600	0	0	2,768	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
245,600	245,600	245,600		105,320	105,320	0

009-011-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GRANADOS JESUS PONCE
7640 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG 40'W 537 FT TO POB, ALL BEING PART OF LOT 3, SW1/4 OF SW1/4 & LOT 4, SECS 11-22-8, ALSO FORMER RR R/W LYING ACROSSGOV'T LOT 3 EXC S 33 FT OF E 830 FT THOF29.4907A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	29.49 Acres		5000	100	147,450
		29.49 Total Acres			Total Est. Land Value =	147,450

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		24.37	225 50	2,741
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
		Total Estimated Land Improvements True Cash Value =		5,116

Cost Est. for Res. Bldg: 1

Single Family

1.75S

Cls C 5

Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1778 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Slab	728		
1 Story	Siding	Slab	504		
			Total:	223,148	156,209

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	995
Water/Sewer				
1000 Gal Septic		1	4,689	3,282
Water Well, 100 Feet		1	5,734	4,014
Porches				
CGEP (1 Story)		240	14,981	10,487
CCP (1 Story)		132	3,815	2,670
Built-Ins				
Appliance Allow.		1	2,713	1,899
Fireplaces				
Interior 1 Story		1	5,235	3,664
Deck				
w/Roof (Roof portion)		1104	16,428	11,500
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost		1392	54,455	38,118
		Totals:	332,620	232,838

Notes:

Parcel Number: 009-011-007-00

Page: 2

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

286,391

2026 Est. T.C.V. 009-011-007-00						=	438,957
Est. TCV/Total Floor Area = 246.88, Most recent sale 08/31/2005 for 225,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
179,600	179,600	179,600	98,200		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	39,900	0	0	2,651	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
219,500	219,500	219,500	100,851	100,851		0	

009-011-007-98
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SNYDER JEREMY
W JENNINGS RD
LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG S 88 DEG 14'24" E 890.12 FT FROM SW COR SEC 11 TH N 0 DEG 50'0" E 183 FT, S 88 DEG 14'24" E 30.55 FT, S 0 DEG 40'0" W 183.01 FT, N 88 DEG 14'24" W 31.07 FT TO POB. .1294A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	30.55	183.00	1.5996	0.8224	110 100	4,421
31 Actual Front Feet,	0.13	Total Acres	Total Est. Land Value =			4,421

2026 Est. T.C.V. 009-011-007-98 = 4,421						
Est. TCV/Total Floor Area = 2.49, Most recent sale 07/29/2022 for 38,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
1,800	1,800	1,800	1,515		2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400	0	0	40		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,200	2,200	2,200	1,555	1,555	0	

009-011-008-002026 Est. T.C.V.DICK JAY M & JULIE K JT LIV TRUST
Property Class: 4017346 W JENNINGS RD
Map #:LAKE TOWNSHIPLake City, MI 49651

2011-02509 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N,R8W., THENCE
S89DEG.05'37"E 201.32 FEET ALONG THE SOUTH LINE OF SAID SEC 11 TO THE POINT OF
BEGINNING; THENCE N00DEG.32'S3"E 99.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF
WAY LINE FOR RAILROAD ST., FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE
N84DEG.27'29"E 297.82 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE
S00DEG.32 '53"W 133.41 FEET TO A POINT ON THE SOUTH SECTION LINE; THENCE
N89DEG.05'37"W 296.14 FEET ALONG SAID SOUTH SECTION 11 LINE TO THE POINT OF
BEGINNING. (BEING A PART OF GOVERNMENT LOT 2, SECTION 1 I, T22N,R8W.) .79 A
M/L

04 SPLIT TO 011-008-25, 008-50, 008-75 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	296.14	116.69	0.9065	0.7349	250	100	49,325
296 Actual Front Feet, 0.79 Total Acres					Total Est. Land Value =		49,325

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2008

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -3,762
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			2	1,054 885
Base Cost			1213	28,687 24,097
			Totals:	25,263 21,220

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 26,101

2026 Est. T.C.V. 009-011-008-00					=	75,426
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/11/2011 for 35,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
31,400	31,400	31,400	23,977	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,300	0	0	647	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,700	37,700	37,700	24,624	24,624	0	

009-011-008-25
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PALLAY DAVID & SHARON
W JENNINGS RD
,

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11; THENCE SOUTH 89'05'37" EAST 497.46 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 00'32'53" EAST 133.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE NORTH 84'27'29" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00'32'53" WEST 146.62 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE NORTH 89'05'37" WEST 116.92 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 0.38 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

(3*2016) SPLIT ON 12/31/2015 INTO 009-011-008-33; FORMELRY DESCRIBED AS SEC 11 T22N R8W (0*2004)
W 729.97 FT OF GOV'T LOT 2 LYING S OF N LINE OF FORMER RR R/W EXC W 496.14 FT THEREOF. .79 A M/L

Split/Comb. on 01/10/2016 completed 01/10/2016 TIM ;
Parent Parcel(s): 009-011-008-25;
Child Parcel(s): 009-011-008-02;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	116.92	141.57	1.1436	0.7713	250	100		25,784
117 Actual Front Feet, 0.38			Total Acres		Total Est. Land Value =			25,784

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	96	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-3,806
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			816	20,637	17,541
Door Opener			1	527	448
Totals:				16,686	14,183

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 17,445

2026 Est. T.C.V. 009-011-008-25					=	44,179
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/25/2014 for 25,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,800	18,800	18,800	12,527	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-011-008-25

Page: 2

	0	3,300	0	0	338	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	22,100	22,100	22,100	12,865	12,865	0

009-011-008-332026 Est. T.C.V. PEJAKOVICH JOSEPH W & LINDA DW JENNINGS RDLAKE TOWNSHIP

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11; THENCE SOUTH 89'05'37" EAST 614.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 00'32'53" EAST 146.62 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE NORTH 84'27'29" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00'32'53" WEST 159.82 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE NORTH 89'05'37" WEST 116.91 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 0.41 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
(0*2016) SPLIT ON 12/31/2015 FROM 009-011-008-25;

Split/Comb. on 01/10/2016 completed 01/10/2016 TIM ;
Parent Parcel(s): 009-011-008-25;
Child Parcel(s): 009-011-008-02;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	116.91	152.76	1.1437	0.7861	250	100	26,277
117 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =		26,277

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	120	50	490
Total Estimated Land Improvements True Cash Value =				490

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,120
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			1	527 485
Base Cost			1200	28,380 26,110
Totals:			24,429	22,475

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 27,644

2026 Est. T.C.V. 009-011-008-33					=	54,411
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,100	23,100	23,100	12,370	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	333	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,200	27,200	27,200	12,703	12,703	0	

DB: Lake2026

009-011-008-50	2026 Est. T.C.V.	ANDERSEN CHRISTIAN J TRUST
Property Class: 401		7330 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W (0*2004)
2010-05234 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11, T22N, R8W; THENCE
S89DEG05'37"E 731.29 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF
BEGINNING; THENCE N00DEG32'53"E 159.82 FEET TO A POINT ON THE SOUTHERLY RIGHT OF
WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE
N84DEG27'29"E 202.31 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE
S00DEG32'53"W 182.54 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE
N89DEG05'37"W 201.17 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF
BEGINNING. OIL, GAS AND MINERAL RIGHTS ARE NOT INCLUDED. . THE GRANTOR GRANTS
TO THE GRANTEE THE RIGHT TO MAKE 0 DIVISIONS UNDER SECTION 108 OF THE LAND
DIVISION ACT. ACT NO 288 OF THE PUBLIC ACTS OF 1967. .79 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	201.17	171.18	0.9985	0.8088	250	100		40,618
201 Actual Front Feet, 0.79 Total Acres					Total Est. Land Value =			40.618

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	786	95	7,654
Total Estimated Land Improvements True Cash Value =				7,654

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

(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

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

Plumbing			
3 Fixture Bath	1	-6.585	-5.926

Garages

Class: BC Exterior: Pole (Finished)			
Door Opener	1	659	593
Base Cost	3389	135,018	121,516
Totals:		129,092	116,183

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 142,905

2026 Est. T.C.V. 009-011-008-50 = 191,177

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/29/2010 for 7,500

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM		
	84,200		84,200	84,200	40,410	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		11,400	0	0	1,091		0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
	95,600		95,600	95,600	41,501	41,501		

009-011-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JOHNSON LARRY D & SUSAN L
7250 W JENNINGS RD
LAKE CITY, MI 49651

SEC 11 T22N R8W E 200 FT OF GOV'T LOT 2 LYING S OF RR R/W ALSO S 25 FT OF E 100 FT OF FORMER RR R/W ACROSS GOV'T LOT 2. APP.45 A. AND FORMER 011-008-75 DESCRIBED AS SEC 11 T22N R8W (0*2004)2010-02521 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N, R8W., THENCE S89DEG.05'37"E 932.46 FEET ALONG THE SOUTH LINE OF SAID SEC. 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'53"E 182.54 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E 149.69 FEET ALONG SAID SOUTHERLY RIGHT OFWAY LINE; THENCE S00DEG.18'56"W 76.77 FEET; THENCE N84DEG.27'29"E 47.24 FEET; THENCE S00DEG. 18'56"W 127.S9 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE N89DEG.05'37"W 196.67 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. (BEING A PART OFGOVERNMENT LOT 2, SECTION 11, T22N,RSW) THE GRANTOR GRANTS TO THE GRANTEE THE RIGHT TO MAKE 0 DIVISIONS UNDER SECTION 108 OF THE LAND DIVISON ACT, ACT NO. 288 OF P.A. 0 F 1967. .79 A M/L COMBINE WITH 009-011-008-75 6/1/2020 FORMERLY . SEC 11 T22N R8W E 200 FT OF GOV'T LOT 2 LYING S OF RR R/W ALSO S 25 FT OF E 100 FT OF FORMER RR R/W ACROSS GOV'T LOT 2. APP.45 A.

Split/Comb. on 09/23/2020 completed 09/23/2020 TIM ;
Parent Parcel(s): 009-011-008-75;
Child Parcel(s): 009-011-009-00;

COMBINE WITH ADJ 009-011-008-75 6/1/2020

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	378.57	143.02	0.8526	0.7733	110 100	27,454
379 Actual Front Feet, 1.24 Total Acres					Total Est. Land Value =	27,454

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1184 SF Floor Area = 1184 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	928			
1 Story	Siding	Crawl Space	256			*89% Good
			Total:	143,393	99,286	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	988	642	
Water/Sewer						
1000 Gal Septic			1	4,109	2,671	
Water Well, 50 Feet			1	3,344	2,174	
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			624	17,491	11,369	
Built-Ins						
Appliance Allow.			1	1,607	1,045	
Unit-in-Place Cost Items						
ROOF STRUCT. (SQ FT)			72	289	130	*45% Good
Totals:				171,221	117,317	
Notes:						
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				144,300		

Parcel Number: 009-011-009-00

Page: 2

2026 Est. T.C.V. 009-011-009-00					=	171,754
Est. TCV/Total Floor Area = 145.06, Most recent sale 01/29/1982 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
72,300	72,300	72,300	40,386	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,600	0	0	1,090	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,900	85,900	85,900	41,476	41,476	41,476	

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-011-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BARNES DANIEL
7100 W JENNINGS RD
Lake City, MI 49651

. SEC 11 T22N R8W W 125 FT OF E 675 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	188.11	1.1247	0.8281	110	100		12,806
125 Actual Front Feet, 0.54 Total Acres								Total Est. Land Value = 12,806

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = 1392 SF Floor Area = 1392 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,392		
Total:				191,840	124,696

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

CPP	30	879	571

Deck

Treated Wood	120	2,840	1,846

Garages

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

Base Cost	720	27,972	18,182
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Prefab 1 Story	1	2,542	1,652

Totals:

242,092

157,358

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 193,550

2026 Est. T.C.V. 009-011-010-00

=

207,306

Est. TCV/Total Floor Area = 148.93, Most recent sale 06/03/2021 for 168,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-011-010-00

Page: 2

	88,900	88,900	88,900	76,156	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,800	0	0	2,056	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	103,700	103,700	103,700	78,212	78,212	78,212

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-011-010-50	2026 Est. T.C.V.	TACOMA RANDY L & KATHY K
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 125 FT OF 800 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	125.00	210.00	1.1247	0.8512	110	100	13,164
125 Actual Front Feet, 0.60 Total Acres					Total Est. Land Value =		13,164

2026 Est. T.C.V. 009-011-010-50					=	13,164
Est. TCV/Total Floor Area = 9.46						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,400	5,400	5,400	2,288		2.70	
2026 New Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses
0	1,200	0	0		61	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
6,600	6,600	6,600	2,349		2,349	2,349

009-011-011-002026 Est. T.C.V.COOPER MARK P
Property Class: 4017194 W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W W 270 FT OF GOV'T LOT 1 LYING S OF N LINE OF FORMER RR/RW EXC THAT PART OF GOV'T LOT 1 COMM AT SE COR OF SEC 11 TH N 89 DEG 05' 37" W 1329.13 FT TH N 0 DEG18' 56" E ALONG W LINE OF GOV'T LOT 1 201.03 FT TO POB TH N 84 DEG 18' 04" E 93.37 FT TH N 0 DEG 35' 52" E 26.12 FTTH S 84 DEG 25' 02" W 93.48 FT S 0 DEG 18' 56" W 26.29 FT TO POB. APP 1.47 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	270.00	237.00	0.9277	0.8773	110 100	24,174
270 Actual Front Feet, 1.47 Total Acres Total Est. Land Value =						24,174

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.89	2200 0	0
D/W/P: 4in Ren. Conc.		7.33	200 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,216	
Total:			145,520	94,588
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	770
2 Fixture Bath		1	2,502	1,626
Water/Sewer				
1000 Gal Septic		1	4,386	2,851
Water Well, 100 Feet		1	5,415	3,520
Porches				
CCP (1 Story)		112	3,006	1,954
WCP (1 Story)		160	6,554	4,260
WCP (1 Story)		160	6,554	4,260
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		480	16,805	10,923
Class: CD Exterior: Pole (Unfinished)				
Base Cost		480	12,600	8,190
Storage Over Garage		120	1,415	920
Class: CD Exterior: Pole (Unfinished)				
Base Cost		480	12,600	8,190
Built-Ins				
Appliance Allow.		1	1,897	1,233
Breezeways				
Frame Wall		140	8,232	5,351
Totals:			228,671	148,636
Notes:				

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					182,822	
2026 Est. T.C.V. 009-011-011-00					= 209,371	
Est. TCV/Total Floor Area = 172.18, Most recent sale 10/01/1996 for 65,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,100	90,100	90,100	58,945	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,600	0	0	1,591	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,700	104,700	104,700	60,536	60,536	60,536	

009-011-012-00	2026 Est. T.C.V.	SHAFER MONIE J & LINDA M						
Property Class: 401		7150 W JENNINGS RD						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 11 T22N R8W W 125 FT OF E 925 FT OF GOV'T LOT 1 LYING S'LY OF FORMER RR R/W. .6629A.								
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	237.00	1.1247	0.8773	110	100		13,568
125 Actual Front Feet, 0.68 Total Acres			Total Est. Land Value =			13,568		
Land Improvement Cost Estimates								
Description				Rate	Size	% Good	Cash Value	
D/W/P: Asphalt Paving				2.89	2200	50	3,179	
Wood Frame				24.12	140	50	1,688	
Total Estimated Land Improvements			True Cash Value =			4,867		
Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1976			
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 1040 SF			Floor Area = 1040 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost		
1 Story	Siding	Basement		1,040				
				Total:	146,715	102,700		
Other Additions/Adjustments								
Recreation Room				500	9,090	6,363		
Plumbing								
Average Fixture(s)				1	1,185	829		
2 Fixture Bath				1	2,502	1,751		
Deck								
Treated Wood				128	2,912	2,038		
Treated Wood				48	1,628	1,140		
Garages								
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
Base Cost				484	19,041	13,329		
Common Wall: 1 Wall				1	-2,421	-1,695		
Water/Sewer								
Public Sewer				1	1,300	910		
Water Well, 50 Feet				1	3,344	2,341		
Built-Ins								
Appliance Allow.				1	1,897	1,328		
Local Cost Items								
SANITARY SEWER				1	0	0	*99% Good	
Totals:					187,193	131,034		
Notes:								
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					161,172			

2026 Est. T.C.V. 009-011-012-00					=	179,607		
Est. TCV/Total Floor Area = 172.70, Most recent sale 04/01/2001 for 65,000								
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM		
76,400	76,400		76,400	42,130		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	13,400	0	0	1,137	0		

Parcel Number: 009-011-012-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	89,800	89,800	89,800	43,267	43,267	43,267

009-011-012-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PIANA MARC
7178 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 11 T22N R8W GOV'T LOT 1 LYING S OF RR R/W EXC E 925 FT THOF & EXC W 270 FT THOF. .6671A.

Some improvements made after purchase by VAN BAR.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	150.00	200.00	1.0746	0.8409	110	100	14,909
150 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =		14,909

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Crushed Rock		2.18	1400 50	1,526
D/W/P: 3.5 Concrete		6.16	179 50	551
Total Estimated Land Improvements True Cash Value =				2,077

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1987

(11) Heating System: Wall/Floor Furnace
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	476		
1 Story	Siding	Slab	644		
Total:			130,058	91,041	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	829
Water/Sewer					
1000 Gal Septic			1	4,386	3,070
Water Well, 100 Feet			1	5,415	3,790
Deck					
Treated Wood			88	2,252	1,576
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			576	14,314	10,020
Built-Ins					
Appliance Allow.			1	1,897	1,328
Totals:			159,507	111,654	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 137,335

2026 Est. T.C.V. 009-011-012-50					=	154,321	
Est. TCV/Total Floor Area = 137.79, Most recent sale 10/09/2015 for 74,500							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
66,100	66,100	66,100		43,511	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	11,100	0		0	1,174	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,200	77,200	77,200		44,685	44,685	44,685	

009-011-013-00	2026 Est. T.C.V.	WELCH ALEXANDER & JESSICA
Property Class: 401		7020 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THE SOUTH 200 FEET OF THE EAST 200 FEET OF GOVERNMENT LOT 1, SITUATED IN AND PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 11, TOWN 22 NORTH, RANGE 8 WEST TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SAID PARCEL "A" CONTAINING 0.92 ACRES OF LAND, MORE OR LESS. SUBJECT TO: A COUTY ROAD RIGHT-OF-WAY FOR JENNINGS ROAD OVER THE SOUTHERLY 33 FEET THEREOF. ALSO SUBJECT TO: A COUNTY ROAD RIGHT-OF-WAY FOR GREEN ROAD OVER THE EASTERLY 33 FEET THEREOF.

2017 SPLIT PART TO 011-013-50
FORMERLY . SEC 11 T22N R8W E 200 FT OF GOV'T LOT 1 LYING S OF PENN RR R/W. APP
2.04 A.

Split/Comb. on 07/20/2017 completed 07/20/2017 TIM ;
Parent Parcel(s): 009-011-013-00;
Child Parcel(s): 009-011-013-50;

7/20/2018 LAND DIVISION APPROVED BY DALE MOSHER. SPLIT .61A TO 011-013-50

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	200.00	1.0000	0.8409	250	100		42,045
200 Actual Front Feet, 0.92 Total Acres					Total Est.		Land Value =	42,045

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1939

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Basement	1,152				
			Total:	144,707			86,824

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	240	4,301	2,581
Pine w/Roof (Deck Portion)	168	2,715	1,629
Pine w/Roof (Roof portion)	168	2,354	1,412

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,657	11,194
Common Wall: 1 Wall	1	-2,227	-1,336
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	18,567	11,140

Built-Ins

Appliance Allow.	1	1,607	964

Parcel Number: 009-011-013-00

Page: 2

Totals:

199,122

119,472

Notes:

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

146,951

2026 Est. T.C.V. 009-011-013-00					=	189,946
Est. TCV/Total Floor Area = 164.88, Most recent sale 05/01/2023 for 180,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
80,100	80,100	80,100	48,075	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,900	0	0	1,298	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,000	95,000	95,000	49,373	49,373		0

009-011-013-502026 Est. T.C.V.

CHISHOLM BRYAN F & MARY JO

Property Class: 4011952 S GREEN RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

E 200' OF GOV'T LOT1 LYING S OF PENN RR R/W EXC S 200' THEROF SEC11 T22N R8W
.61A
SPLIT ON 07/20/2017 FROM 009-011-013-00;
FORMERLY SEC 11 T22N R8W E 200 FT OF GOV'T LOT 1 LYING S OF PENN RR R/W. APP
2.04 A.

Split/Comb. on 07/20/2017 completed 07/20/2017 TIM ;
Parent Parcel(s): 009-011-013-00;
Child Parcel(s): 009-011-013-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	177.14	1.0746	0.8158	110	100		14,464
150 Actual Front Feet, 0.61 Total Acres					Total Est. Land Value =			14,464

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	586	0	0
D/W/P: 3.5 Concrete	6.58	16	0	0
Wood Frame	27.63	128	25	884
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,384

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2020

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	562		
1 Story	Siding	Slab	718		
Total:				167,231	158,870

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422		1,351
3 Fixture Bath	1	4,478		4,254

Porches				
WCP (1 Story)	224	9,081		8,627

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Common Wall: 2 Wall	1	-5,177		-4,918
Door Opener	1	527		501
Base Cost	1664	70,570		67,041

Water/Sewer				
Public Sewer	1	1,465		1,392
Water Well, 50 Feet	1	3,344		3,177

Built-Ins				
Appliance Allow.	1	2,713		2,577

Totals: 255,654 242,872

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						298,733
2026 Est. T.C.V. 009-011-013-50						= 316,581
Est. TCV/Total Floor Area = 247.33						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
136,200	136,200	136,200	107,371	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,100	0	0	2,899	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,300	158,300	158,300	110,270	110,270	0	

009-011-014-00	2026 Est. T.C.V.	KLINE GARY & BOBBIE
Property Class: 401		7042 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 11 T22N R8W BEG 200 FT W OF SE COR GOV'T LOT 1 TH W 100 FT N TO PENN RR R/W E TO PT DUE N OF POB TH S TO POB. APP .94 A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
A 200' @ 110/FF	100.00 409.46 1.1892 1.0059	110 100 13,158
100 Actual Front Feet, 0.94 Total Acres	Total Est. Land Value =	13,158
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
D/W/P: Asphalt Paving	3.10	400 71 880
Total Estimated Land Improvements	True Cash Value =	880
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls C -5	Blt 1967
(11) Heating System: Space Heater		
Ground Area = 1040 SF Floor Area = 1040 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1 Story	Siding Crawl Space	1,040
	Total:	136,563 95,602
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422 995
Water/Sewer		
1000 Gal Septic	1	4,689 3,282
Water Well, 100 Feet	1	5,734 4,014
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	576	23,910 16,737
Common Wall: 1 Wall	1	-2,589 -1,812
Class: C Exterior: Pole (Unfinished)		
Base Cost	672	18,003 12,782 *71% Good
Built-Ins		
Appliance Allow.	1	2,713 1,899
	Totals:	190,445 133,499
Notes:		
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	164,204
2026 Est. T.C.V. 009-011-014-00 = 178,242		
Est. TCV/Total Floor Area = 171.39, Most recent sale 09/22/2004 for 81,000		
2025 Assessed	MBOR S.E.V.	Base for Cap IRM
76,900	76,900 76,900	43,722 2.70
2026 New Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	12,200 0	0 1,180 0
2026 Assessed	MBOR S.E.V.	Capped ->Taxable<- PRE/MBT
89,100	89,100 89,100	44,902 44,902 44,902

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-011-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZUBACK ANDREW
7062 W JENNINGS RD
LAKE CITY, MI 49651

SEC 11 T22N R8W W 125 FT OF E 425 FT OF GOV'T LOT 1 LYING S OF RR R/W. APP 1.09 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	380.00	1.1247	0.9873	110	100		15,267
125 Actual Front Feet, 1.09 Total Acres								Total Est. Land Value = 15,267

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	521	0	0
D/W/P: Patio Blocks	15.58	40	0	0
Fencing: Wire Mesh, #9	3.78	467	0	0
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,071

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1966

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	140,406	105,304

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Water/Sewer

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

Porches

CPP	33	946	709

Deck

Treated Wood	280	4,978	3,733

Garages

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

Base Cost	648	31,337	23,503
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	2	1,054	790

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	14,832

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals:

210,466 157,847

Notes: REMODEL 1990 & 2014

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

194,152

2026 Est. T.C.V. 009-011-015-00 = 211,490

Est. TCV/Total Floor Area = 220.30, Most recent sale 04/05/2021 for 165,000

Parcel Number: 009-011-015-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	91,700	91,700	91,700	79,452	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,000	0	0	2,145	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	105,700	105,700	105,700	81,597	81,597	81,597

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-011-016-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HEEREN ERIC
W JENNINGS RD
LAKE CITY, MI 49651

. SEC 11 T22N R8W W 125 FT OF E 550 FT OF GOV'T LOT 1 LYING S OF RR R/W. APP 1
A.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	340.00	1.1247	0.9602	110	100		14,849
125 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								14,849

2026 Est. T.C.V. 009-011-016-00 = 14,849

Est. TCV/Total Floor Area = 15.47, Most recent sale 02/16/2007 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
6,100	6,100	6,100	4,173	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,300	0	0	112	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,400	7,400	7,400	4,285	4,285	4,285

009-011-017-002026 Est. T.C.V.TACOMA RANDY L & KATHY K
Property Class: 4017112 RAILROAD ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE LOT 65 EXT
MISSAUKEE PARK 2ND ADD & E OF E LINE LOT 78 EXT.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	125.00	100.00	1.1247	0.7071	110 100	10,935
125 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =	10,935

Cost Est. for Res. Bldg: 1Single FamilyGRG

Cls CD

Blt 1989

(11) Heating System: No Heating/Cooling

Ground Area = 0 SFFloor Area = 0 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1280	44,582	33,436
Totals:				44,582	33,436

Notes:

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

41,126

2026 Est. T.C.V. 009-011-017-00				=	52,061
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,000	23,000	23,000	12,418	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	335	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,000	26,000	26,000	12,753	12,753	12,753

WOODWORTH MICHAEL
1956 S GOLDENROD AVE
LAKE CITY, MI 49651

12,600	12,600	12,600	7,473	7,473	7,473

009-011-019-002026 Est. T.C.V.SHIPPY RICHARD R
Property Class: 402S ARBUTUS AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

2011-03047 QC: All ofthe farMer right-of-way ofthe CADILLAC AND LAKE CITY
Railway Company Described as 76.78 feet in width lying immediately South of
Railroad Street as said street is shown on the Plat ofMissaukee Park and lying
on and across the West 147 feet of the East 247 feet of Government Lot No. 2,
Section 11, T22N, R8W. Commonly known as: vacant

FORMERLY AS
. SEC 11 T22N R8W W 147 FT OF E 247 FT OF FORMER RR R/W ACROSS GOV'T LOT 2.
.3375A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	147.00	100.75	1.0800	0.7084	110	100		12,372
147 Actual Front Feet,	0.34	Total Acres			Total Est.	Land Value =		12,372

2026 Est. T.C.V. 009-011-019-00

=

12,372

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,100	5,100	5,100	2,934	2.70		

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,100	0	0	79	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,200	6,200	6,200	3,013	3,013	0

009-011-020-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RETTELLE JORDAN
W JENNINGS RD
LAKE CITY, MI 49651

SEC 11 T22N R8W BEG S 89 DEG 05'37"E 60.47 FT, & N 0 DEG 37'52"E 21.23 FT FROM S 1/4 COR, TH N 89 DEG 7'37"E 140.86 FT, N 0 DEG 32'38"E 74.36 FT, S 84 DEG 28'25"W 141.52 FT, S 0 DEG 37'52"W 62.88 FT TO POB. 0.2219A.
FORMERLY DESCRIBED AS . SEC 11 T22N R8W W 200 FT OF FORMER RR R/W LYING ACROSS GOV'T LOT 2. .4591A.

1/1/13 EXPIRED POVERTY HEADLEE ADDITIONS = (2028 * 1.027*1.024) - (\$0 *1.024)
AND CAPPED VALUE = (PY TV - LOSSES) + ADDITIONS (\$2028* 1.027*1.024)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	62.88	153.79	1.3355	0.7874	110	100	7,274
63 Actual Front Feet, 0.22 Total Acres			Total Est. Land Value =				7,274

2026 Est. T.C.V. 009-011-020-00				=	7,274		
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/02/2021 for 42,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
3,000	3,000	3,000	3,000	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	0	81	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
3,600	3,600	3,600	3,081	3,081	3,081		

03/24/2026

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Valuation Report

DB: Lake2026

009-011-021-00

2026 Est. T.C.V.

MISSAUKEE COUNTY ROAD COMMISSION

Property Class: 402

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 11 T22N R8W S 33 FT OF E 830 FT OF SW 1/4. .6288A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 121 - 300@	\$3800	0.63 Acres	3800	100			2,390
		0.63 Total Acres			Total Est. Land Value =		2,390

2026 Est. T.C.V. 009-011-021-00

=

0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-011-022-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANDERSEN CHRISTIAN J TRUST
W RAILROAD ST
LAKE CITY, MI 49651

SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S'LY OFMISSAUKEE PARK 2ND ADD
LYING W OF CENTERLINE OF ALLEY BETWEEN LOTS 49 & 51 EXT AND EAST OF CENTER LINE
OF VIOLET STREET.3512A.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	101.64	1.0746	0.7100	110	100		12,588
150 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			12,588

2026 Est. T.C.V. 009-011-022-00 = 12,588

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/21/2022 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,200	5,200	5,200	4,330	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	116	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,300	6,300	6,300	4,446	4,446	0

009-011-022-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANDERSEN CHRISTIAN J TRUST
MISSAUKEE BLVD
LAKE CITY, MI 49651

SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S'LY OF MISSAUKEE PARK 2ND ADD
LYING W OF E LINE LOT 49 EXT & E OF CENTER LINE OF ALLEY BETWEEN LOTS 49 & 51.
.3145A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	140.00	97.70	1.0933	0.7030	110	100			11,836
140 Actual Front Feet,	0.31	Total Acres			Total Est.	Land Value =			11,836

2026 Est. T.C.V. 009-011-022-50					=	11,836	
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/13/2009 for 0							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
4,800	4,800	4,800	3,520	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,100	0	0	95	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,900	5,900	5,900	3,615	3,615	0		

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-011-023-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HUXTABLE THOMAS E
W RAILROAD ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE LOT 64 EXT & W OF
CL VIOLET ST EXT. .3294A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	95.83	1.0746	0.6996	110	100		12,405
150 Actual Front Feet,	0.33	Total Acres			Total Est.	Land Value =		12,405

2026 Est. T.C.V. 009-011-023-00 = 12,405

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/14/2008 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,100	5,100	5,100	2,934	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	79	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,200	6,200	6,200	3,013	3,013	0

009-011-024-002026 Est. T.C.V. HEEREN ERIC
Property Class: 401S MAYFLOWER AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD
LYING W OF W LINE LOT 64 EXT & E OF W LINE LOT 65 EXT. .3529A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	150.00	102.48	1.0746	0.7115	110	100	12,614
150 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =		12,614

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	28.69	80 50	1,147
Total Estimated Land Improvements True Cash Value =			1,147

Cost Est. for Res. Bldg: 1Single FamilyGRG

Cls CD

Blt 1987

(11) Heating System: No Heating/Cooling

Ground Area = 0 SFFloor Area = 0 SF.

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			912	17,729	13,297
Totals:				17,729	13,297

Notes:

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

16,355

2026 Est. T.C.V. 009-011-024-00				=	30,116
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/16/2007 for 0					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
13,200	13,200	13,200	8,246	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	222	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,100	15,100	15,100	8,468	8,468	8,468

009-011-025-002026 Est. T.C.V.SHAFER MONIE JOE & HARTSHORNE LINDA
Property Class: 401S ROSE ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

E 1/2 OF THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF
E LINE LOT 78 & E OF W LINE GOV'T LOT 1 EXC W 270' THEROF. SEC11 T22N R8W .2273
A

9/2017 SPLIT TO 009-011-025-50
FORMERLY. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK
2ND ADD LYING W OF E LINE LOT 78 EXT & E OF W LINE GOV'T LOT 1 EXC W 270 FT
THOF. .4545A.

9/2017 SPLIT APPROVED BY DALE MOSHER.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	125.00	79.11	1.1247	0.6669	110	100		10,313	
125 Actual Front Feet, 0.23	Total Acres				Total Est. Land Value =			10,313	

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

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

Building Areas

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

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		480	21,144	16,915	
Totals:			21,144	16,915	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 20,805

2026 Est. T.C.V. 009-011-025-00				=	31,118
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/17/2017 for 11,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
13,700	13,700	13,700	12,124	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	327	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,600	15,600	15,600	12,451	12,451	12,451

009-011-025-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ERVANS JEREMIAH
1931 S ROSE ST
LAKE CITY, MI 49651

W 1/2 OF THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF
E LINE LOT 78 & E OF W LIE GOV'T LOT 1 EXC W 270 FT THEROF. SEC11 T22 R82 .2273
A
9/2017 SPLIT FROM 009-011-025-00

9/2017 SPLIT FROM 009-011-025-00 APPROVED BY DALE MOSHER

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	125.00	79.11	1.1247	0.6669	110	100		10,313
125 Actual Front Feet,	0.23	Total Acres			Total Est.	Land Value =		10,313

2026 Est. T.C.V. 009-011-025-50

=

10,313

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,200	4,200	4,200	2,205	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,000	0	0	59	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,200	5,200	5,200	2,264	2,264	0

009-011-026-78	2026 Est. T.C.V.	MISSAUKEE COUNTY ROAD COMMISSION
Property Class: 201		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THAT PART OF GOVT LOT 1, SEC 11, T22N, R8W, DESCRIBED AS COMM AT THE SE COR OF SAID SEC 11; TH N 1098.77 FT ALONG THE E LINE OF SAID SEC 11; TH W 33 FT, TO THE INTERSECTION OF THE W RIGHT-OF-WAY OF GREEN RD & THE N LINE OF A 30 FT WALKAS SHOWN ON THE RECORDED PLAT OF THE 2NDADD TO MISSAUKEE PARK, ALSO BEING THE POB; TH N 22 DEG 11'21" W, 90.59 FT; TH N 01 DEG 32'22" E, 67.10 FT; TH N 52 DEG19'37" E, 6.45 FT; TH N 01 DEG 32'22" E,49.78 FT, TO A POINT ON THE SHORE OF LAKE MISSAUKEE; TH N 55 DEG 07'03" E, 31.65 FT, ALONG SAID SHORELINE TO THE SAID W RIGHT-OF-WAY OF GREEN RD; TH S 222.76 FT ALONG SAID W RIGHT-OF-WAY TO THE POB, TOGETHER WITH RIPARIAN RIGHTS THAT ACCRUING THERETO.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
INFO FOR SIZE 0	30.00	140.00	1.0000	0.0000	0 100*	0
COMMERCIAL <2A M/L		0.10 Acres		18000	100	1,728
* denotes lines that do not contribute to the total acreage calculation.						
30 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =						1,728

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.11	60 94	401
Total Estimated Land Improvements True Cash Value =				401

Cost Estimates for Commercial/Industrial Building/Section: 1	Built 2016
Description of Occupancy: PUBLIC TOILET	

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 0
Overall Building Height: 8

Base Rate for Upper Floors = 74.29		
Adjusted Square Foot Cost for Upper Floors = 74.29		
Total Floor Area: 108	Base Cost New of Upper Floors =	8,023
	Reproduction/Replacement Cost =	8,023
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	
	Total Depreciated Cost =	6,579
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	6,118
Replacement Cost/Floor Area= 74.29 Est. TCV/Floor Area= 56.65		
Total Estimated True Cash Value of Commercial/Industrial Buildings =		6,118

2026 Est. T.C.V. 009-011-026-78 = 0						
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-012-001-01
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DUTCHMAN PROPERTIES LLC
W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W THAT PART OF SE 1/4 OF SW 1/4 S OF RR R/W EXC W 470 FT THOF &
EXC S 500 FT OF E 681.85 FT THOF. ALSO PCLS 2, 3, 4, 5 & 6 OF THE SURVEY
RECORDED IN BOOK OF SURVEYS S-4 P-205. ALSO PCL 1 OF SURVEY RECORDED IN BOOK OF
SURVEYS S-4 P-205 EXC BEG AT NE COR OF LOT 26 VI-MY-KA, TH N 01 DEG 49'48"W 184
FT, W 236.50 FT, S 01 DEG 48'54"E TO A PT ON A LINE EXTENDED E FROM NE COR OF
PCL 7 OF SAID SURVEY, W TO NE COR OF PCL 7, S 01 DEG 43'25"W 125.70 FT, E 441.80
FTTO POB. 31.8986A.
SPLIT ON 05/14/2024 FROM 009-012-001-00;

Split/Comb. on 05/17/2024 completed 05/17/2024 TIM ;
Parent Parcel(s): 009-012-001-00;
Child Parcel(s): 009-012-001-01, 009-012-001-18, 009-012-001-19;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES		31.90 Acres	3800	100		121,216
		31.90 Total Acres	Total Est. Land Value =			121,216

2026 Est. T.C.V. 009-012-001-01				=		121,216	
Est. TCV/Total Floor Area = 1122.37							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	51,000	51,000	51,000	44,422	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	9,600	0	0	1,199	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	60,600	60,600	60,600	45,621	45,621	0	

009-012-001-18
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MUSSELMAN JOHN & MARIA
W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W BEG AT NE COR OF LOT 26 VI-MY-KA, TH N 01 DEG 49'48"W 184 FT, W 236.50 FT, S 01 DEG 48'54"E TO A PT ON A LINE EXTENDED E FROM NE COR OF PCL 7 OF SURVEY IN BOOK OF SURVEYS 5-4 P-205, W TO A PT 200 FT E OF NE COR OF PCL 7, S 01 DEG 43'25"W 125.70 FT, E 241.80 FT TO POB. 1.0143A.
SPLIT ON 05/14/2024 FROM 009-012-001-00;

Split/Comb. on 05/17/2024 completed 05/17/2024 TIM ;
Parent Parcel(s): 009-012-001-00;
Child Parcel(s): 009-012-001-01, 009-012-001-18, 009-012-001-19;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	125.70	382.68	1.1231	0.9890	110	100	15,358
126 Actual Front Feet, 1.10 Total Acres			Total Est. Land Value =		15,358		

2026 Est. T.C.V. 009-012-001-18					=	15,358	
Est. TCV/Total Floor Area = 142.20, Most recent sale 09/04/2024 for 11,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
6,300	6,300	6,300		6,300	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,400	0	0	170	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,700	7,700	7,700		6,470	6,470	6,470	

009-012-001-19
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MUSSELMAN JOSHUA J & CHRISTINA
W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N RSW BEG AT NW COR OF LOT 28 VI-MY-KA , TH N 01 DEG 43'25"E 125.70 FT
E 200 FT, S 01 DEG 43'25"W 125.70 FT, W 200 FTTO POB .. 5771A .
SPLIT ON 05/14/2024 FROM 009-012-001-00;

Split/Comb. on 05/17/2024 completed 05/17/2024 TIM ;
Parent Parcel(s): 009-012-001-00;
Child Parcel(s): 009-012-001-01, 009-012-001-18, 009-012-001-19;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		NO RD ACCESS	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		0.58 Acres			9000 100 PART OF >3A	5,193
		0.58 Total Acres			Total Est. Land Value =	5,193

2026 Est. T.C.V. 009-012-001-19						=	5,193
Est. TCV/Total Floor Area = 48.08, Most recent sale 09/04/2024 for 3,450							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
1,700	1,700	1,700	1,700		2.70		
2026 New Eq. Adjustment		Loss	Additions		Tax Adjustment	Losses	
0	900	0	0		45	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT	
2,600	2,600	2,600	1,745		1,745	0	

009-012-001-20	2026 Est. T.C.V.	LAKE CITY SOUTHERN BAPTIST CHURCH
Property Class: 401		6570 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 12 T22N R8W BEG 246 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH W 185 FT N 500 FT, E 185 FT, S 500 FT TO POB. 2.1235 AC 5/2022 SPLIT PART TO 012-001-95 FORMERLY SEC 12 T22N R8W E 681.85 FT OF S 500 FT OF SE 1/4 OF SW 1/4 EXC E 246 FT THOF. 5.0029A.		
Split/Comb. on 05/16/2022 completed 05/16/2022 TIM ; Parent Parcel(s): 009-012-001-20; Child Parcel(s): 009-012-001-95; ----- SPLIT FOR OTHER USE OF WEST PART		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/FF	185.00 500.00 1.0197 1.0574 110 100	21,941
185 Actual Front Feet, 2.12 Total Acres Total Est. Land Value =		21,941
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Wood Frame	21.18 256 50	2,711
Total Estimated Land Improvements True Cash Value =		2,711
Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0		
Costs are taken from the Auditoriums cost schedules. <<<<< Calculator Cost Computations >>>>>		
Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 192		
Base Rate for Upper Floors = 126.67 Semi-Finished Basement Basement, Base Rate for Basement = 67.83 (Basement Fireproofing Rate = 0.00)		
(10) Heating system: Forced Air Furnace Cost/SqFt: 15.63 100% Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 23.87 Adjusted Square Foot Cost for Upper Floors = 142.30 Adjusted Square Foot Cost for Basement = 91.70		
Total Floor Area: 2,300	Base Cost New of Upper Floors =	327,290
Basement Area: 2,300	Base Cost New of Basement =	210,910
Reproduction/Replacement Cost =		538,200
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	
Total Depreciated Cost =		322,920
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =		300,316
Replacement Cost/Floor Area= 234.00 Est. TCV/Floor Area= 130.57		
Total Estimated True Cash Value of Commercial/Industrial Buildings =		300,316
2026 Est. T.C.V. 009-012-001-20 = 0		
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/28/1989 for 0		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
0	0 0 0 2.70	
2026 New Eq. Adjustment	Loss Additions Tax Adjustment Losses	
0	0 0 0 0	
2026 Assessed	MBOR S.E.V. Capped ->Taxable<- PRE/MBT	
0	0 0 0 0	

009-012-001-95
Property Class: 202
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAKE CITY SOUTHERN BAPTIST CHURCH
6570 W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W E 681.85 FT OF S 500 FT OF SE 1/4 OF SW 1/4 EXC E 431 FT THOF.
2.8794 A.
SPLIT ON 05/16/2022 FROM 009-012-001-20;

Split/Comb. on 05/16/2022 completed 05/16/2022 TIM ;
Parent Parcel(s): 009-012-001-20;
Child Parcel(s): 009-012-001-95;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			* Factors *		250.85 X 500	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
COMMERCIAL 20A M/L	3800	2.88	Acres	3800	100	10,940
			2.88 Total Acres	Total Est. Land Value =		10,940

2026	Est. T.C.V. 009-012-001-95				=	10,940	
Est. TCV/Total Floor Area = 4.76							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	5,300	5,300	5,300	4,433	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	200	0	0	119	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	5,500	5,500	5,500	4,552	4,552	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-012-002-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOSE JEREMY B

6550 W JENNINGS RD

LAKE CITY, MI 49651

. SEC 12 T22N R8W S 500 FT OF E 246 FT OF SE 1/4 OF SW 1/4. 2.8237 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	2.82 Acres		9000	100		25,380
			2.82 Total Acres				Total Est. Land Value =	25,380

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	870	0	0
D/W/P: Crushed Rock	2.18	4125	0	0
Pool: Plastic	61.53	500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1+S

Cls CD

Blt 1912

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1393 SF Floor Area = 1493 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,393		
1 Story	Siding	Overhang	100		
Total:				178,808	125,165

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
2 Fixture Bath	1	2,502	1,751

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Porches

CGEP (1 Story)	60	5,012	3,508
WPP	119	3,089	2,162
WPP	711	9,741	6,819

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	496	12,896	9,027
Door Opener	1	468	328

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Direct-Vented Gas	1	2,107	1,475

Totals:

225,435

157,803

Notes:

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

194,098

Page: 2

2026	Est. T.C.V. 009-012-002-00			=	234,874	
	Est. TCV/Total Floor Area = 157.32, Most recent sale 12/26/2018 for 139,900					
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	103,200	103,200	103,200	79,950	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,200	0	0	2,158	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	117,400	117,400	117,400	82,108	82,108	82,108

009-012-003-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DEBOER ANDREW & HOLLY
6780 W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W (1*2017) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475 EXC BET
AT NW COR TH S89DEG56'58"E 471.55 FT S 02DEG02'54"E 180FT, N89DEG 56'58"W
163.16FT, N02DEG02'54"W 120 FT, N89DEG56'58"W 308.06 FT TO W LINE PCL B N
02DEG08'30"W 60FT TO POB. 7.0015A
SPLIT ON 11/2017 1.0985A TO 012-003-75
FORMERLY SEC 12 T22N R8W (2*1998) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P
475. 8.1A.

Split/Comb. on 11/22/2017 completed 11/22/2017 TIM ;
Parent Parcel(s): 009-012-003-00;
Child Parcel(s): 009-012-003-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	470.00	648.95	0.8077	1.1286	110 100	47,126
470 Actual Front Feet, 7.00 Total Acres					Total Est. Land Value =	47,126

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1200	0	0
Wood Frame	26.29	160	50	2,103
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,003

Cost Est. for Res. Bldg: 1 Single Family BI Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	720		
1 Story	Siding	Basement	576		
Total:				239,940	155,980
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
2 Fixture Bath			1	2,996	1,947
Water/Sewer					
1000 Gal Septic			1	4,689	3,048
Water Well, 100 Feet			1	5,734	3,727
Deck					
Treated Wood			472	7,009	4,556
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			960	23,434	15,232
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Basement Garage: 2 Car			1	3,863	2,511
Built-Ins					
Appliance Allow.			1	2,713	1,763
Totals:				291,800	189,688
Notes:					

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						233,316
2026 Est. T.C.V. 009-012-003-00						= 284,445
Est. TCV/Total Floor Area = 141.09, Most recent sale 08/18/2023 for 255,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
120,900	120,900	120,900	65,261	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,300	0	0	1,762	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
142,200	142,200	142,200	67,023	67,023	67,023	

009-012-003-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DEBOER RONALD D & KERRIE
6700 W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W (0*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475 AND BEG AT NW COR OF PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475, TH S 89 DEG 56'58"E 471.22, S 02 DEG 02'54"E 180 FT, N 89 DEG 56'58"W 163.16 FT, N 02 DEG 02'54"W 120 FT, N 89 DEG 56'58"W 308.06 FT TO W LINE PCL B, N 02 DEG 08'30"W 60 FT TO POB. COMBINED WITH 009-012-003-75 ON 06/22/2018. 3.0984A.
FORMERLY SEC 12 T22N R8W (0*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475. 2A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 1 -	2.99@	\$9000	3.10 Acres	9000	100	27,882
					3.10 Total Acres	Total Est. Land Value = 27,882

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	660	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1

Single Family

1.25S

Cls C

Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 832 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Basement	832	
			Total:	154,379 123,502

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	1,138
Water/Sewer			
1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches			
WGEP (1 Story)	80	8,807	7,046
WCP (1 Story)	256	9,738	7,790

Deck			
Treated Wood	160	3,446	2,757

Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	864	28,737	22,990

Built-Ins			
Appliance Allow.	1	2,713	2,170
		Totals:	219,665 175,731

Notes:

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

216,149

2026 Est. T.C.V. 009-012-003-80

=

244,981

Est. TCV/Total Floor Area = 235.56

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-012-003-80

Page: 2

	109,100	109,100	109,100	59,154	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,400	0	0	1,597	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	122,500	122,500	122,500	60,751	60,751	60,751

03/24/2026
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Valuation Report

DB: Lake2026

009-012-005-20
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON MATTHEW
W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W (0*1999) BEG AT NW COR LOT 25 VI-MY-KA SUB, TH N 75 FT, E 193 FT
S 75 FT, W 193 FT TO POB. .3323A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	195.00	75.00	1.0063	0.6580	110	100		14,205
195 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			14,205

2026 Est. T.C.V. 009-012-005-20

=

14,205

Est. TCV/Total Floor Area = 13.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,800	5,800	5,800	1,759	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	47	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,100	7,100	7,100	1,806	1,806	0

009-012-005-25
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARKER PATRICK DEE & CAROL J
W JENNINGS RD
LAKE CITY, MI

SEC 12 T22N R8W (0*1999) BEG AT NE COR LOT 23 VI-MY-KA SUB, TH E 45 FT, N 01 DEG 48'27"W 50 FT, W 185.03 FT, S 01 DEG 48'27"E 50 FT, E 140 FT TO POB. .2124A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	50.00	185.00	1.4142	0.8247	110	100			6,414
50 Actual Front Feet,	0.21	Total Acres			Total Est.	Land Value =			6,414

2026 Est. T.C.V.	009-012-005-25		=	6,414
Est. TCV/Total Floor Area =	6.17,	Most recent sale 11/05/2019 for	26,780	
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
2,600	2,600	2,600	1,173	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	31	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
3,200	3,200	3,200	1,204	1,204 0

03/24/2026
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Valuation Report

DB: Lake2026

009-012-005-30
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

R & E ENTERPRISE LLC
6330 W JENNINGS RD
Lake City, MI 49651

SEC 12 T22N R8W (1*1999) BEG 75 FT W & 50 FT N OF NE COR LOT 22 VI-MY-KA TH N
170 FT, W 185 FT, S 170 FTE 185 FT TO POB. .7220A.

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

* Factors *

DescriptionFrontageDepthFrontDepthRate %Adj. ReasonValue

INFO FOR SIZE 0 185.00 170.00 1.0000 0.0000 0 100* 0

COMMERCIAL <2A M/L 0.72 Acres 18000 100 12,996

* denotes lines that do not contribute to the total acreage calculation.

185 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 12,996

Land Improvement Cost Estimates

DescriptionRateSize % GoodCash Value

Wood Frame 17.70 480 25 2,124

Total Estimated Land Improvements True Cash Value = 2,124

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1970

Description of Occupancy: CAL 2

Costs are taken from the Multiple Residences cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Average

Total Floor Area: 2432 # of Units: 4

Overall Building Height: 8

Base Rate for Upper Floors = 85.72

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.02 100%

Adjusted Square Foot Cost for Upper Floors = 88.74

Total Floor Area: 2,432 Base Cost New of Upper Floors = 215,816

Reproduction/Replacement Cost = 215,816

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0

Total Depreciated Cost = 118,699

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item DescriptionCost# or Height Storys

Col. Rate SqFt Adj. Adj. Cost

(7) Interior:

Frame, Apartments, 4 Rooms 1 Up 27.50 2400 0.920 1.000 60,720

(8) Plumbing:

Typical, Apartments, 1 Room, 1 Bath 1 Up 9.69 2400 1.000 1.000 23,256

(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Owner Occupied 1 Up 1820.00 4 1.000 1.000 7,280

Total Cost of Upper Stories = 83,976

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Cost of Lump-Sum Items = 7,280

Total Cost New = 91,256

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 91,256

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0

Total Depreciated Cost = 50,191

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 179,023

Replacement Cost/Floor Area= 126.26 Est. TCV/Floor Area= 73.61

Parcel Number: 009-012-005-30

Page: 2

Total Estimated True Cash Value of Commercial/Industrial Buildings =

179,023

2026 Est. T.C.V. 009-012-005-30					=	194,143	
Est. TCV/Total Floor Area = 79.83, Most recent sale 10/01/2020 for 73,800							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
69,000	69,000		69,000	50,127	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	28,100	0	0	1,353	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,100	97,100		97,100	51,480	51,480	0	

009-012-005-382026 Est. T.C.V.

Property Class: 401ANTCLIFF FAMILY LAND TRUST

Map #:LAKE TOWNSHIP6410 W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W SOUTH 220 FT OF W 193 FT OF PARCEL AA OFSURVEY RECORDED IN BOOK
OF SURVEYS S-1 PP 136-138 EXC S 75 FT THOF. .6424A.

97 SPLIT FROM 005-30 FOR 98

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	145.00	193.00	1.0837	0.8334	110	100		14,406	
145 Actual Front Feet, 0.64 Total Acres								Total Est. Land Value = 14,406	

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2007

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Door Opener			2	935	795
Base Cost			2400	50,856	43,228
			Totals:	51,791	44,023
Notes:					

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 54,148

Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 2025

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			4000	84,760	83,912
No Concrete Floor			4000	-23,960	-23,720
			Totals:	60,800	60,192

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 74,036

2026 Est. T.C.V. 009-012-005-38					=	142,590
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/27/2006 for 9,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
31,300	31,300	31,300	21,329	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
37,000	3,000	0	37,000	575	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,300	71,300	71,300	58,904	58,904	0	

009-012-005-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLEMING CODY J & WESCOAT NATASHA L
1796 S BARBARA DR
LAKE CITY, MI 49651

SEC 12 T22N R8W PCL AB & N 150 FT OF PARCEL AA OF SURVEYRECORDED IN BOOK OF
SURVEYS S-1 PGS 136-138 INCL. 12.0475A.
2011 ROLL - COMBINED 012-005-34 WITH 005-40
SEC 12 T22N R8W (0*1999) BEG 64 FT E OF NE COR LOT 22 PLAT OF VI-MY-KA TH N 220
FT, W 138.18 FT, S 220 FT, E 139 FT TO POB. .6999A.

2011 ROLL - COMBINED 005-34 WITH 005-40

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		2011 005-34 PARCEL ADDED	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		12.75 Acres		5600	100	71,400
			12.75 Total Acres		Total Est. Land Value =	71,400

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Metal Prefab	20.63	80 50	825
Total Estimated Land Improvements True Cash Value =			825

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

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			768	19,776 17,798
No Concrete Floor			768	-5,000 -4,500
Class: C Exterior: Pole (Unfinished)				
Base Cost			256	9,431 8,488
No Concrete Floor			256	-1,667 -1,500
Deck				
w/Roof (Roof portion)			320	4,838 4,354
Totals:				27,378 24,640

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 30,307

2026 Est. T.C.V. 009-012-005-40					=	102,532
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/13/2023 for 320,000						
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM	
46,200		46,200	46,200	32,373	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,100	0	0	874	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	51,300	51,300	51,300	33,247	33,247	33,247

009-012-005-60
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HARTFORD MICHAEL R & JANET E TRUST
W RAILROAD ST
LAKE CITY, MI 49651

. SEC 12 T22N R8W PCL BA AS SHOWN IN BOOK OF SURVEYS S-1 PGS 136-138 INCL. 10.01
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.01 Acres			5600 100	56,056
		10.01 Total Acres			Total Est. Land Value =	56,056

2026 Est. T.C.V. 009-012-005-60						
= 56,056						
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
25,000	25,000	25,000	7,375		2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses	
0	3,000	0	0		199	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
28,000	28,000	28,000	7,574		7,574	7,574

009-012-005-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOSHER DALE G
6420 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG 184 FT N OF NE COR LOT 26 PLAT OF VI-MY-KA TH W 236.5 FT N
1 DEG 48' 54" W 184 FT E 236.5 FT,S 1 DEG 48' 27" E 184 FT TO POB & S 20.01 FT
OF E 236.45 FT OF PCL 2 OF THE SURVEY RECORDED IN LIBERS-4 P 205. 1.109A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	204.49	236.45	0.9945	0.8768	110	100			19,614
204 Actual Front Feet, 1.11 Total Acres			Total Est. Land Value =			19,614			

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Crushed Rock		2.26	288 0	0
Wood Frame		27.96	120 50	1,677
Total Estimated Land Improvements True Cash Value =			1,677	

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1400 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
Total:			203,275	132,153	
Other Additions/Adjustments					
Recreation Room			180	3,415	2,220
Plumbing					
Average Fixture(s)			1	1,422	924
3 Fixture Bath			1	4,478	2,911
Water/Sewer					
1000 Gal Septic			1	4,689	3,048
Water Well, 100 Feet			1	5,734	3,727
Porches					
WPP			320	5,718	3,717
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			576	28,771	18,701
Common Wall: 1 Wall			1	-2,589	-1,683
Door Opener			1	527	343
Built-Ins					
Appliance Allow.			1	2,713	1,763
Totals:			258,153	167,824	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 206,424

2026 Est. T.C.V. 009-012-005-95					=	227,715
Est. TCV/Total Floor Area = 162.65, Most recent sale 03/30/2017 for 138,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
96,700	96,700	96,700	74,662	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,200	0	0	2,015	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,900	113,900	113,900	76,677	76,677	76,677	

009-012-006-002026 Est. T.C.V.MURRAY RONALD JR & DONNA

Property Class: 4016480 W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 12 T22N R8W (0*2003) PCL 7 OF THE SURVEY RECORDED IN LIBER S-4 P 205. 1.61A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	233.00	300.99	0.9625	0.9314	110	100		22,977
233 Actual Front Feet, 1.61 Total Acres Total Est. Land Value =								22,977

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	552	50	1,816
Total Estimated Land Improvements True Cash Value =				1,816

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1792 SF Floor Area = 1792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,792		
Total:				264,067	171,643

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Garages

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

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683

Built-Ins

Appliance Allow.	1	2,713	1,763
Totals:		302,034	196,321

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 241,475

2026 Est. T.C.V. 009-012-006-00 = 266,268

Est. TCV/Total Floor Area = 148.59, Most recent sale 01/01/2003 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,400	112,400	112,400	69,561	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,700	0	0	1,878	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
133,100	133,100	133,100	71,439	71,439	71,439

009-012-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MARTIN LOLA S
W JENNINGS RD
LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG 209 FT E OF SW COR E 231 FT N 209 FT W 231 FT S 209 FT TO
BEG. 1.1083 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	209.00	231.00	0.9891	0.8717	110	100			19,822
209 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =									19,822

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1934

(11) Heating System: No Heating/Cooling

Ground Area = 1094 SF Floor Area = 1094 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,094		
			Total:	101,994	56,106
Other Additions/Adjustments					
			Totals:	101,994	56,106

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 69,010

20% Completed => Est. True Cash Value 2026 = 13,802

2026 Est. T.C.V. 009-012-008-00					=	33,624
Est. TCV/Total Floor Area = 30.73						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,900	13,900	13,900	6,925	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	186	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,800	16,800	16,800	7,111	7,111	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-012-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SOLTOW JACK D TRUST
6990 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG 185 FT N OF SW COR OF SEC 12, TH S 185 FT, E 209 FT, N 209 FT, W 9 FT, N 21 FT, SW'LY TO POB. .9563A.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	185.00	208.00	1.0197	0.8492	110	100		17,621
185 Actual Front Feet, 0.88 Total Acres Total Est. Land Value =								17,621

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	470	0	0
D/W/P: 4in Ren. Conc.	8.17	100	0	0
Wood Frame	29.49	96	50	1,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,790

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1950
(11) Heating System: Forced Air w/ Ducts
Ground Area = 975 SF Floor Area = 975 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	975		
Total:				164,330	115,029

Other Additions/Adjustments

Recreation Room	975	18,496	12,947
Basement, Outside Entrance, Below Grade	1	2,727	1,909
Plumbing			
Average Fixture(s)	1	1,422	995
Water/Sewer			
1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341
Porches			
WCP (1 Story)	74	4,282	2,997
WPP	470	8,357	5,850
WPP	138	3,864	2,705
Garages			
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)			
Base Cost	599	25,745	18,021
Built-Ins			
Appliance Allow.	1	2,713	1,899
Fireplaces			
Wood Stove	1	2,503	1,752
Totals:			242,472 169,727

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 208,764

2026 Est. T.C.V. 009-012-009-00 = 230,175

Est. TCV/Total Floor Area = 236.08, Most recent sale 08/26/2011 for 47,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	98,100	98,100	98,100	59,011	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,000	0	0	1,593	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	115,100	115,100	115,100	60,604	60,604	0

009-012-011-00	2026 Est. T.C.V.	PROVONCHE DAVID E
Property Class: 401		1953 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W THE W 26 2/3 RDS OF GOV'T LOT 4 EXC BEG185 FT N OF SW COR TH S
185 FT E TO SE COR THOF N 209 FT, W 240 FT, N 30 FT, SW'LY TO POB & EXC THAT
PART LYING N OF S LINE FORMER RR R/W. 2.5046A.

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	2.50 Acres		9000	100		22,500
		2.50 Total Acres			Total Est. Land Value =			22,500

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	20.40	30	0	0
Wood Frame	32.06	190	50	3,045
Wood Frame	50.18	30	50	752
Total Estimated Land Improvements True Cash Value =				3,797

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1985

(11) Heating System: Wall Furnace
Ground Area = 1148 SF Floor Area = 1148 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	924		
Addition	Siding	Crawl	224		
			Total:	97,252	34,037

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	160	1,971	690

Plumbing

Average Fixture(s)	1	1,293	453

Water/Sewer

1000 Gal Septic	1	5,433	1,902

Water Well, 50 Feet	1	3,351	1,173

Deck

Treated Wood	96	2,563	897

Treated Wood	150	3,495	1,223

Treated Wood	36	1,539	539

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	26,696	9,344

Base Cost	528	26,696	9,344

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	266	16.761	5.866

Base Cost	266	16,761	5,866

Built-Ins

Appliance Allow.	1	3,899	1,365

Breezeways

Frame Wall	224	20,386	7,135

Totals: 184,639 64,624

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 60,747

2026 Est. T.C.V. 009-012-011-00 = 87,044

Est. TCV/Total Floor Area = 75.82, Most recent sale 07/01/1999 for 66,900

Parcel Number: 009-012-011-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	38,100	38,100	38,100	28,495	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	5,400	0	0	769	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	43,500	43,500	43,500	29,264	29,264	0	

009-012-012-00	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 201		S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * MEETS&BOUNDS PARCEL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE	0	103.00	435.60	1.0000	0.0000	0	100*	0
COMMERCIAL <2A M/L			1.03 Acres		18000	100		18,540
* denotes lines that do not contribute to the total acreage calculation.								
103 Actual Front Feet,	1.03	Total Acres			Total Est. Land Value =			18,540

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	330	94	2,534
Total Estimated Land Improvements True Cash Value =				2,534

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls	C	Blt	2020

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

Building Areas

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

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	1,012
Base Cost	1680	39,732	38,143

Totals:	40,786	39,155

Notes:

ECF (201A GENERAL COMMERCIAL) 1.230 => TCV: 48,161

2026 Est. T.C.V. 009-012-012-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/17/2018 for 1,463

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

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-012-013-50
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LC CAR WASH LLC
1760 S MOREY RD
Lake City, MI 49651

SEC 12 T22N R8W BEG 01 DEG 48' W 1311.27 FT FROM SE COR SEC 12, TH S 89 DEG 57'05" W 225 FT, S 01 DEG 48' E 120 FT, N 89 DEG 57'05" E 225 FT N 01 DEG 48' W 120 FT TO POB. --.6198A.--

2005 Combination w/009-012-013-00 for 06.

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	120.00	255.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.62 Acres		18000	100		11,160
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								11,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.80	6000	100	16,800
Total Estimated Land Improvements True Cash Value =				16,800

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1995

Description of Occupancy: CAR WASH UIP 14

Costs are taken from the Garages - Service Station with Service Bays cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: C Quality: Low Cost

Total Floor Area: 2750

Base Rate for Upper Floors = 125.17

Adjusted Square Foot Cost for Upper Floors = 125.17

Total Floor Area: 2,750

Base Cost New of Upper Floors = 344,218

Reproduction/Replacement Cost = 344,218

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 137,687

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost		# or Height Storys		Cost
	Col.	Rate	SqFt	Adj. Adj.	
Total Cost New = 0					

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
SELF-SERV TRUCK	34.06	480	1.00	25	4,087
SELF-SERV	34.06	480	1.00	25	4,087
SELF-SERV	34.06	480	1.00	25	4,087
TOUCHLESS	49.98	800	1.00	25	9,996
EQP ROOM	51.21	510	1.00	25	6,529
EQP FOR SELF SERVE	5635.00	3	1.00	25	4,226
AUTO WASH EQP	29400.00	1	1.00	25	7,350
VAC	931.00	3	1.00	25	698
CHANGE MACHINE	2401.00	1	1.00	25	600
DRYER	9800.00	1	1.00	25	2,450

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 192,705

Replacement Cost/Floor Area= 189.33 Est. TCV/Floor Area= 70.07

Parcel Number: 009-012-013-50

Page: 2

Total Estimated True Cash Value of Commercial/Industrial Buildings =

192,705

2026 Est. T.C.V. 009-012-013-50						
Est. TCV/Total Floor Area = 80.24, Most recent sale 01/14/2022 for 168,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,700	91,700	91,700	91,700	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,600	0	0	2,475	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,300	110,300	110,300	94,175	94,175		0

009-012-014-002026 Est. T.C.V.KANOUSE ROBERT

Property Class: 4011776 S MOREY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 12 T22N R8W BEG 75 FT W & 135.5 FT S OF NE COR OF SE 1/4 OF SE 1/4, TH S 100 FT W 150 FT N 100 FT E 150 FT TO POB. .3444A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	100.00	150.00	1.1892	0.7825	110 100	10,237
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =						10,237

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	136	0	0
D/W/P: Asphalt Paving	3.10	1400	0	0
Wood Frame	37.63	49	50	922
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,422

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1239 SF Floor Area = 1239 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,239	
Total:			154,430	84,949
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 782
Water/Sewer				
1000 Gal Septic			1	4,689 2,579
Water Well, 50 Feet			1	3,344 1,839
Porches				
CCP (1 Story)			40	1,327 730
Built-Ins				
Appliance Allow.			1	2,713 1,492
Deck				
w/Roof (Roof portion)			126	2,205 1,213
w/Roof (Roof portion)			160	2,734 1,504
Carports				
Comp.Shingle			624	10,028 5,515
Totals:			182,892	100,603

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 123,742

2026 Est. T.C.V. 009-012-014-00					=	137,401
Est. TCV/Total Floor Area = 110.90, Most recent sale 08/21/2025 for 160,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
69,200	69,200	69,200	48,200	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	20,500	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-012-014-00

Page: 2

68,700	68,700	68,700	49,501	68,700	68,700

009-012-015-00	2026 Est. T.C.V.	PEPPLE RONALD D & PEPPLE JOSHUA D
Property Class: 401		1800 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

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

* Factors * 50' X 150'

Land Improvement Cost Estimates

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1967

(11) Heating System: Wall Furnace

Ground Area = 720 SF Floor Area = 720 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	39,625	13,869

Other Additions/Adjustments

Skirting, Concrete Block	144	2,553	894

Porches

CCP (1 Story)	288	5,521	1,932

Water/Sewer

Public Sewer	1	1,152	403
Water Well, 100 Feet	1	5,150	1,802

Built-Ins

Appliance Allow.	1	1,607	562

Deck

w/Roof (Roof portion)	216	2,894	1,013

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good

Totals:	58,502	20,475

Notes: Travelo Ser #26485

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 19,247

2026 Est. T.C.V. 009-012-015-00 = 33,475

Est. TCV/Total Floor Area = 46.49, Most recent sale 05/11/2022 for 52,000

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM		
	14,900		14,900	14,900	14,900	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		1,800	0	0	402		0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
	16,700		16,700	16,700	15,302	15,302		15,302

009-012-016-002026 Est. T.C.V. VENHUIZEN PHILLIP D & ANNA C

Property Class: 401 6022 W JAMES DR

Map #: LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG AT A PT 75 FT W & 285.5 FT S OF NE COR OF SE 1/4 OF SE 1/4
TH S 50 FT; W 150 FT; TH N 50 FT; TH E 150 FT; TO POB. .1722 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *			50' X 150'			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL	\$1.8/SQFT		0.17 Acres	78408	100	13,486
			0.17 Total Acres	Total Est. Land Value =	13,486	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.89	448 0	0
Wood Frame		28.69	80 50	1,147
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements			True Cash Value =	2,097

Cost Est. for Res. Bldg: 1Single Family 1SCls CD Blt 1983

(11) Heating System: Forced Air w/ Ducts

Ground Area = 984 SF Floor Area = 984 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	984	
Total:			120,858	82,182
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	806
3 Fixture Bath		1	3,721	2,530
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		528	20,217	13,748
Common Wall: 1 Wall		1	-2,421	-1,646
Water/Sewer				
Public Sewer		1	1,300	884
Water Well, 100 Feet		1	5,415	3,682
Built-Ins				
Appliance Allow.		1	1,897	1,290
Local Cost Items				
SANITARY SEWER		1	0	0 *90% Good
Totals:			152,172	103,476

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 127,275

2026 Est. T.C.V. 009-012-016-00				=	142,858	
Est. TCV/Total Floor Area = 145.18, Most recent sale 09/05/2014 for 67,500						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
62,600	62,600	62,600		37,993	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	8,800	0		0	1,025	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
71,400	71,400	71,400		39,018	39,018	39,018

03/24/2026
12:37 PM

Valuation Report

DB: Lake2026

009-012-017-00	2026 Est. T.C.V.	GROVE PARK ENTERPRISES LLC
Property Class: 401		6252 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 EXC PLAT OF VI-MY-KA & EXC BEG AT NW
COR LOT 5, TH S 477 FT, W 309 FT, N 477 FT, E 309 FT TO POB. 9.25 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600			9.25 Acres		5600 100	51,800
			9.25 Total Acres		Total Est. Land Value =	51,800

2026 Est. T.C.V. 009-012-017-00					=	51,800
Est. TCV/Total Floor Area = 52.64, Most recent sale 04/24/2024 for 95,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
23,100	23,100	23,100	23,100		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,800	0	623	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,900	25,900	25,900	23,723	23,723	0	

009-012-018-00	2026 Est. T.C.V.	COOL INVESTMENT LLC
Property Class: 201		1960 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W BEG S 01 DEG 48'00" E 158.27 FT FROM NW COR LOT 5 VI-MY-KA, TH
S 01 DEG 48'00" E 210 FT, S 88 DEG 12'00" W 308.85 FT, N 01 DEG 48'00" E 210 FT,
N 88 DEG 12'00" E 308.85 FT TO POB. 1.4889A.

Shopko (formerly ShopKo until May 2007) is a chain of retail stores based in Ashwaubenon, Wisconsin, near Green Bay. Shopko was founded in 1962 by James Ruben, and its first store opened in Green Bay. From 1991 to 2005, the company was publicly held, with stock traded on the New York Stock Exchange under the symbol SKO. In December 2005, the company was acquired by an affiliate of Sun Capital Partners and reverted to private ownership. In 1999, Shopko purchased Pamida, a regional discount chain that operated mainly in smaller communities of 3,000 to 8,000 people. Shopko operated Pamida as a separate division until 2007, when Pamida was separated from Shopko and reestablished as a separate company. In 2012, Shopko and Pamida merged into one company. Most Pamida stores will become Shopko

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
INFO FOR SIZE 0	210.00	308.00	1.0000	0.0000	0 100*	0
COMMERCIAL <2A M/L			1.49 Acres	18000	100	26,730
* denotes lines that do not contribute to the total acreage calculation.						
210 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =						26,730

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.98	35750 100	106,535
Total Estimated Land Improvements True Cash Value =				106,535

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Stores - Warehouse Discount cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: S Quality: Average
Stories: 1 Story Height: 14 Perimeter: 500

Base Rate for Upper Floors = 52.87

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.04 100%
Adjusted Square Foot Cost for Upper Floors = 68.91

Total Floor Area: 17,296 Base Cost New of Upper Floors = 1,191,868
Reproduction/Replacement Cost = 1,191,868
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 417,154

<<<<<< Segregated Cost Computations >>>>>>						
Costs taken from Segregated Cost Section 3: Stores & Commercial						
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous Canopies & Marquees: Wood Frame	1 Up	32.50	1170	1.000	1.000	38,025
Total Cost of Lump-Sum Items =						38,025
Total Cost New =						38,025

Architectural Multiplier: 0.25
Reproduction/Replacement Cost = 9,506
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 3,327

Parcel Number: 009-012-018-00

Page: 2

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
STEEL SHIPPING DOCK	22.58	108	1.00	94	2,292
ECF (201C COMMERCIAL GROUP C)	1.060 =>	TCV of Bldg:	1	=	448,139
Replacement Cost/Floor Area=	69.60	Est. TCV/Floor Area=	25.91		

Total Estimated True Cash Value of Commercial/Industrial Buildings =

448,139

2026 Est. T.C.V. 009-012-018-00						=	581,404
Est. TCV/Total Floor Area = 33.61, Most recent sale 01/08/2008 for 350,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
215,800	215,800	215,800		130,967	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	74,900	0	0	3,536	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
290,700	290,700	290,700		134,503	134,503	0	

009-012-018-25
Property Class: 202
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DYKEMA EXCAVATORS INC ETAL
S MOREY RD
LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG AT NW COR LOT 5 PLAT OF VI-MY-KA S 01 DEG 48'00" E 158.27 FT, S 88 DEG 12'00" W 308.85 FT, N 01 DEG 48'00" W 167.97 FT, E 309 FT TO POB.
1.1568A. 17/48 DYKEMA EXCAVATORS INC 2023-, 17/48 BRANDT 2000-01485, 14/48 COOL INVESTMENT LC 2019-02910, 2022-040290 AMEND

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
INFO FOR SIZE 0	168.00	308.00	1.0000	0.0000	0	100*			0
COMMERCIAL <2A M/L			1.19 Acres		18000	100			21,384
* denotes lines that do not contribute to the total acreage calculation.									
168 Actual Front Feet,			1.19 Total Acres	Total Est. Land Value =					21,384

2026 Est. T.C.V. 009-012-018-25					=	21,384
Est. TCV/Total Floor Area = 1.24, Most recent sale 02/07/2023 for 250,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
10,700	10,700	10,700	10,700		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
10,700	10,700	10,700	10,988	10,700		0

009-012-018-75
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRANDT GREGORY A & JEANENE S TTEE
1964 S MOREY RD
LAKE CITY, MI 49651

SEC 12 T22N R8W PCL A, BEG AT NE COR LOT 10 VI-MY-KA, TH W 127.91 FT, N 01 DEG 48' 00" W 4.71 FT, S 88 DEG 12'00" W 150 FT TO A PT ON N LINE LOT 13, W 31.02 FT TO NW COR LOT 13, N 01 DEG 48'00" W 31.8 FT, N 88 DEG 12'00" E 86.43 FT, N 01 DEG 48'00" W 7.25 FT, N 88 DEG 12' 00" E 222.42 FT, S 01 DEG 48' 00" E 48.75 FT TO POB. .29 A M/L

SPLIT ON 07/02/2008 INTO 009-012-018-85;

WELL & SEWER ON 009-012-018-25

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;
Parent Parcel(s): 009-012-018-75;
Child Parcel(s): 009-012-018-85;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
INFO FOR SIZE 0	49.00	308.00	1.0000	0.0000	0	100*	0
COMMERCIAL <2A M/L		0.35 Acres		18000	100		6,228
* denotes lines that do not contribute to the total acreage calculation.							
49 Actual Front Feet, 0.35 Total Acres			Total Est. Land Value =				6,228

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.86	7100 100	20,306
Total Estimated Land Improvements True Cash Value =				20,306

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Stores - Warehouse Discount cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 14 Perimeter: 187

Base Rate for Upper Floors = 59.32

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.28 100%
Adjusted Square Foot Cost for Upper Floors = 77.60

Total Floor Area: 3,845	Base Cost New of Upper Floors =	298,372
	Reproduction/Replacement Cost =	298,372
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	104,430

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 1 =	110,696
Replacement Cost/Floor Area= 77.60	Est. TCV/Floor Area= 28.79	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 110,696

2026 Est. T.C.V. 009-012-018-75		=	137,230
Est. TCV/Total Floor Area = 35.69			
2025 Assessed	MBOR	S.E.V.	Base for Cap
49,700	49,700	49,700	33,811
2026 New Eq.	Adjustment	Loss	Additions
0	18,900	0	0
2026 Assessed	MBOR	S.E.V.	Capped
68,600	68,600	68,600	34,723
			IRM
			2.70
			Tax Adjustment
			912
			Losses
			0
			PRE/MBT
			0

009-012-018-85
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRANDT GREGORY A & JEANENE S TTEE
1964 S MOREY RD
LAKE CITY, MI 49651

SEC 12 T22N R8W PCL B, BEG N 01 DEG 48 00" W 48.75 FT FROM NE COR LOT 10
VI-MY-KA SUB, TH S 88 DEG 12' 00" W 222.42 FT, S 01 DEG 48' 00" E 7.25 FT, S 88
DEG 12' 00" W 86.43 FT, N 01 DEG 48' 00" W 67.23 FT, N 88 DEG 12' 00" E 308.85
FT, S 01 DEG 48' 00" E 59.98 FT TO POB. .44 A M/L 2022-040290 AMEND
SPLIT ON 07/02/2008 FROM 009-012-018-75;

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;
Parent Parcel(s): 009-012-018-75;
Child Parcel(s): 009-012-018-85;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
INFO FOR SIZE 0	60.00	309.00	1.0000	0.0000	0	100*	0
COMMERCIAL <2A M/L		0.43 Acres		18000	100		7,668
* denotes lines that do not contribute to the total acreage calculation.							
60 Actual Front Feet, 0.43 Total Acres			Total Est. Land Value =				7,668

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.77	7200 100	19,944
Total Estimated Land Improvements True Cash Value =				19,944

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1980

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average

Stories: 1 Story Height: 14 Perimeter: 242

Base Rate for Upper Floors = 55.95

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.97 100%

Adjusted Square Foot Cost for Upper Floors = 72.92

Total Floor Area: 6,105 Base Cost New of Upper Floors = 445,177

Reproduction/Replacement Cost = 445,177

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 155,812

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 165,161

Replacement Cost/Floor Area= 72.92 Est. TCV/Floor Area= 27.05

Total Estimated True Cash Value of Commercial/Industrial Buildings = 165,161

2026 Est. T.C.V. 009-012-018-85 = 192,773

Est. TCV/Total Floor Area = 31.58

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
67,900	67,900	67,900	53,457	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,500	0	1,443	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,400	96,400	96,400	54,900	54,900	0

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

117,731

Cost Est. for Res. Bldg: 2 Single Family 1S

Cls D

Blt 0

(11) Heating System: Electric Baseboard
Ground Area = 504 SF Floor Area = 504 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	504		
Total:				63,833	35,106

Other Additions/Adjustments

Deck					
Treated Wood			55	1,716	944

Built-Ins					
Appliance Allow.			1	1,607	884
Totals:				67,156	36,934

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

62,788

Cost Est. for Res. Bldg: 3 Single Family 1S

Cls D

Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 560 SF Floor Area = 560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	560		
Total:				67,622	37,191

Other Additions/Adjustments

Deck					
Treated Wood			96	2,297	1,263

Built-Ins					
Appliance Allow.			1	1,607	884
Totals:				71,526	39,338

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

66,874

Cost Est. for Res. Bldg: 4 Single Family GRG

Cls D

Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

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

Plumbing					
3 Fixture Bath			1	-3,128	-1,877

Deck

Parcel Number: 009-012-019-00

Page: 3

Treated Wood	276	4,714	2,828
Garages			
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	600	18,690	11,214
Totals:		20,276	12,165

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV: 15,815

Cost Est. for Res. Bldg: 5 Single Family GRG

Cls C

Blt 2019

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas			
Stories	Exterior	Foundation	Size
Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	-4,478	-4,254
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	1920	45,408	43,138
No Concrete Floor	1920	-12,499	-11,874
Totals:		28,431	27,010

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV: 35,113

2026 Est. T.C.V. 009-012-019-00		=	871,203
Est. TCV/Total Floor Area = 422.09			
2025 Assessed	MBOR	S.E.V.	Base for Cap
430,100	430,100	430,100	166,188
2026 New Eq.	Adjustment	Loss	IRM
0	5,500	0	2.70
2026 Assessed		Capped	->Taxable<-
435,600	435,600	435,600	170,675
			PRE/MBT
			0

009-012-019-102026 Est. T.C.V.SMITH JILL E TRUST
Property Class: 1026916 W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

THAT PART OF PCL A OF THE SURVEY RECORDED IN LIBER S-3P200 LYING S'LY OF A LINE
BEG S89DEG56'38" E440FT & N01DEG27'40"W 1023.65 FT FROM SW COR OF SEC 12 TH
N76DEG49'38"E TO THE E LINE OF PCL A SEC12 T22NR8W 11.19A M/L
SPLIT ON 10/22/2019 FROM 009-012-019-00;

Split/Comb. on 10/22/2019 completed 10/22/2019 TIM ;
Parent Parcel(s): 009-012-019-00;
Child Parcel(s): 009-012-019-10;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 8 - 17 Acres		9.19 Acres	3800	100		34,922
AGRICULTRU SURPLUS 2600/		1.00 Acres	2600	100		2,600
AGRICULTRU ROW		1.00 Acres	0	100		0
	11.19	Total Acres	Total Est. Land Value =			37,522

2026 Est. T.C.V. 009-012-019-10 = 37,522						
Est. TCV/Total Floor Area = 18.18						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
15,900	15,900	15,900	15,900		2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses	
0	2,900	0	0		429	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,800	18,800	18,800	16,329	16,329	16,329	

009-012-019-35
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

AVIATIEK LLC
6916 W JENNINGS RD
Lake City, MI 49651

SEC 12 T22N R8W
BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT FROM SW COR OF SEC 12,
TH N 58 DEG 01'53"E 75 FT, S 03 DEG 35' 42"E 302.53 FT, S 76 DEG 48'38"W 77.5 FT
N 01 DEG 27'40"W 280 FT TO POB. ALSO E 5.89 FT OF N 791.25 FT OF W 440 FT OF
GOVT LOT 4. .577 A

ADD 5.89 FT LAKEFRONT PER COURT ORDER..(ADVERSE POSSESSION)
FOR 05 (E 5.89 FT OF N791.25 FT OF W 440 FT OF GOV'T LOT 4). RECORDED 07-28-04 @
04-0/3285.
SET UP FOR A COUPLE OF FAMILIES, TRANQUILITY CABIN SLEEPS 11 TO 14.
4 BEDROOMS: 2 MAIN FLOOR AND 2 BASEMENT
3 BATHROOMS: 2 MAIN FLOOR AND 1 BASEMENT
KITCHEN: FULLY EQUIPT
DINING: SEATS 13 INCLUDING THE KITCHEN BAR
LIVING: CATHEDRAL CEILING WITH WINDOWS THAT OVERLOOK THE LAKE
FAMILY ROOM: IN BASEMENT WITH TV & PULL-OUT SOFA FOR 2
SITTING ROOM: MAIN FLOOR WITH PULL-OUT SOFA FOR 2
LAUNDRY
EXTRA REFRIGERATOR
SANDY BEACH: 80 FEET OF FRONTAGE WITH SHALLOW WATER AND FIRE PIT
BABY ITEMS: HIGHCHAIR, BOOSTER, PACK&PLAY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	80.89	290.00	1.0771	0.8305	5000	100		361,794
81 Actual Front Feet, 0.54 Total Acres					Total Est. Land Value =		361,794	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	340	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	94	1,880
Total Estimated Land Improvements True Cash Value =				1,880

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1632 SF Floor Area = 1632 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	1,632		
			Total:	267,265	200,445

Other Additions/Adjustments

Basement Living Area	1000	35,170	26,377
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	2	8,956	6,717

Porches

WPP	536	9,509	7,132
WPP	174	4,479	3,359

Deck

Treated Wood	70	2,038	1,528

Parcel Number: 009-012-019-35

Page: 2

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	936	33,874	25,405
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Prefab 1 Story	1	2,542	1,906

Local Cost Items

SANITARY SEWER	1	0	0	*85% Good

Totals: 378,948 284,204

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 483,147

2026 Est. T.C.V. 009-012-019-35					=	846,821	
Est. TCV/Total Floor Area = 518.89, Most recent sale 05/25/2016 for 470,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
388,600	388,600		388,600	279,310	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	34,800	0	0	7,541	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
423,400	423,400		423,400	286,851	286,851	0	

009-012-019-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

AVIATIEK LLC
6834 W JENNINGS RD
Lake City, MI 49651

SEC 12 T22N R8W BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT & N 58 DEG 01'53"E 150 FT FROM SW COR OF SW 1/4 TO POB TH N 58 DEG 01'53"E 100 FT, S 06 DEG 58'35"E 356.73 FT, S 76 DEG 48'38"W 100 FT, N 05DEG 25'52"W 325.42 FT TO POB. .74A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B100'@5000/FF	100.00	341.00	1.0000	0.8510	5000 100	425,484
100 Actual Front Feet, 0.78 Total Acres					Total Est. Land Value =	425,484

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	24.89	169 95	3,996
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =			6,421

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = 2614 SF Floor Area = 4860 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Block	Slab	1,879		
1.5 Story	Siding	Slab	735		
Total:				536,714	348,840

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,366	888
3 Fixture Bath		2	8,601	5,591
2 Fixture Bath		1	2,878	1,871

Porches				
CCP (1 Story)		76	2,227	1,448
CGEP (1 Story)		61	5,495	3,572
WPP		175	4,316	2,805
CPP		64	1,482	963

Water/Sewer				
Public Sewer		1	1,407	915
Water Well, 100 Feet		1	5,507	3,580

Built-Ins				
Appliance Allow.		1	2,605	1,693

Fireplaces				
Interior 2 Story		1	6,261	4,070

Local Cost Items				
SANITARY SEWER		1	0	0 *71% Good
Totals:			578,859	376,236

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 639,601

Parcel Number: 009-012-019-40

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	509,500	509,500	509,500	282,110	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	26,300	0	0	7,616	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	535,800	535,800	535,800	289,726	289,726	0	

009-012-019-45
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOLITOR JOHN H & MARIE L TRUST
6894 W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W BEG S 89 DEG 56'38"E 440 FT & N 01 DEG 27'40"W 1378.65 FT & N 58 DEG 01'53"E 75 FT FROM SW COR OF SW 1/4 TH N 58 DEG 01'53"E 75 FT, S 05 DEG 25'52"E 325.42 FT, S 76 DEG 48'38"W 77.5 FT, N 03 DEG 35'42"W 302.53 FT TO POB.
.52A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B100'@5000/FF	75.00	302.02	1.1059	0.8356	5000 100	346,549
75 Actual Front Feet, 0.52 Total Acres						Total Est. Land Value = 346,549

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1600 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =			2,500

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1320 SF Floor Area = 3436 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
2 Story	Siding	Basement	1,320	
1 Story	Siding	Overhang	796	
Total:			415,896	291,154

Other Additions/Adjustments			
Recreation Room	1300	24,661	12,330
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing			
Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097

Porches			
WPP	510	9,058	6,341

Balcony			
Wood Balcony	48	2,097	1,468

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	796	36,250	25,375
Common Wall: 2 Wall	1	-5,177	-3,624
Door Opener	2	1,054	738
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Door Opener	2	1,054	738
Base Cost	2400	83,592	58,514

Water/Sewer			
Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins			
Appliance Allow.	1	2,713	1,899

Parcel Number: 009-012-019-45

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*85% Good
Totals:		590,020	408,108	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 693,784

2026 Est. T.C.V. 009-012-019-45				=	1,042,833
Est. TCV/Total Floor Area = 303.50					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
494,300	494,300	494,300	251,554	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	27,100	0	0	6,791	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
521,400	521,400	521,400	258,345	258,345	258,345

03/24/2026
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Valuation Report

DB: Lake2026

009-012-019-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ARDIS KEVIN PAUL &
W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W PCL F OF SURVEY RECORDED IN BOOK OF SURVEYS S-3 PG 240. 14.71A.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	20.00	262.00	1.7783	0.8996	250	100		7,999
Residentia 8 - 17 @\$5600		14.59 Acres			5600	100		81,704
20 Actual Front Feet, 14.71		Total Acres			Total Est.		Land Value =	89,703

2026 Est. T.C.V. 009-012-019-50 = 89,703

Est. TCV/Total Floor Area = 26.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
39,700	39,700	39,700	10,140	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	273
0				0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
44,900	44,900	44,900	10,413	10,413
				0

009-012-019-52
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DOPP STEVEN & MISTY
6874 W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEYS S-3 PAGE 240. .45A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B100'@5000/FF	72.00	258.00	1.1218	0.8161	5000	100		329,594	
64 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value =	329,594

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	24.46	216	50	2,641
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,268

2026 Est. T.C.V. 009-012-019-52					=	334,862
Est. TCV/Total Floor Area = 97.46, Most recent sale 12/30/2014 for 215,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
256,800	256,800	256,800	143,385		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,800	119,200	0	2,074	66,556
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
167,400	167,400	167,400	78,903		78,903	0

03/24/2026

Valuation Report

DB: Lake2026

12:37 PM

009-012-019-60

2026 Est. T.C.V.

MCISAAC TIMOTHY P & PATRICIA L

Property Class: 401

6868 W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 12 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-3 P240. .46A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	262.00	1.1059	0.8180	5000	100		339,238
75 Actual Front Feet, 0.45 Total Acres								339,238
Total Est. Land Value =								339,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	667	0	0
D/W/P: Patio Blocks	18.85	373	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = 1920 SF Floor Area = 2880 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,920		
Total:				454,044	408,637

Other Additions/Adjustments

Exterior

Stone Veneer	112	5,034	4,531

Plumbing

Average Fixture(s)	1	2,094	1,885
3 Fixture Bath	2	13,171	11,854
2 Fixture Bath	1	4,412	3,971

Porches

CCP (1 Story)	71	2,790	2,511
WPP	505	11,544	10,390
WSEP (1 Story)	207	14,324	12,892

Garages

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

Base Cost	474	31,895	28,705
Common Wall: 1 Wall	1	-3,005	-2,704
Door Opener	1	659	593
No Concrete Floor	237	-1,872	-1,685

Water/Sewer

Public Sewer	1	1,877	1,689
Water Well, 100 Feet	1	6,387	5,748

Built-Ins

Appliance Allow.	1	3,899	3,509

Fireplaces

Prefab 2 Story	1	4,445	4,000

Local Cost Items

GENERATOR	1	1	1	*95% Good

Totals: 551,699 496,527

Parcel Number: 009-012-019-60

Page: 2

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

844,096

2026	Est. T.C.V. 009-012-019-60			=	1,188,084	
Est. TCV/Total Floor Area = 412.53						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	533,100	533,100	533,100	338,650	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	60,900	0	0	9,143	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	594,000	594,000	594,000	347,793	347,793	347,793

009-012-019-70	2026 Est. T.C.V.	MCISAAC PAUL W & MARILYN
Property Class: 401		6862 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-3 P240. .46A.		

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	262.00	1.1059	0.8180	5000	100		339,238
75 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value =			339,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1503	0	0
D/W/P: Patio Blocks	15.58	60	0	0
D/W/P: Brick on Sand	18.00	40	0	0
Wood Frame	27.96	120	50	1,677
Wood Frame	24.96	192	50	2,396
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				8,823

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1439 SF Floor Area = 2297 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	840		
1 Story	Siding	Basement	599		
1 Story	Siding	Overhang	18		
Total:				330,662	247,983

Other Additions/Adjustments

Basement Living Area	1000	35,170	26,377
Exterior			
Brick Veneer	160	2,650	1,987
Plumbing			
Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
Deck			
Treated Wood	416	6,452	4,839
Treated Wood	314	5,366	4,024
Treated Wood	233	4,418	3,313

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	624	30,457	22,843
Common Wall: 1.5 Wall	1	-3,883	-2,912
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Porches

CCP (1 Story)	24	1,185	889

Parcel Number: 009-012-019-70

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*87% Good

Totals:

428,816

321,596

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

546,713

2026 Est. T.C.V. 009-012-019-70					=	894,774
Est. TCV/Total Floor Area = 389.54, Most recent sale 10/01/1994 for 76,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
404,500	404,500	404,500	221,141	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	42,900	0	0	5,970	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
447,400	447,400	447,400	227,111	227,111	227,111	

009-012-019-80	2026 Est. T.C.V.	BERRY TIMOTHY J TRUST
Property Class: 401		6856 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-3 P240. .46A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	262.00	1.1059	0.8180	5000	100		339,238
75 Actual Front Feet, 0.45 Total Acres					Total Est.		Land Value =	339,238

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1140	0	0
D/W/P: Flagstone/Sand	20.98	100	0	0
Wood Frame	27.13	140	50	1,899

Residential Local Cost Land Improvements

Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	2 95	4,750
Total Estimated Land Improvements	True Cash Value =		6,649

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 1303 SF Floor Area = 1674 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,303		
1 Story	Siding	Overhang	45		
			Total:	259,721	220,745

Other Additions/Adjustments

Recreation Room	1031	19,558	16,624

Exterior

Brick Veneer	160	2,650	2,252

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613
2 Fixture Bath	1	2,996	2,547

Porches

CCP (1 Story)	72	2,208	1,877
WGEP (1 Story)	100	10,201	8,671
WPP	776	12,059	10,250

Deck

Treated Wood	60	1,887	1,604

Garages

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

Base Cost	440	23,874	20,293
Common Wall: 1.5 Wall	1	-3,883	-3,301
Door Opener	1	527	448

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Parcel Number: 009-012-019-80

Page: 2

2nd on Same Stack	1	4,280	3,638	
Exterior 1 Story	1	6,387	5,429	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*88% Good
Totals:		362,756	308,325	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 524,153

2026 Est. T.C.V. 009-012-019-80						=	870,040
Est. TCV/Total Floor Area = 519.74, Most recent sale 12/10/2025 for 0							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
388,300	388,300	388,300	239,845	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
11,100	35,600	0	11,100	184,055	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
435,000	435,000	435,000	257,420	435,000	0		

009-012-019-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PERRIN ALLISON LEIGH CRISSMAN
W LAKEVIEW DR
LAKE CITY, MI 49651

2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S~ 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 19°15'23" WEST 67.44 FEET; THENCE NORTH 21°33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE LINE OF THE SHORE OF LAKE MISSAUKEE; THENCE ALONG SAID TRAVERSE LINE NORTH 58°01'53U EAST 84.32 FEET; THENCE LEAVING SAID TRAVERSE LINE SOUTH 22°02'04" EAST 187.49 FEET; THENCE SOUTH 01°40'40" EAST 75.80 FEET TO THE POINT OF BEGINNING. CONTAINING 0.57 ACRES AND INCLUDING ALL LANDS LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE SHORE OF LAKE MISSAUKEE. TOGETHER WITH AND SUBJECT TO A 66.00-FOOT WIDE EASEMENT FOR INGRESS, &GRESS, AND UTILITIES, AS SHOWN IN SURVEY LIBER S-3, PAGES 268-270, M:ISSAUKEE COUNTY RECORDS; SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS OF RECORD, INCLUDING BUT NOT LIMITED TO THE RESTRICTIONS FOUND IN THE STIPULATION AND ORDER ENTERED IN FILE NO. 92-2842-CK, MISSAUKEE COUNTY CIRCUIT COURT.

FORMERLY DESCRIBED AS BEG S89°56'38" E 1317.11', N 02°08'30"W 1444.34', N01°40'40"W 173.45' FROM SW COR OF SW ¼, TH S58°51'42"W 62.32', N19°15'23"W 67.44', N21°33'07"W 186.51', N58°01'53" E 84.32', S22°02'04"E 187.49', S01°40'40"E 75.8' TO POB. SEC12T22NR8W .57A

SPLIT ON 10/27/2016 TO 009-012-019-95;

FORMERLY SEC 12 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-3 P240. .84A.

5/1/12 UNKNOWN AGE OF GARAGE. -TIM

Split/Comb. on 10/27/2016 completed 10/27/2016 TIM ;

Parent Parcel(s): 009-012-019-90;

Child Parcel(s): 009-012-019-95;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	84.32	294.46	1.0615	0.8324	5000	100	372,546
84 Actual Front Feet, 0.57 Total Acres					Total Est. Land Value =		372,546

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

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Deck				
Treated Wood			80	2,182 1,746
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			390	18,412 14,730
Totals:			20,594	16,476

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV:						21,419
2026 Est. T.C.V. 009-012-019-90						= 394,915
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
189,400	189,400	189,400	30,237	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	816	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,500	197,500	197,500	31,053	31,053	0	

009-012-019-95
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ARDIS KEVIN P & BRIDGID M TRUSTS
W LAKEVIEW DR
LAKE CITY, MI 49651

2017-00458 PARCEL E-1 THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40N WEST 173.45 FEET; THENCE SOUTH 58°51'42" WEST 62.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 21°30'06" WEST 252.53 FEET TO AN INTERMEDIATE TRAVERSE LINE OF THE SHORE OF LAKE MISSAUKEE; THENCE ALONG SAID TRAVERSE LINE NORTH 58°01'53" EAST 65.00 FEET; THENCE LEAVING SAID TRAVERSE LINE SOUTH 21°33'07" EAST 186.51 FEET; THENCE SOUTH 19°15'23" EAST 67.44 FEET TO THE POINT OF BEGINNING. CONTAINING 0.45 ACRES AND INCLUDING ALL LANDS LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE SHORE OF LAKE MISSAUKEE. TOGETHER WITH AND SUBJECT TO A 66.00-FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, AS SHOWN IN SURVEY LIBER S-3, PAGES 268-270, MISSAUKEE COUNTY RECORDS; SUBJECT TO EASEMENTS AND BUILDING AND USE RESTRICTIONS OF RECORD, INCLUDING BUT NOT LIMITED TO THE RESTRICTIONS FOUND IN THE STIPULATION AND ORDER ENTERED IN FILE NO. 92-2842-CK, MISSAUKEE COUNTY CIRCUIT COURT.

FORMERLY DESCRIBED AS BEG S89°56'38"E 1317.11', N02°08'30"W 1444.34' N01°40'40"W 173.45', S58°51'42"W 62.32' FROM SW COR OF SW1/4, TH S58°51'42"W 62.32', N21°30'06"W 252.53', N58°01'53" E 65', S21°33'07"E 186.51', S19°15'23"E 67.44' TO POB

SPLIT/COMBINED ON 10/27/2016 FROM 009-012-019-90;

Split/Comb. on 10/27/2016 completed 10/27/2016 TIM ;

Parent Parcel(s): 009-012-019-90;

Child Parcel(s): 009-012-019-95;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	65.00	301.57	1.1627	0.8354	5000	100	315,698
65 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value =		315,698
2026 Est. T.C.V. 009-012-019-95					=		315,698
Est. TCV/Total Floor Area = 0.00							
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM
135,800	135,800		135,800		77,066		2.70
2026 New Eq.	Adjustment		Loss		Additions		Tax Adjustment Losses
0	22,000		0		0		2,080 0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT
157,800	157,800		157,800		79,146		79,146 0

009-012-020-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

OHLE RICHARD L & NANCY L TRUST
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W BEG AT INTER OF N'LY LINE OF LAKEVIEW ST WITH W LINE MISS HTS
2 TH N 0 DEG 05' 30" W 199.98 FT TO NW COROUTLOT B TH S 69 DEG 33' W 69.57 FT TH
S 20 DEG 27' E 187.49 FT TO POB WITH RIPARIAN RIGHTS, PT GOV'T LOT 4. .1584 A.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
C 100' @1300/FF	24.00	193.00	1.0000	0.9876	1300	100			30,813
24 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =				30,813

2026 Est. T.C.V. 009-012-020-00									
=									
30,813									
Est. TCV/Total Floor Area = 0.00									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
17,800	17,800		17,800		14,104		2.70		
2026 New Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses		
0	-2,400		0		0		380		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
15,400	15,400		15,400		14,484		14,484		0

009-012-021-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOPECK THOMAS R & SUSAN M
W RAILROAD ST
LAKE CITY, MI 49651

. SEC 12 T22N R8W ALL LAND BEG AT A PT WHERE TH S BDRY LINE OF LOT 33 IN PLAT OF MISSAUKE HEIGHTS 2 INTERS WITH A LINE PROJECTED DUE S OF SE'LY COR OF LOT 9 OF SAID PLAT, TH DUE S TO THE N BDRY OF PENN RR R/W TH W ALONG SAID R/W TO A PT TH ON DUE S OF THE SW'LY COR, OF LOT 49 IN SAID PLAT, TH NE'LY ALONG S'LY BDRY LINE OF LOTS 49& 33 OF SAID PLAT TO THE PT OF BEG ALL IN GOV'T LOT 3. 11.2 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					656' X 743.707'				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	200.00	400.00	1.0000	1.0000	110	100		22,000	
Residentia 8 - 17 @\$5600		9.36 Acres			5600	100		52,433	
200 Actual Front Feet, 11.20 Total Acres Total Est. Land Value =								74,433	

2026 Est. T.C.V. 009-012-021-00					=	74,433	
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2019 for 45,333							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
32,400	32,400	32,400	22,733	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,800	0	0	613	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
37,200	37,200	37,200	23,346	23,346	0		

009-012-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRANNAN KAREN S
W RAILROAD ST
LAKE CITY, MI 49651

SPLIT ON 8/31/2016 TO 012-022-08 A PARCEL OF LAND SITUATED IN SECTION 12, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00°11'30"W, 1373.95 FEET; THENCE N00°07'29W, 159.99 FEET; THENCE N00°14' 16"W, 131.76 FEET; THENCE S80°01'51"W, 34.18 FEET; THENCE N00°25'20'W, 200.07 FEET; THENCE S79°59'30'W, 124.16 FEET TO THE POB; THENCE CONTINUING S79°59'30"W, 124.16 FEET; THENCE N00°22'21"E, 199.56 FEET; THENCE N79°58'46" E, 124.27 FEET; THENCE S00°24'06"W, 199.60 FEET TO THE POB

2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15
FORMERLY
SEC 12 T22N R8W BEG N 0 DEG 23' 24" E 1373.95 FT, N 0 DEG 27' 25" E 159.99 FT, N 0 DEG 20'28"E 131.76 FT, S 80 DEG 36'48"W 34.18 FT & N 01 DEG 00'00"E 200 FT FROM S 1/4 COR, TH S 80 DEG 37'17"W 248.27 FT, N 0 DEG 56'36"E 199.56 FT,N 80 DEG 35'14"E 188.20 FT, S 49 DEG 44'16"E 76.60 FT, S 01 DEG 00'00"W 140.37 FT TO POB. 1.10A. 2011 PARCEL 009-012-022-00 SPLIT ON 02/23/2011

FORMERLY-
SEC 12 T22N R8W THAT PART OF E'LY 1/2 OF GOV'T LOT 3 E OF A LINE RUNNING DUE S FROM SE COR OF LOT 9 PLAT OF MISSAUKEE HTS NO 2, EXC PLAT OF MISSAUKEE HTS NO 2 & EXC COMM AT S 1/4 COR, N 0 DEG 23' 24" E 1373.95 FT, TH N 0 DEG 27' 25" E 159.99 FT, TH S 70 DEG 01' 45" W 37.55 FT TO POB, TH N 01 DEG 00' E 139.05 FT, S 80 DEG 37' 40" W 248.07 FT, S 01 DEG 00' W 187.92 FT, N 70 DEG 01' 45" E 261.33 FT TO POB. 2.612 A.
SPLIT ON 02/19/2011 INTO 009-012-022-15;

Split/Comb. on 08/31/2016 completed 08/31/2016 TIM
Parent Parcel(s): 009-012-022-00;
Child Parcel(s): 009-012-022-80;

SPLIT/COMB. ON 02/19/2011 COMPLETED 02/19/2011 POLLY
PARENT PARCEL(S): 009-012-022-00;
CHILD PARCEL(S): 009-012-022-15;

TAXPAYER REQUEST;

2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15

PARCEL # 2: 57-009-033-006-79
RANCH HOUSE ON CRAWL SPACE.
THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC 33 T22N R8W, .67 ACRES + OR -.
PARCEL # 3: 57-009-033-006-70
BACK PARCEL WITH 2 DUPLEXES.
THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.
PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.
PARCEL # 3 IS OWNED BY THE HICKS.
2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
I 200' @ 250/	124.16	199.56	1.1266	0.8404	250	100	
124 Actual Front Feet,	0.57	Total Acres			Total Est.	Land Value =	
							29,389

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	512	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements	True Cash Value =			1,900

Parcel Number: 009-012-022-00

Page: 2

Cost Est. for Res. Bldg: 1

Single Family

GRG

Cls BC

Blt 2011

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-6,585	-5,926
Garages					
Class: BC Exterior: Pole (Unfinished)					
	Door Opener		3	1,976	1,778
	Base Cost		2066	64,501	58,051
Totals:				59,892	53,903

Notes:

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

66,301

2026	Est. T.C.V. 009-012-022-00					=	97,590
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/03/2010 for 25,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	42,500	42,500	42,500	23,996	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	6,300	0	0	647	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	48,800	48,800	48,800	24,643	24,643	0	

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009-012-022-08	2026 Est. T.C.V.	WINKEL FAMILY TRUST
Property Class: 401		6525 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016-03077 COMMENCING AT THE S 1/4 CORNER OF SECTION 12, T22N, R8W; THENCE N00DEG11'30"W 1373.95 FEET; THENCE N00DEG07'29"W 159.99 FEET; THENCE N00DEG14'16"W 131.76 FEET; THENCE S80DEG01'51"W 34.18 FEET; THENCE N00DEG25'20"W 200.07 FEET TO THE POINT OF BEGINNING; THENCE S79DEG59'30"W 124.19 FEET; THENCE N00DEG24'06"E 199.60 FEET; THENCE N79DEG58'46"E 63.85 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 49.75 FEET AND A CHORD BEARING AND DISTANCE OF S50DEG26'34"E 76.56 FEET ALONG SAID CURVE A LENGTH OF 87.36 FEET; THENCE S00DEG24'20"W 140.37 FEET TO THE POINT OR BEGINNING.

SPLIT/COMBINED ON 08/31/2016 FROM 009-012-022-00;

FORMERLY PART OF 012-022-00 AS SEC 12 T22N R8W BEG N 0 DEG 23' 24" E 1373.95 FT, N 0 DEG 27' 25" E 159.99 FT, N 0 DEG 20'28"E 131.76 FT, S 80 DEG 36'48"W 34.18 FT & N 01 DEG 00'00"E 200 FT FROM S 1/4 COR, TH S 80 DEG 37'17"W 248.27 FT, N 0 DEG 56'36"E 199.56 FT, N 80 DEG 35'14"E 188.20 FT, S 49 DEG 44'16"E 76.60 FT, S 01 DEG 00'00"W 140.37 FT TO POB. 1.10A. 2011 PARCEL 009-012-022-00 SPLIT ON 02/23/2011

Split/Comb. on 08/31/2016 completed 08/31/2016 TIM SPLIT TO 012-022-80;
Parent Parcel(s): 009-012-022-00;
Child Parcel(s): 009-012-022-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	124.16	199.60	1.1266	0.8405	250	100		29,391
124 Actual Front Feet, 0.57 Total Acres					Total Est.		Land Value =	29,391

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1088	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls	C	Blt	2019

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,254
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		2304	54,490	51,765
Totals:				50,012	47,511

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 58,439

2026 Est. T.C.V. 009-012-022-08 = 92,830
Est. TCv/Total Floor Area = 0.00, Most recent sale 09/16/2016 for 11,000

Parcel Number: 009-012-022-08

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	40,500	40,500	40,500	29,287	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,900	0	0	790	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	46,400	46,400	46,400	30,077	30,077	0

009-012-022-15
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ALLEN MICHAEL J & CYNTHIA L TRUST
W RAILROAD ST
LAKE CITY, MI 49651

2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15

SEC 12 T22N R8W: COMM AT S1/4 CNR SAID SEC; THENCE N 00°23'24"E, 1373.95 FT;
THENCE N 00°27'25"E, 159.99FT: THENCE N 00°20'38"E 131.76 FT; THENCE S 80°36'48"
W 34.18 FT; THENCE N 01°00'00"E 200.00 FT TO POB; THENCE S80°37'17" W 248.27 FT
THENCE N 00°56'36"E 199.56 FT; THENCE N 80°35'14"E 188.20 FT TO A CURVE TO THE
RIGHT SAID CURVE HAVING A RADIUS OF 49.75 FT, AND A CHORD BEARING AND DISTANCE
OF S49°44'16"E 76.60 FT ALONG SAID CURVE A LENGTH 87.15 FT; THENCE S01°00'00""W
140.37 FT TO POB. CONTAINING 1.10 AC MOL

FORMERLY
SEC 12 T22N R8W THAT PART OF E'LY 1/2 OF GOV'T LOT 3 E OF A LINE RUNNING DUE S
FROM SE COR OF LOT 9 PLAT OF MISSAUKEE HTS NO 2, EXC PLAT OF MISSAUKEE HTS NO 2
& EXC COMM AT S 1/4 COR, N 0 DEG 23' 24" E 1373.95 FT, TH N 0 DEG 27' 25" E
159.99 FT, TH S 70 DEG 01' 45" W 37.55 FT TO POB, TH N 01 DEG 00' E 139.05 FT, S
80 DEG 37' 40" W 248.07 FT, S 01 DEG 00' W 187.92 FT, N 70 DEG 01' 45" E 261.33
FT TO POB. 2.612 A.
SPLIT ON 02/19/2011 FROM 009-012-022-00;

SPLIT/COMB. ON 02/19/2011 COMPLETED 02/19/2011 POLLY TAXPAYER REQUEST;
PARENT PARCEL(S): 009-012-022-00;
CHILD PARCEL(S): 009-012-022-15;

2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15

PARCEL # 2: 57-009-033-006-79
RANCH HOUSE ON CRAWL SPACE.
THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW
X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC
33 T22N R8W, .67 ACRES + OR -.
PARCEL # 3: 57-009-033-006-70
BACK PARCEL WITH 2 DUPLEXES.
THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE
X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.
PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.
PARCEL # 3 IS OWNED BY THE HICKS.
2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *				2011 SPLIT PARLCEL 1			
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	200.00	248.91	1.0000	0.8882	250	100	44,409
200 Actual Front Feet, 1.14 Total Acres				Total Est. Land Value =			44,409

2026 Est. T.C.V. 009-012-022-15				=	44,409
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/11/2011 for 14,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM
17,800	17,800	17,800	7,630		2.70
2026 New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
0	4,400	0		206	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,200	22,200	22,200	7,836	7,836	0

03/24/2026
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Valuation Report

DB: Lake2026

009-012-022-30
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOPECK FAMILY TRUST
W RAILROAD ST
LAKE CITY, MI 49651

. SEC 12 T22N R8W W'LY 810.44 FT OF FORMER C & LC RR R/W LYING OVER & ACROSS SE 1/4 OF SW 1/4 & GOV'T LOT 3. 1.8605 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	106.00	764.36	1.1720	1.1757	110	100		16,067
106 Actual Front Feet, 1.86 Total Acres					Total Est. Land Value =			16,067

2026 Est. T.C.V. 009-012-022-30

=

16,067

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/04/2021 for 9,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
6,600	6,600	6,600	3,977	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	107	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,000	8,000	8,000	4,084	4,084	0

009-012-022-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ALLEN MICHAEL J & CYNTHIA L TRUST
W RAILROAD ST
LAKE CITY, MI 49651

. SEC 12 T22N R8W COMM AT S 1/4 COR, N 0 DEG 23' 24" E 1373.95 FT, TH N 0 DEG 27' 25" E 159.99 FT, TH S 70 DEG 01' 45" W 37.55 FT TO POB, TH N 01 DEG 00' E 139.05 FT, S 80 DEG 37' 40" W 248.07 FT, S 01 DEG 00' W 187.92 FT, N 70 DEG 01' 45" E 261.33 FT TO POB. .9308 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	261.00	163.00	0.9356	0.7990	250	100	48,776
261 Actual Front Feet, 0.98 Total Acres					Total Est. Land Value =		48,776

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		26.22	96 50	1,258
Total Estimated Land Improvements True Cash Value =				1,258

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 2005

(11) Heating System: Electric Baseboard
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
			Total:	88,589	75,300
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	1,007
Porches					
CCP (1 Story)			416	9,726	8,267
Garages					
Class: CD Exterior: Pole (Finished)					
Door Opener			2	935	795
Base Cost			1152	32,532	27,652
Water/Sewer					
Public Sewer			1	1,300	1,105
Water Well, 100 Feet			1	5,415	4,603
Built-Ins					
Appliance Allow.			1	1,897	1,612
Local Cost Items					
SANITARY SEWER			1	0	0 *95% Good
Totals:				141,579	120,341

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 148,020

2026 Est. T.C.V. 009-012-022-50				=	198,054		
Est. TCV/Total Floor Area = 275.07, Most recent sale 11/19/2004 for 12,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
84,200	84,200		84,200	30,605	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,800	0	0	826	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
99,000	99,000	99,000	31,431	31,431			0

03/24/2026

Valuation Report

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DB: Lake2026

009-012-022-70

2026 Est. T.C.V.

ALLEN MICHAEL & CYNTHIA TRUST

Property Class: 402

W RAILROAD ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W E'LY 285 FT OF FORMER RR R/W LYING OVER AND ACROSS SE 1/4 OF
SW 1/4 & GOV'T LOT 3. .6543 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	285.00	1.1892	0.9187	110	100		12,018
100 Actual Front Feet,	0.65	Total Acres			Total Est.	Land Value =		12,018

2026 Est. T.C.V. 009-012-022-70

=

12,018

Est. TCV/Total Floor Area = 16.69, Most recent sale 11/23/2020 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,900	4,900	4,900	2,841	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	76
0				
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
6,000	6,000	6,000	2,917	2,917
				PRE/MBT
				0

03/24/2026

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Valuation Report

DB: Lake2026

009-012-022-90

2026 Est. T.C.V.

FOX QUINN J

Property Class: 402

W RAILROAD ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W FORMER RR R/W LYING OVER & ACROSS SE 1/4OF SW 1/4 & GOV'T LOT

3 EXC W'LY 810.44 FT & EXC E'LY 285 FT THEREOF. .7273 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	96.36	330.00	1.2003	0.9530	110	100		12,125
96 Actual Front Feet, 0.73 Total Acres								12,125
Total Est. Land Value =								12,125

2026 Est. T.C.V. 009-012-022-90

=

12,125

Est. TCV/Total Floor Area = 16.84, Most recent sale 07/16/2021 for 3,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,000	5,000	5,000	2,728	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	73	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,100	6,100	6,100	2,801	2,801	0

009-012-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NEDERHOOD DERRICK & JENNY
6681 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W W'LY 1/2 OF THAT PART OF GOV'T LOT 3 EXC PLAT OF MISSAUKEE HEIGHTS NO 2 LYING N OF RR R/W & E OF A LINE RUNNING DUE S OF SE'LY COR OF LOT 9 OF SAID PLAT. 2.8 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	234.00	521.23	0.9615	1.0684	250	100		60,097	
234 Actual Front Feet, 2.80 Total Acres					Total Est. Land Value =			60,097	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	481	50	1,582
Total Estimated Land Improvements True Cash Value =				1,582

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1972

(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost			768	15,452 9,271
Local Cost Items				
SANITARY SEWER			1	0 0 *94% Good
Totals:			15,452	9,271

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 11,403

Cost Est. for Res. Bldg: 2 Single Family 1.5S Cls C Blt 2024

(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
2 Story	Siding	Crawl Space	504	
1 Story	Siding	Crawl Space	504	
Total:			195,638	193,681
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,408
Water/Sewer				
1000 Gal Septic			1	4,689 4,642
Water Well, 100 Feet			1	5,734 5,677
Porches				
CCP (1 Story)			288	7,488 7,413
CCP (1 Story)			256	6,820 6,752
Built-Ins				

Parcel Number: 009-012-023-00

Page: 2

Appliance Allow.	1	2,713	2,686
Fireplaces			
Direct-Vented Gas	1	2,963	2,933
Totals:		227,467	225,192

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 276,986

2026 Est. T.C.V. 009-012-023-00	=	350,068
Est. TCV/Total Floor Area = 231.53, Most recent sale 09/14/2017 for 47,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
115,500 115,500 115,500 105,867 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
37,000 22,500 0 37,000 2,858 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
175,000 175,000 175,000 145,725 145,725 0		

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-012-024-00

2026 Est. T.C.V.

GAFFNEY JACK S & DEBORA L TRUST

Property Class: 402

W RAILROAD ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB

W'LY OF CL OAKWOOD AVE EXT. .2732A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	120.00	1.1892	0.7401	110	100		9,681
100 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	9,681

2026 Est. T.C.V. 009-012-024-00

=

9,681

Est. TCV/Total Floor Area = 6.40, Most recent sale 04/11/2018 for 8,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

4,000

4,000

4,000

2,841

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

800

0

0

76

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

4,800

4,800

4,800

2,917

2,917

2,917

009-012-025-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HARRIS RYAN R & TARA C &
1701 S OAKWOOD AVE
Lake City, MI 49651

SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT EXC E'LY 50' THEREOF. .5739A.
5/2017 SPLIT EAST 50' TO NEW PIN 009-012-025-80
FORMERLY . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT. .6887A.

Split/Comb. on 05/12/2017 completed 05/12/2017 TIM ;
Parent Parcel(s): 009-012-025-00;
Child Parcel(s): 009-012-025-80;

4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219
5/2017 SPLIT EAST 50' TO NEW PIN 009-012-025-80

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	56.80	440.13	1.3698	1.0242	250	100	19,922
57 Actual Front Feet, 0.57 Total Acres					Total Est. Land Value =		19,922

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1600 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	2 95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1731 SF Floor Area = 2164 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Basement	1,152	
1.25 Story	Siding	Crawl Space	579	
Total:			304,799	259,087
Other Additions/Adjustments				
Recreation Room			972	18,439 15,673
Plumbing				
Average Fixture(s)			1	1,422 1,209
3 Fixture Bath			1	4,478 3,806
2 Fixture Bath			1	2,996 2,547
Porches				
CCP (1 Story)			128	3,709 3,153
Deck				
Treated Wood			284	5,024 4,270
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			624	25,272 21,481
Storage Over Garage			312	4,131 3,511
Door Opener			2	1,054 896
Water/Sewer				
Public Sewer			1	1,465 1,245

Parcel Number: 009-012-025-00		Page: 2		
Water Well, 100 Feet	1	5,734	4,874	
Built-Ins				
Appliance Allow.	1	2,713	2,306	
Fireplaces				
Exterior 1 Story	1	6,387	5,429	
Local Cost Items				
SANITARY SEWER	1	0	0	*95% Good
Totals:		387,623	329,487	
Notes:				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			405,269	

2026	Est. T.C.V. 009-012-025-00					=	429,941
Est. TCV/Total Floor Area = 198.68, Most recent sale 02/07/2018 for 260,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	183,600	183,600	183,600	150,561	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	31,400	0	0	4,065	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	215,000	215,000	215,000	154,626	154,626	154,626	

009-012-025-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLORY PATRIK G & TAMMY S
S OAKWOOD AVE
Lake City, MI 49651

. SEC 12 T22N R8W (0*2017) E'LY 50' OF THAT PART OF FORMER RR R/W LYING S OF
BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT.
.1148A.
SPLIT ON 05/12/2017 FROM 009-012-025-00;

Split/Comb. on 05/12/2017 completed 05/12/2017 TIM ;
Parent Parcel(s): 009-012-025-00;
Child Parcel(s): 009-012-025-80;

4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	50.00	100.01	1.4142	0.7071	250	100	12,500
50 Actual Front Feet, 0.12 Total Acres					Total Est.	Land Value =	12,500
2026 Est. T.C.V. 009-012-025-80 = 12,500							
Est. TCV/Total Floor Area = 5.78, Most recent sale 03/12/2018 for 5,500							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
5,000	5,000	5,000	2,934		2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300		0	0	79	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
6,300	6,300	6,300	3,013		3,013		0

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-012-026-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LUND JAMES A & HEATHER R
6433 RAILROAD ST
LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE OF LOT 99 EXT & E
OF W LINE OF LOT 82 EXT. .5601A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	264.00	100.00	0.9329	0.7071	110	100		19,157
			0.560 Acres		0	100		0
264 Actual Front Feet,	0.56	Total Acres			Total Est. Land Value =			19,157

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	480	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1983

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	109,852	65,912

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 100 Feet	1	5,150	3,090

Deck

Treated Wood	192	3,713	2,228

Garages

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

Base Cost	624	17,491	10,495

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Wood Stove	1	1,745	1,047

Breezeways

Frame Wall	96	4,987	2,992
Totals:		149,642	89,786

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 110,437

2026 Est. T.C.V. 009-012-026-00 = 130,544
Est. TCV/Total Floor Area = 135.98, Most recent sale 08/01/1996 for 46,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
56,000	56,000	56,000	25,848	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-012-026-00

Page: 2

	0	9,300	0	0	697	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,300	65,300	65,300	26,545	26,545	26,545	

009-012-027-002026 Est. T.C.V.VANDERSTOW KARL L
Property Class: 4016375 W RAILROAD ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK LYING W OF W LINE LOT 113 EXT & E OF W LINE LOT 99 EXT EXC THEW'LY 111 FT THOF. .2847A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	125.00	100.00	1.1247	0.7071	110 100	10,935
125 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =	10,935

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	1104	0	0
Wood Frame	41.30	80	50	1,652
Wood Frame	31.52	200	50	3,152
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,754

Cost Est. for Res. Bldg: 1Mobile Home HUDCls GoodBlt 1984

(11) Heating System: Forced Warm Air
Ground Area = 1424 SF Floor Area = 1424 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	896		
Addition	Siding	Crawl	432		
Addition	Siding	Crawl	96		
Total:				125,720	44,001

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,293	453
Deck					
Treated Wood			196	4,194	1,468
Treated Wood			96	2,563	897
w/Roof (Roof portion)			980	20,061	7,021
Water/Sewer					
Public Sewer			1	1,877	657
Water Well, 100 Feet			1	6,387	2,235
Built-Ins					
Appliance Allow.			1	3,899	1,365
Garages					
Class: BC Exterior: Pole (Unfinished)					
Base Cost			1440	44,957	15,735
Local Cost Items					
SANITARY SEWER			1	0	0 *80% Good
Totals:				210,951	73,832

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:69,402

Parcel Number: 009-012-027-00

Page: 2

	35,600	35,600	35,600	20,018	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,400	0	0	540	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	43,000	43,000	43,000	20,558	20,558	20,558

009-012-028-002026 Est. T.C.V.HARTFORD MICHAEL R & JANET E TRUST

Property Class: 4016405 W RAILROAD ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W W'LY 111 FT OF THAT PART OF FORMER RR R/W LYING W OF W LINE
LOT 113 BUENA VISTA PARK EXT & E OF W LINE LOT 99 BUENA VISTA PARK EXT. .2548A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	111.00	100.00	1.1586	0.7071	110 100	10,003
111 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =						10,003

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1140	50	4,657
Total Estimated Land Improvements True Cash Value =				4,657

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1906 SF Floor Area = 1906 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,906	
Total:			265,027	185,524
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 995
3 Fixture Bath			1	4,478 3,135
Porches				
WPP			592	10,484 7,339
CPP			30	879 615
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Common Wall: 2 Wall			1	-5,177 -3,624
Base Cost			1145	48,559 33,991
Water/Sewer				
Public Sewer			1	1,465 1,025
Water Well, 100 Feet			1	5,734 4,014
Built-Ins				
Appliance Allow.			1	2,713 1,899
Fireplaces				
Exterior 1 Story			1	6,387 4,471
Local Cost Items				
SANITARY SEWER			1	0 0 *88% Good
Totals:			341,971	239,384

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 294,442

2026 Est. T.C.V. 009-012-028-00					=	309,102
Est. TCV/Total Floor Area = 162.17						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
131,300	131,300	131,300		65,394	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,300	0	0	1,765	0

Parcel Number: 009-012-028-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
154,600	154,600	154,600	67,159	67,159	67,159

009-012-029-002026 Est. T.C.V.FRASER STEVE K & LOUISE E
Property Class: 4011667 S MAPLEWOOD AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB
LYING W OF E LINE LOT 129 EXT & E OF W LINE LOT 113 EXT. .8609A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	100.00	374.62	1.1892	0.9837	250 100	29,247
100 Actual Front Feet, 0.86 Total Acres					Total Est. Land Value =	29,247

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	33.62	48	50	807
Wood Frame	22.20	192	50	2,131
Total Estimated Land Improvements True Cash Value =				2,938

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

(11) Heating System: Forced Heat & Cool
Ground Area = 702 SF Floor Area = 702 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	702	
Total:			99,507	97,518

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	1,161	

Water/Sewer				
Public Sewer	1	1,300	1,274	
Water Well, 100 Feet	1	5,415	5,307	

Built-Ins				
Appliance Allow.	1	1,897	1,859	

Garages				
Class: CD Exterior: Pole (Finished)				
Base Cost	1538	43,433	42,564	
Totals:			152,737	149,683

Notes: 2024 PB24-0013 ALTERATION: LIVING QUARTERS

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 184,110

2026 Est. T.C.V. 009-012-029-00 = 216,295						
Est. TCV/Total Floor Area = 308.11, Most recent sale 09/17/2019 for 129,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
46,700	46,700	46,700	84,483	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	64,700	3,300	0	47,739	3,022	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,100	108,100	108,100	83,660	83,660	0	

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-012-030-00

2026 Est. T.C.V.

LINE ROBERT S & BARBARA C

Property Class: 402

W RAILROAD ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 146

E OF W LINE OF LOT 139. .2525A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	110.00	100.00	1.1612	0.7071	110	100		9,935
110 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	9,935

2026 Est. T.C.V. 009-012-030-00

=

9,935

Est. TCV/Total Floor Area = 14.15, Most recent sale 08/08/2017 for 6,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

4,100

4,100

4,100

3,520

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

900

0

0

95

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

5,000

5,000

5,000

3,615

3,615

0

009-012-031-002026 Est. T.C.V.

Property Class: 401

Map #:LAKE TOWNSHIP

LINE ROBERT S & BARBARA C
X 6199 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 147
& E OF W LINE OF LOT 146. .3225A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	140.00	100.00	1.0933	0.7071	110 100	11,905
140 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =	11,905

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	220 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1Single FamilyGRG

Cls C 5 Blt 2012

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: BC Exterior: Pole (Unfinished)				
Base Cost		824	27,406	24,665
Storage Over Garage		608	10,531	9,478
Door Opener		1	659	593
Totals:			38,596	34,736

Notes: GARAGE ONLY

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:42,725

2026 Est. T.C.V. 009-012-031-00			=	55,580
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/07/2004 for 0				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
24,900	24,900	24,900	16,238	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	438	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-PRE/MBT
27,800	27,800	27,800	16,676	16,6760

009-012-032-002026 Est. T.C.V.CUPP ROBERT B JR & KATHLEEN
Property Class: 4011664 S ELMWOOD ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 139
& E OF W LINE OF LOT 138. .3329A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	145.00	100.00	1.0837	0.7071	110 100	12,223
145 Actual Front Feet,	0.33	Total Acres	Total Est. Land Value =			12,223

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1128 SF Floor Area = 1128 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,128			*79% Good
			Total:	136,297	107,675	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,185	936	
3 Fixture Bath			1	3,721	2,940	
Deck						
Treated Wood			140	3,090	2,441	
Treated Wood			254	4,562	3,604	
Water/Sewer						
Public Sewer			1	1,300	1,027	
Water Well, 100 Feet			1	5,415	4,278	
Built-Ins						
Appliance Allow.			1	1,897	1,499	
Fireplaces						
Exterior 1 Story			1	5,597	4,422	
Local Cost Items						
SANITARY SEWER			1	0	0	*95% Good
			Totals:	163,064	128,822	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:158,451

2026 Est. T.C.V. 009-012-032-00					=	170,674
Est. TCV/Total Floor Area = 151.31, Most recent sale 06/06/2007 for 67,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
72,900	72,900	72,900	41,205	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,400	0	0	1,112	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,300	85,300	85,300	42,317	42,317		0

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-012-033-00

2026 Est. T.C.V.

LINE ROBERT S & BARBARA C

Property Class: 402

W RAILROAD ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB

LYING E OF W LINE LOT 147 EXT & W OF E LINE LOT 147 EXT. .1263A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	55.00	100.00	1.3809	0.7071	110	100		5,908
55 Actual Front Feet,	0.13	Total Acres	Total Est. Land Value =				5,908	

2026 Est. T.C.V. 009-012-033-00

=

5,908

Est. TCV/Total Floor Area = 5.24, Most recent sale 01/07/2004 for 0

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

2,400

2,400

2,400

1,941

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

600

0

0

52

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

3,000

3,000

3,000

1,993

1,993

0

03/24/2026
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Valuation Report

DB: Lake2026

009-012-034-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KENNEDY FAMILY LIVING TRUST &
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE OF LOT 149 EXT &
E OF W LINE OF LOT 149 EXT. .1263A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	55.00	100.00	1.3809	0.7071	110	100		5,908
55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			5,908

2026 Est. T.C.V. 009-012-034-00 = 5,908

Est. TCV/Total Floor Area = 5.24

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
2,400	2,400	2,400	873	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	23	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	896	896	0

03/24/2026
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Valuation Report

DB: Lake2026

009-012-035-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NOORDYKE MATT & STEPHANIE
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE LOT 148 EXT & E
OF W LINE LOT 148 EXT. .1263A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	55.00	100.00	1.3809	0.7071	110	100		5,908
55 Actual Front Feet, 0.13 Total Acres								5,908
Total Est. Land Value =								5,908

2026 Est. T.C.V. 009-012-035-00 = 5,908

Est. TCV/Total Floor Area = 5.24, Most recent sale 05/03/2021 for 390,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,400	2,400	2,400	2,400	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	600	0	0	64	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	2,464	2,464	0

009-012-036-002026 Est. T.C.V.

Property Class: 402

Map #:LAKE TOWNSHIP

LOTT JAMES R & CHRISTINE M
W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 150 EXT & W OF E LINE OF LOT 152 EXT. .4477A.
SPLIT ON 9/2018 PART TO 012-036-75 FORMERLY . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 150 EXT & W OF E LINE OF LOT 153 EXT. .5739A.

Split/Comb. on 09/11/2018 completed 09/11/2018 TIM ;
Parent Parcel(s): 009-012-036-00;
Child Parcel(s): 009-012-036-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	165.00	118.27	1.0493	0.7374	110	100		14,043	
165 Actual Front Feet, 0.45			Total Acres		Total Est. Land Value =			14,043	

2026 Est. T.C.V. 009-012-036-00 = 14,043							
Est. TCV/Total Floor Area = 12.45							
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM
5,700	5,700		5,700		723		2.70
2026 New Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses
0	1,300		0		19		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT
7,000	7,000		7,000		742		742 0

009-012-036-75
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SELENO RICHARD R & KATHY L
6127 W LAKEVIEW DR
LAKE CITY, MI 49651

.SEC 12 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P180 DESC AS:
THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 153 EXT & W OF E LINE OF LOT
153 EXT. .1263A.
SPLIT ON 09/11/2018 FROM 009-012-036-00;

Split/Comb. on 09/11/2018 completed 09/11/2018 TIM ;
Parent Parcel(s): 009-012-036-00;
Child Parcel(s): 009-012-036-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	55.00	100.03	1.3809	0.7072	110	100		5,908
55 Actual Front Feet, 0.13			Total Acres		Total Est. Land Value =			5,908

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2086	50	8,521
Total Estimated Land Improvements True Cash Value =				8,521

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

(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,433
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			3	1,581 1,565
Base Cost			2340	55,341 54,788
Totals:				52,444 51,920

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 63,862

2026 Est. T.C.V. 009-012-036-75					=	78,291
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2018 for 3,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,300	35,300	35,300	35,300	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	953	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,100	39,100	39,100	36,253	36,253	0	

009-012-037-002026 Est. T.C.V. ALLEN MICHAEL J & CYNTHIA L TRUST
Property Class: 401 W LAKEVIEW DR
Map #: LAKE CITY, MI 49651

THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 181 AS AMENDED FKA LOTS 161 162, & 163 BUENA VISTA PARK 2011-02492 & W OF HWY M-55/66SEC 12 T22N R8W .55 A M/L
SPLIT ON 6/2021 PART TO 012-037-80
FORMERLY SEC 12 T22N R8W (4*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 158 BUENA VISTA PARK EXT & W OF HWY M-55/66. .78 A
6/5/2015-01988 EXEMPT LOT LINE TRANSFER TO 009-012-037-85 (90)

FORMERLY: THAT PART OF FORMER RR R/W LYING EAST OF E LINE LOT 155 EXT & W OF HWY M55 1.01 AC SEC 12 TWP 22N R8W BUENA VISTA PARK

FORMERLY SEC 12 T22N R8W (4*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 155 EXT & W OF HWY M-55/66. 1.01A. 2010 PARCEL 009-012-037-00 SPLIT ON 12/23/2010

FORMERLY SPLIT ON 10/24/2010 INTO ; 009-012-037-90 & 95
SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 153 EXT & W OF E R/W LINE OF HWY M-55/66. 1.3546A

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;
Parent Parcel(s): 009-012-037-00;
Child Parcel(s): 009-012-037-80;

6/15/2015 EXEMPT TRANSFER OF LOT LINE TO ADJ PIN GREMEL GARY .23 A

SPLIT/COMB. ON 10/24/2010 COMPLETED 10/24/2010 POLLY EQ REQUEST ;
PARENT PARCEL(S): 009-012-037-00;
LAKE TOWNSHIP 57-009
EQ REQUEST OCTOBTER 2010
DATE: 10/24/2010
NAME: MANNE ADDRESS:
PARCEL NO. 009-012-037-00
CLASS: 402
SCHOOL 57030-LAKE CITY
2010

PARENT ORIGINAL	\$15,593	\$7,800	\$7,800	1.35	TCV	SEV
					11,550.37	

2010 SPLIT VALUES

PARENT PARCEL	009-012-037-00	MANNE	1.01	TCV	AV
				11,663.00	
CHILD 1	009-012-037-95	DRAGHT	0.16	1,850.00	925.00
CHILD 2	009-012-037-90	GREMEL	0.18	2,080.00	1,040.0

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	100.00	100.00	0.9505	0.7071	110 100	7,393
A 200' @ 110/FF	145.00	96.40	0.9505	0.7007	110 100	10,623
245 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =						18,016

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2017

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,254

Parcel Number: 009-012-037-00

Page: 2

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	2016	70,217	66,706
Totals:		65,739	62,452

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 76,816

2026 Est. T.C.V. 009-012-037-00		=	94,832
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/06/2008 for 30,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
41,900	41,900	41,900	12,993
			IRM
			2.70
2026	New	Eq. Adjustment	Loss
	0	5,500	0
			Additions
			0
			Tax Adjustment
			350
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
47,400	47,400	47,400	13,343
			->Taxable<-
			13,343
			PRE/MBT
			0

009-012-037-802026 Est. T.C.V.BACHMAN RICHARD & LUELLA TRUST
Property Class: 401W LAKEVIEW DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 180 AS AMENDED FKA LOTS 159
& 160 BUENA VISTA PARK SEC12 T22N R82 .23A M/L
6/2021 SPLIT FROM 009-012-037-00

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;
Parent Parcel(s): 009-012-037-00;
Child Parcel(s): 009-012-037-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	100.00	100.00	1.1892	0.7071	110	100	9,250
100 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =				9,250

2026 Est. T.C.V. 009-012-037-80				=	9,250
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/18/2021 for 5,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM
3,800	3,800	3,800	3,409		2.70
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	800		0	92	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,600	4,600	4,600	3,501	3,501	3,501

009-012-037-852026 Est. T.C.V.GREMEL GARY D & MONICA M
Property Class: 401W LAKEVIEW DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 12 T22N R8W (0*2015) THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 157
BUENA VISTA PARK EXT & W OF E LINE LOT 158 EXT .23A. 2015 EXEMPT LOT LINE
TRANSFER FROM 009-012-037-00 ON 6/5/2015-01987 & 10/28/2016 COMBINE
009-012-037-90 SEC 12 T22N R8W (0*2010) FORMER RR R/W LYING E OF W LINE OF LOT
155 BUENA VISTA PARK EXT & W OF E LINE LOT 155 EXT. .18A.

6/5/2015-01987 EXEMPT LOT LINE TRANSFER TO -012-037-90 FROM 012-037-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	100.00	175.00	1.1892	0.8133	110	100	10,639
100 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =		10,639

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
Fencing: Wd, Solid, 6 ft.		33.84	66	0 0
D/W/P: 4in Ren. Conc.		8.17	705	0 0
Residential Local Cost Land Improvements				
Description		Rate	Size	% Good Cash Value
LAND IMPROVE 2500		2,500.00	2	100 5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2017

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,254
Garages				
Class: C Exterior: Pole (Unfinished)				
Storage Over Garage			648	8,580 8,151
Door Opener			3	1,581 1,502
Base Cost			2304	54,490 51,765
Deck				
w/Roof (Roof portion)			672	9,999 9,499
Totals:				70,172 66,663

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 81,995

2026 Est. T.C.V. 009-012-037-85				=	97,634
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
43,800	43,800	43,800	31,678	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,000	0	0	855	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,800	48,800	48,800	32,533	32,533	32,533

009-012-037-952026 Est. T.C.V. DRACHT GAYLE &
Property Class: 402 W LAKEVIEW DR
Map #: LAKE CITY, MI 49651

FORMER RR R/W LYING E OF W LINE LOT 154 BUENA VISTA PARK EXT & W LINE OF W LINE
LOT 155 BUENA VISTA PARK 155 EXT SEC 12 TWP 22N R8W .16 ACRES
SPLIT ON 10/24/2010 FROM 009-012-037-00;

HISTORY-SEC 12 T22N R8W (0*2010) FORMER RR R/W LYING E OF W LINE OF LOT 154
BUENA VISTA PARK EXT & W OF W LINE LOT 155 EXT. .16A. 2010 Split of
009-012-037-00 on 12/23/2010

Lake Township									
57-009									
Eq request Octobter 2010									
Date:	10/24/2010								
Name:	Manne								
Address:									
Parcel No.	009-012-037-00								
Class:	402								
School	57030-Lake City								
	2010								
	TCV	SEV	TV	Site Dimensions	FF	Acres	\$/Acre	Division	
Parent Original		\$15,593		\$7,800	\$7,800			1.35	11,550.37
2010 Split Values									
Parent Parcel		009-012-037-00	Manne			1.01		TCV	AV
								11,663.00	
Child 1	009-012-037-95	Draght			0.16		1,850.00		925.00
Child 2	009-012-037-90	Gremel			0.18		2,080.00		1,040.0
								15,593.00	7800 7800

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	70.00	100.00	1.3001	0.7071	110	100			7,079
70 Actual Front Feet,	0.16	Total Acres			Total Est.	Land Value	=		7,079
2026 Est. T.C.V. 009-012-037-95								=	7,079
Est. TCV/Total Floor Area = 0.00									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
2,900	2,900	2,900			1,642		2.70		
2026	New	Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses
	0	600	0		0		44		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
3,500	3,500	3,500			1,686		1,686		0

009-013-001-00
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

3319 28TH PROPERTY LLC
2020 S MOREY RD
LAKE CITY, MI 49651

SEC 13 T22N R8W BEG AT NE COR OF NE 1/4 TH N 87 DEG 43' 57"W 308.05 FT, S 00 DEG 31'30"W 209.56 FT, S 88 DEG 44'49"E 305.77 FT, N 01 DEG 07'43"E 204.09 FT TO POB. 1.46A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
* Factors *					EASEMENTS TO ADJ STORES				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
INFO FOR SIZE 0	204.00	305.00	1.0000	0.0000	0	100*		0	
COMMERCIAL <2A M/L			1.43 Acres		18000	100		25,704	
* denotes lines that do not contribute to the total acreage calculation.									
204 Actual Front Feet, 1.43 Total Acres					Total Est. Land Value =			25,704	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.07	28000 100	85,960
D/W/P: 4in Ren. Conc.		8.09	1320 100	10,679
Total Estimated Land Improvements True Cash Value =				96,639

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002

Costs are taken from the Stores - Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 16 Perimeter: 368

Overall Building Height: 16

Base Rate for Upper Floors = 54.49

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 37.68 100%

Adjusted Square Foot Cost for Upper Floors = 92.17

Total Floor Area: 7,810 Base Cost New of Upper Floors = 719,848

Reproduction/Replacement Cost = 719,848

Eff.Age:11 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0

Total Depreciated Cost = 460,703

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 755,552

Replacement Cost/Floor Area= 92.17 Est. TCV/Floor Area= 96.74

Total Estimated True Cash Value of Commercial/Industrial Buildings = 755,552

2026 Est. T.C.V. 009-013-001-00					=	877,895
Est. TCV/Total Floor Area = 112.41, Most recent sale 10/10/2017 for 413,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
386,100	386,100	386,100	321,084	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,800	0	0	8,669	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
438,900	438,900	438,900	329,753	329,753	0	

DB: Lake2026

009-013-002-00	2026 Est. T.C.V.	STORAGE PARTNERS LLC
Property Class: 201		6121 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 408.05 FT N 87 DEG 43' 57" W OF NE COR OF NE 1/4 TH S 31'30"W 265 FT, N 87 DEG 43'57"W 100 FT, N 31'30"E 265 FT, S 87 DEG 43'57"E 100 FT TO POB. .6084A.

6121 West Jennings Road
Lake City, MI 49651-9012
(231) 839-2911

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE	0	100.00	265.00	1.0000	0.0000	0	100*	0
COMMERCIAL <2A M/L			0.61 Acres		18000	100		10,944
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet,	0.61	Total Acres			Total Est. Land Value =			10,944

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.00	97	94	2,644
Total Estimated Land Improvements True Cash Value =				2,644

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1440 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,440		
			Total:	141,666	99,166

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	692

Water/Sewer

1000 Gal Septic	1	4,109	2,876
Water Well, 100 Feet	1	5,150	3,605

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	867	25.507	17,855

Built-Ins

Appliance Allow.	1	1,607	1,125

Totals: 179,027 125,319

Notes: FORMERLY, STORAGE/OFFICE.

ECF (201A GENERAL COMMERCIAL) 1.230 => TCV: 154,143

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987

Description of Occupancy: EAST OF STORE CAL 208, 11UNITS

Costs are taken from the Warehouses - Mini cost schedules.

```
<<<<<          Calculator Cost Computations          >>>>>
```

Class: D, Pole Quality: Low Cost

Stories: 1 Story Height: 8 Perimeter: 296

Overall Building Height: 8

Base Rate for Upper Floors = 38.07

Parcel Number: 009-013-002-00

Page: 2

Adjusted Square Foot Cost for Upper Floors = 38.07

Total Floor Area: 2,560

Base Cost New of Upper Floors = 97,460

Reproduction/Replacement Cost = 97,460

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 52,628

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 86,311

Replacement Cost/Floor Area= 38.07 Est. TCV/Floor Area= 33.72

Total Estimated True Cash Value of Commercial/Industrial Buildings = 86,311

2026 Est. T.C.V. 009-013-002-00 = 254,042

Est. TCV/Total Floor Area = 63.51, Most recent sale 09/06/2024 for 480,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
108,700	108,700	108,700	108,700	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,300	0	0	2,934	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,000	127,000	127,000	111,634	111,634	0	

DB: Lake2026

009-013-003-00	2026 Est. T.C.V.	STORAGE PARTNERS LLC
Property Class: 201		6121 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 508.05 FT N 87 DEG 43' 57" W OF NE COR TH S 31' 30" W 265
FT N 87 DEG 43' 57" W 120 FT N 31' 30" E 265 FT S 87 DEG 43' 57" E 120 FT TO POB.
.73 A.

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE	0	120.00	265.00	1.0000	0.0000	0	100*	0
COMMERCIAL <2A M/L			0.73 Acres		18000	100		13,140
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet,	0.73	Total Acres			Total Est. Land Value =			13,140

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987
Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.

```
<<<<<           Calculator Cost Computations           >>>>>
```

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 302

Base Rate for Upper Floors = 35.43

Adjusted Square Foot Cost for Upper Floors = 35.43

Total Floor Area: 3,588 Base Cost New of Upper Floors = 127,123

Reproduction/Replacement Cost = 127,123

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 68,646

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 112,580

Replacement Cost/Floor Area= 35.43 Est. TCV/Floor Area= 31.38

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1987

Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.

```
<<<<           Calculator Cost Computations           >>>>
```

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 160

Base Rate for Upper Floors = 44.89

Adjusted Square Foot Cost for Upper Floors = 44.89

Total Floor Area: 1,024 Base Cost New of Upper Floors = 45,967

Reproduction/Replacement Cost = 45,967

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 24,822

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 40,708

Replacement Cost/Floor Area= 44.89 Est. TCV/Floor Area= 39.75

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1967

Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.

```
<<<<<           Calculator Cost Computations           >>>>>
```

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 156

Overall Building Height: 10

Base Rate for Upper Floors = 38.63

Parcel Number: 009-013-003-00

Page: 2

Adjusted Square Foot Cost for Upper Floors = 38.63

Total Floor Area: 1,440

Base Cost New of Upper Floors = 55,627

Reproduction/Replacement Cost = 55,627

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 24,476

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 3 = 40,140

Replacement Cost/Floor Area= 38.63 Est. TCV/Floor Area= 27.88

Total Estimated True Cash Value of Commercial/Industrial Buildings = 193,428

2026 Est. T.C.V. 009-013-003-00 = 206,568

Est. TCV/Total Floor Area = 34.13, Most recent sale 09/06/2024 for 480,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
85,300	85,300	85,300	85,300	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,000	0	0	2,303	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,300	103,300	103,300	87,603	87,603	0	

009-013-004-00
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLINT CHARLES & TERI
2090 S MOREY RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W (0*1998) NE 1/4 OF NE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 EXC BEG 100.05 FT N 87 DEG 43' 57" W OF NE COR TH S 31' 30" W 165 FT N 87 DEG 43' 57" W 408 FT S 31' 30" W 100 FT N 87 DEG 43' 57" W 120 FT N 31' 30" E 265 FT S 87 DEG 43' 57" E 528 FT TO POB & EXC BEG N 87 DEG 43' 57" W 408.5 FT & S 0 DEG 31' 30" W 165 FT FROM NE COR SEC, TH S 0 DEG 31' 30" W 100 FT, N 87 DEG 43' 57" W 100 FT, N 0 DEG 31' 30" E 100 FT, S 87 DEG 43' 57" E 100 FT TO POB & EXC N 420 TO OF E 408.05 FT OF NE 1/4 OF NE 1/4 OF NE 1/4. 7.2272A.

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

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	399.80	787.74	1.0000	0.0000	0	100*		0
COMMERCIAL 4-6A	9000		7.23 Acres		9000	100		65,070
* denotes lines that do not contribute to the total acreage calculation.								
400 Actual Front Feet, 7.23 Total Acres Total Est. Land Value =								65,070

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.71	168	50	479
Total Estimated Land Improvements True Cash Value =				479

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2311 SF Floor Area = 2311 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,271		
1 Story	Siding	Basement	1,040		
Total:				242,251	145,351

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Garages

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

Base Cost	1008	25,674	15,404

Built-Ins

Appliance Allow.	1	1,607	964

Deck

Treated Wood	20	860	516
w/Roof (Roof portion)	960	11,693	7,016
Totals:		289,538	173,722

Notes:

ECF (201B COMMERCIAL GROUP B) 1.230 => TCV: 213,678

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2017

Description of Occupancy: 2 STALL

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 84
Base Rate for Upper Floors = 21.48

Adjusted Square Foot Cost for Upper Floors = 21.48

Total Floor Area: 440	Base Cost New of Upper Floors =	9,451
	Reproduction/Replacement Cost =	9,451
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	
	Total Depreciated Cost =	7,750
ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 1 =	8,215
Replacement Cost/Floor Area= 21.48	Est. TCV/Floor Area= 18.67	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2017
Description of Occupancy: NE ON PARCEL

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 76

Base Rate for Upper Floors = 22.39

Adjusted Square Foot Cost for Upper Floors = 22.39

Total Floor Area: 360	Base Cost New of Upper Floors =	8,061
	Reproduction/Replacement Cost =	8,061
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	
	Total Depreciated Cost =	6,610
ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 2 =	7,007
Replacement Cost/Floor Area= 22.39	Est. TCV/Floor Area= 19.46	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 15,222

2026	Est. T.C.V. 009-013-004-00				=	294,449
Est. TCV/Total Floor Area = 94.65, Most recent sale 07/03/2013 for 52,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	118,200	118,200	118,200	55,525	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,000	0	0	1,499	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	147,200	147,200	147,200	57,024	57,024	0

009-013-004-60
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLINT CHARLES A & TERI A
2070 S MOREY RD
LAKE CITY, MI 49651

SEC 13 T22N R8W (0*2003) BEG N 87 DEG 43'57"W 308.05 FT FROM NE COR OF NE 1/4 TH
N 87 DEG 43'57"W 100 FTS 0 DEG 31'30"W 420 FT, S 87 DEG 43'57"E 403.62 FT, N 01
DEG 07'43"E 215.8 FT, N 88 DEG 44'49"W 305.77 FT, N 0 DEG 31'30"E 209.56 FT TO
POB EXC W'LY 100 FT OF N'LY 325 FT THOF. 1.7A.

03 SPLIT 100X292' FROM W END FOR 04 (JENNINGS RD FRONTAGE)

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

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
INFO FOR SIZE 0	215.00	354.00	1.0000	0.0000	0 100*	0
COMMERCIAL <2A M/L		1.75 Acres	18000	100		31,446
* denotes lines that do not contribute to the total acreage calculation.						
215 Actual Front Feet, 1.75 Total Acres Total Est. Land Value =						31,446

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	22800	100	65,208
Wood Frame	23.15	160	50	1,852
Total Estimated Land Improvements True Cash Value =				67,060

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1998

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average

Stories: 1 Story Height: 12 Perimeter: 460

Base Rate for Upper Floors = 58.81

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.13 100%

Adjusted Square Foot Cost for Upper Floors = 76.94

Total Floor Area: 8,200 Base Cost New of Upper Floors = 630,908

Reproduction/Replacement Cost = 630,908

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 277,600

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost		# or Height Storys			Cost
	Col.	Rate	SqFt	Adj.	Adj.	
Total Cost New =						0

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
CHAIN LINK FENCE #6 6'	12.05	1000	0.66	76	6,044
CHAIN LINK GATES	430.00	2	0.66	76	431
CHAIN LINK FENCE RAIL 6"	1.40	1000	0.66	76	702
M.V. OUTDOOR LIGHTS	825.00	4	0.66	76	1,655

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 303,617

Replacement Cost/Floor Area= 78.36 Est. TCV/Floor Area= 37.03

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2014

Description of Occupancy: NORTH END OF BLDG - STORAGE

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

Parcel Number: 009-013-004-60

Page: 2

<<<<<Calculator Cost Computations>>>>>

Class: D,PoleQuality: Average

Stories: 1Story Height: 12Perimeter: 150

Base Rate for Upper Floors = 32.22

Adjusted Square Foot Cost for Upper Floors = 32.22

Total Floor Area: 813Base Cost New of Upper Floors =26,195

Reproduction/Replacement Cost =26,195

Eff.Age:20Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost =11,526

ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 2 =12,217

Replacement Cost/Floor Area= 32.22Est. TCV/Floor Area= 15.03

Cost Estimates for Commercial/Industrial Building/Section: 3Built 2019

Description of Occupancy: 4 IDENTICIAL UNITS

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: SQuality: Average

Stories: 1Story Height: 8Perimeter: 60

Base Rate for Upper Floors = 48.32

Adjusted Square Foot Cost for Upper Floors = 48.32

Total Floor Area: 200Base Cost New of Upper Floors =9,664

Reproduction/Replacement Cost =9,664

4 Identical Units => Reproduction/Replacement Cost of all units =38,656

Eff.Age:3Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0

Total Depreciated Cost =36,337

ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 3 =38,517

Replacement Cost/Floor Area= 48.32Est. TCV/Floor Area= 48.15

Total Estimated True Cash Value of Commercial/Industrial Buildings = 354,351

2026 Est. T.C.V. 009-013-004-60				=	452,857
Est. TCV/Total Floor Area = 46.15, Most recent sale 11/08/2007 for 205,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
196,300	196,300	196,300	126,562	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,100	0	3,417	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
226,400	226,400	226,400	129,979	129,979	0

009-013-004-90	2026 Est. T.C.V.	JOHNSON ESTATES LLC
Property Class: 201		6067 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (0*2003) BEG N 87 DEG 43'57"W 308.05 FT FROM NE COR OF NE 1/4,
TH N 87 DEG 43'57"W 100 FT, S 00 DEG 31'30"W 325 FT, S 87 DEG 43'57"E 100 FT, N
OO DEG 31'30"E 325 FT TO POB. .75A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
INFO FOR SIZE 0	100.00	292.00	1.0000	0.0000	0 100*	0
COMMERCIAL <2A M/L		0.67 Acres	18000	100		12,060
* denotes lines that do not contribute to the total acreage calculation.						
100 Actual Front Feet, 0.67 Total Acres			Total Est. Land Value =			12,060

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.07	9000 100	27,630
Total Estimated Land Improvements True Cash Value =				27,630

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2004
Description of Occupancy: DISCOUNT STORE CAL 190

Costs are taken from the Stores - Discount cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 382
Overall Building Height: 12

Base Rate for Upper Floors = 50.04

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.37 100%
Adjusted Square Foot Cost for Upper Floors = 67.41

Total Floor Area: 8,250 Base Cost New of Upper Floors = 556,133

8,125 Sq.Ft. of Sprinklers @ 4.23, Cost New = 34,369

Reproduction/Replacement Cost = 590,502
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 389,731

<<<<< Segregated Cost Computations >>>>>						
Costs taken from Segregated Cost Section 3: Stores & Commercials						
Item Description	Cost		# or Height Storys			Cost
	Col.	Rate	SqFt	Adj.	Adj.	
Total Cost New =						0

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 0
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 0

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 639,159
Replacement Cost/Floor Area= 71.58 Est. TCV/Floor Area= 77.47

Total Estimated True Cash Value of Commercial/Industrial Buildings = 639,159

2026 Est. T.C.V. 009-013-004-90 =						678,849
Est. TCV/Total Floor Area = 82.28, Most recent sale 02/16/2005 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
285,700	285,700	285,700	100,576		2.70	
2026 New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses
0	53,700	0		238,824		0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
339,400	339,400	339,400	103,291		339,400	0

009-013-005-002026 Est. T.C.V.MISSAUKEE COUNTY PROPERTIES LLC
Property Class: 2012160 S MOREY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	165.00	660.00	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A	9000		2.50 Acres		9000	100		22,500

* denotes lines that do not contribute to the total acreage calculation.

165 Actual Front Feet, 2.50 Total AcresTotal Est. Land Value =22,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.16	87120	20	37,636
Total Estimated Land Improvements True Cash Value =				37,636

Cost Estimates for Commercial/Industrial Building/Section: 1Built 1987

Description of Occupancy: 4 BAY GARAGE

Costs are taken from the Warehouses - Storage cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: DQuality: Average

Stories: 1Story Height: 16Perimeter: 284

Base Rate for Upper Floors = 57.37

(10) Heating system: Space Heaters, Gas with FanCost/SqFt: 5.6950%

Adjusted Square Foot Cost for Upper Floors = 60.21

Total Floor Area: 5,040Base Cost New of Upper Floors =303,483

Reproduction/Replacement Cost =303,483

Eff.Age:25Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0

Total Depreciated Cost =160,846

ECF (201A GENERAL COMMERCIAL)1.640 => TCV of Bldg: 1 =263,787

Replacement Cost/Floor Area= 60.21Est. TCV/Floor Area= 52.34

Cost Estimates for Commercial/Industrial Building/Section: 2Built 1976

Description of Occupancy: CAL 238

Costs are taken from the Warehouses - Storage cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: DQuality: Average

Stories: 1Story Height: 14Perimeter: 168

Base Rate for Upper Floors = 68.53

(10) Heating system: Space Heaters, Gas with FanCost/SqFt: 6.8050%

Adjusted Square Foot Cost for Upper Floors = 71.93

Total Floor Area: 1,440Base Cost New of Upper Floors =103,579

Reproduction/Replacement Cost =103,579

Eff.Age:30Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0

Total Depreciated Cost =48,682

<<<<<<Segregated Cost Computations>>>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	Col.	Rate	SqFt	# or Height	Stories	Cost
					Adj.	Adj.	

(4) Floor Structure:

Parcel Number: 009-013-005-00

Page: 2

Wood Joists and Sheathing	1 Up	7.43	196	1.000	1.000	1,456

(13) Roof Structure:
Open Wood System for Corrugated Metal

	1 Up	2.35	240	1.000	1.000	564

(14) Roof Cover:
Alum./Steel Corrugated or Crimped

	1 Up	2.53	240	1.000	1.000	607

Total Cost of Upper Stories =						2,627
1 Stories Above Ground, Number of stories multiplier for upper stories =						1.000
Total Cost New =						2,627

Architectural Multiplier: 0.66

Reproduction/Replacement Cost =						1,734
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0					
Total Depreciated Cost =						815

ECF (201A GENERAL COMMERCIAL)	1.640 => TCV of Bldg: 2	=	81,175
Replacement Cost/Floor Area= 73.13	Est. TCV/Floor Area=	56.37	

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: LOCATED @ BACK OF LOT

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 120

Base Rate for Upper Floors = 31.81
Adjusted Square Foot Cost for Upper Floors = 31.81

Total Floor Area: 864	Base Cost New of Upper Floors =	27,483
Reproduction/Replacement Cost = 27,483		
Eff.Age:25	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	
Total Depreciated Cost = 16,490		

ECF (201A GENERAL COMMERCIAL)	1.640 => TCV of Bldg: 3	=	27,043
Replacement Cost/Floor Area= 31.81	Est. TCV/Floor Area=	31.30	

Total Estimated True Cash Value of Commercial/Industrial Buildings =	372,005

2026 Est. T.C.V. 009-013-005-00	=	432,141			
Est. TCV/Total Floor Area = 58.84, Most recent sale 07/28/2025 for 0					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
190,900	190,900	190,900	89,237	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,200	0	0	2,409	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
216,100	216,100	216,100	91,646	91,646	0

009-013-006-00
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MISSAUKEE COUNTY COMMISSION ON AGIN
2170 S MOREY RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
INFO FOR SIZE 0	165.00	660.00	1.0000	0.0000	0	100*	0
COMMERCIAL 2-4A	9000		2.50 Acres		9000	100	22,500
* denotes lines that do not contribute to the total acreage calculation.							
165 Actual Front Feet, 2.50 Total Acres					Total Est. Land Value =		22,500

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.86	3800 100	10,868
Total Estimated Land Improvements True Cash Value =				10,868

Ag. Bld 1	0, Lean-To Utility Shed, 3 Wall	Class:D,Pole	Quality:Low Cost
Height: 10 ft			
Description		Rate	Size Cost New
Base Cost		4.50	240 1,080
Default Walls		7.66	180 1,379
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Depr. Cost =	1,352
ECF (201C COMMERCIAL GROUP C)		1.060 => TCV of Bldg: 1 =	1,434
Total Estimated True Cash Value of Agricultural Buildings			= 1,434

Cost Estimates for Commercial/Industrial Building/Section: 1		Built 1975
Description of Occupancy: CAL 140		
Costs are taken from the Office Buildings cost schedules.		
<<<<< Calculator Cost Computations		>>>>>
Class: D	Quality: Low Cost	
Stories: 1	Story Height: 12	Perimeter: 232
Base Rate for Upper Floors = 101.11		
(10) Heating system: Forced Air Furnace Cost/SqFt: 20.47 100%		
Adjusted Square Foot Cost for Upper Floors = 121.58		
Total Floor Area: 2,788	Base Cost New of Upper Floors =	338,965
	Reproduction/Replacement Cost =	338,965
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0	
	Total Depreciated Cost =	186,431
ECF (201C COMMERCIAL GROUP C)		1.060 => TCV of Bldg: 1 = 197,617
Replacement Cost/Floor Area= 121.58		Est. TCV/Floor Area= 70.88

Cost Estimates for Commercial/Industrial Building/Section: 2		Built 2021
Costs are taken from the Warehouses - Storage cost schedules.		
<<<<< Calculator Cost Computations		>>>>>
Class: D,Pole	Quality: Low Cost	
Stories: 1	Story Height: 8	Perimeter: 108
Overall Building Height: 8		
Base Rate for Upper Floors = 40.16		
Adjusted Square Foot Cost for Upper Floors = 40.16		
Total Floor Area: 720	Base Cost New of Upper Floors =	28,916
	Reproduction/Replacement Cost =	28,916

Page: 2

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

03/24/2026

Valuation Report

DB: Lake2026

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009-013-007-00

2026 Est. T.C.V.

ROOT DEREK P

Property Class: 401

2234 S MOREY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	164.00	660.00	1.0000	0.0000	110	100*		0
Residentia 1 - 2.99@\$9000		2.48 Acres			9000	100		22,365
* denotes lines that do not contribute to the total acreage calculation.								
164 Actual Front Feet, 2.48 Total Acres								22,365
Total Est. Land Value =								22,365

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	5921	0	0
D/W/P: 3.5 Concrete	6.58	151	0	0
Wood Frame	22.54	1627	50	18,336
Metal Prefab	15.40	252	50	1,940

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				25,276

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1970

(11) Heating System: Wall Furnace

Ground Area = 1800 SF Floor Area = 1800 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Basement	Block, 6"		465		
Addition	Siding	Crawl	1080		
Total:				140,029	49,010

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,010

353

Water/Sewer

1000 Gal Septic

1

4,689

1,641

Water Well, 100 Feet

1

5,734

2,007

Porches

WGEP (1 Story)

220

12,648

4,427

Deck

Treated Wood

576

7,983

2,794

w/Roof (Roof portion)

684

10,178

3,562

w/Roof (Roof portion)

214

3,495

1,223

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost

756

19,565

6,848

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

Base Cost

1232

40,077

14,027

Built-Ins

Appliance Allow.

1

2,713

950

Carports

Aluminum

396

5,659

1,981

Totals:

253,780

88,823

Parcel Number: 009-013-007-00

Page: 2

Notes: HOLLY PARK

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

83,494

2026 Est. T.C.V. 009-013-007-00

=

131,135

Est. TCV/Total Floor Area = 72.85

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
57,800	57,800	57,800	24,845	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,800	0	0	670	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,600	65,600	65,600	25,515	25,515	25,515	

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-013-008-00

2026 Est. T.C.V.

LASKOWSKI DAVID P

Property Class: 401

6215 W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W W 210 FT OF E 631.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3545A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	210.00	1317.17	1.0000	0.0000	110	100*		0
Residentia 3 - 7 @\$9000		6.35 Acres			9000	100		57,150
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 6.35 Total Acres								Total Est. Land Value = 57,150

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2550	0	0
D/W/P: 3.5 Concrete	6.58	448	0	0
Wood Frame	24.21	240	94	5,461

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				7,836

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = 1692 SF Floor Area = 1692 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,188		
1 Story	Siding	Crawl Space	504		
Total:				238,638	155,146

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

CCP (1 Story)	42	1,380	897

Deck

Treated Wood	160	3,446	2,240

Garages

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

Base Cost	672	26,665	17,332
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	685
Base Cost	1200	28,380	18,447

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals:

312,586

203,211

Notes:

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

249,950

Parcel Number: 009-013-008-00

Page: 2

2026	Est.	T.C.V.	009-013-008-00	=	314,936	
Est. TCV/Total Floor Area = 186.13, Most recent sale 07/06/2005 for 139,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	129,900	129,900	129,900	73,231	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,600	0	0	1,977	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	157,500	157,500	157,500	75,208	75,208	75,208

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-013-009-00

2026 Est. T.C.V.

FENSTERMACHER DONALD D

Property Class: 402

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W W 210 FT OF E 421.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3636

A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	421.37	657.48	1.0000	0.0000	110	100*		0
Residentia PARTOF>10@\$5000	6.36 Acres		5000	100				31,800
* denotes lines that do not contribute to the total acreage calculation.								
421 Actual Front Feet, 6.36 Total Acres			Total Est. Land Value =			31,800		

2026 Est. T.C.V. 009-013-009-00

=

31,800

Est. TCV/Total Floor Area = 18.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
11,800	11,800	11,800	8,200	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	221	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,900	15,900	15,900	8,421	8,421	0

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-013-010-00

2026 Est. T.C.V.

SCHOLTEN FARMS LLC

Property Class: 102

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W E 211.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.4052 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 0	211.3713	21.00	1.0000	0.0000	0	100*		0
AGRICULTRU 3 -7 Acres		6.41 Acres			3800	100		24,358
* denotes lines that do not contribute to the total acreage calculation.								
211 Actual Front Feet, 6.41 Total Acres					Total Est. Land Value =			24,358

2026 Est. T.C.V. 009-013-010-00

=

24,358

Est. TCV/Total Floor Area = 14.40, Most recent sale 12/01/1994 for 9,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
10,300	10,300	10,300	8,200	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	221	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,200	12,200	12,200	8,421	8,421	8,421

009-013-011-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STAUFFER JORDAN W
W JENNINGS RD
LAKE CITY, MI 49651

PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-2 P-515-516. 12.83A.
FORMERLY DESCRIBED AS. SEC 13 T22N R8W NW 1/4 OF NE 1/4 OF SEC 13, T22N, R8W.,
EXC W 807.6 FT OF S 60 RDS & EXC PLAT PRT THOF. ALSO W 29.99 FT OF NE 1/4 OF NE
1/4 OF SEC 13, T22N, R8W. 13.4811A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		12.83 Acres			5600 100	71,848
		12.83 Total Acres			Total Est. Land Value =	71,848

2026 Est. T.C.V. 009-013-011-00 = 71,848						
Est. TCV/Total Floor Area = 42.46, Most recent sale 07/23/2025 for 73,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
33,700	33,700	33,700	15,344		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	0	20,556	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
35,900	35,900	35,900	15,758		35,900	0

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-013-011-50

2026 Est. T.C.V.

DUTCHMAN PROPERTIES LLC

Property Class: 102

W JENNINGS RD

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W W 807.6 FT OF S 60 RDS OF NW 1/4 OF NE 1/4 OF SEC 13, T22N, R8W., EXC W 200 FT THOF. 13.8091A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
AGRICULTRU SURPLUS	2600/	13.81 Acres	2600	100			35,906
		13.81 Total Acres			Total Est. Land Value =		35,906

2026 Est. T.C.V. 009-013-011-50

=

35,906

Est. TCV/Total Floor Area = 21.22

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

15,900

15,900

15,900

14,181

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

2,100

0

382

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

18,000

18,000

18,000

14,563

14,563

14,563

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-013-012-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JENNINGS ROAD LLC
W JENNINGS RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG AT THE N 1/4 POST OF SEC 13; TH S ALONG N & S 1/4 LINE 20
RDS; TH E'LY 16 RDS; TH N'LY 20 RDS; TH W'LY ALONG N LINE OF SAID SEC TO PT OF
B. 2 A.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	264.00	297.00	0.9329	0.9283	250	100		57,158
264 Actual Front Feet, 1.80 Total Acres Total Est. Land Value =								57,158

2026 Est. T.C.V. 009-013-012-00 = 57,158

Est. TCV/Total Floor Area = 33.78, Most recent sale 02/21/2023 for 44,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
22,900	22,900	22,900	9,279	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	250	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,600	28,600	28,600	9,529	9,529	0

009-013-013-00
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DUTCHMAN PROPERTIES LLC
W ROBERTS RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W S 1/2 OF N 1/2 EXC NW 1/4 OF SW 1/4 OF NW 1/4 & EXC N 650 FT OF E 444 FT THOF & EXC S 33 FT OF S 1/2 OF NW 1/4 & EXC N 66 FT OF E 485 FT OF S 1/2 OF NW 1/4 & EXC S 33 FT OF W 1904.71 FT OF S 1/2 OF NE 1/4 & EXC S 66 FT OF E 132 FT OF W 2036.71 FT OF S 1/2 OF NE 1/4; ALSO W 1/2 OF NE 1/4 OF NW 1/4 EXC W 165 FT OF N 365 FT THOF; ALSO PCL A OF SURVEY RECORDED IN LIBER S1 PP 75-82. 178.2843A

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 121 - 400 Acres	153.28 Acres		3400	100		521,152
AGRICULTRU UNTILLABLE	25.00 Acres		3200	100		80,000
	178.28 Total Acres		Total Est. Land Value =			601,152

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Agricultural Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
8' DIAMETER WELL		15,750.00	1 95	14,962
Total Estimated Land Improvements True Cash Value =				14,962

2026 Est. T.C.V. 009-013-013-00					=	616,114
Est. TCV/Total Floor Area = 364.13						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
290,200	290,200	290,200	96,763	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	17,900	0	0	2,612	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
308,100	308,100	308,100	99,375	99,375	99,375	

009-013-014-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DUTCHMAN TREE FARMS LLC
2300 S MOREY RD
LAKE CITY, MI 49651

2012-01472 LCT BEGINNING 183 AND 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE 1/4) THENCE SOUTH 466 AND 4/6 FEET THENCE WEST 444 FEET; THENCE NORTH 466 AND 4/6 FEET; THENCE EAST 444 FEET TO THE POINT OF BEGINNING, SECTION 13, TOWNSHIP 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN

FORERLY DESCRIBED / CONDENSED AS: SEC 13 T22N R8W BEG 183 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4 TH S 466 4/6 FT W 444 FT N 466 4/6 FT E 444 FT TO BEG. 4.7566 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	466.00	444.00	0.8094	1.0264	110	100	42,586
466 Actual Front Feet, 4.75 Total Acres					Total Est. Land Value =		42,586

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete		6.58	824	0 0
Residential Local Cost Land Improvements				
Description		Rate	Size	% Good Cash Value
LAND IMPROVE 1000		1,000.00	1	95 950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1912

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1270 SF Floor Area = 1590 SF.

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
1 Story	Siding	Mich Bsmnt.	470		
2 Story	Siding	Crawl Space	320		
Total:				219,545	158,467
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
2 Fixture Bath			1	2,996	2,097
Water/Sewer					
1000 Gal Septic			1	4,689	3,282
Water Well, 100 Feet			1	5,734	4,014
Porches					
CCP (1 Story)			192	5,357	3,750
Deck					
Treated Wood			686	8,959	6,271
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			312	16,018	11,213
Common Wall: 1 Wall			1	-2,589	-1,812
Door Opener			1	527	369
Built-Ins					
Appliance Allow.			1	2,713	1,899
Breezeways					
Frame Wall			130	8,775	6,142

Totals:274,146191,907

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:236,046

Cost Est. for Res. Bldg: 2Single Family HUD

ClsC

Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = 924 SFFloor Area = 924 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	924		
			Total:	109,157	81,866

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Built-Ins

Appliance Allow.	1	2,713	2,035
		Totals:	128,19396,142

Notes: 1986 FAIRMONT

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:95,181

Ag. Bld 1 1969, 4 Wall Barn, General Purpose

Class:D,Pole

Quality:Low Cost

Height: 11 ft

Description	Rate	Size	Cost New
Base Cost	16.85	1728	29,117
Default Walls	5.58	1728	9,642

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/80/100/36

Depr. Cost =13,953

ECF (4012 RURAL METES & BOUNDS)0.930 => TCV of Bldg: 1 =12,977

Total Estimated True Cash Value of Agricultural Buildings

=12,977

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1991

Description of Occupancy: BUILT 1991 + ADD 2015

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Average

Stories: 1Story Height: 11Perimeter: 277

Overall Building Height: 11

Base Rate for Upper Floors = 26.51

(10) Heating system: Space Heaters, Radiant

Cost/SqFt: 3.94100%

Adjusted Square Foot Cost for Upper Floors = 30.45

Total Floor Area: 4,437

Base Cost New of Upper Floors =135,107

Reproduction/Replacement Cost =135,107

Eff.Age:15Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost =99,979

Parcel Number: 009-013-014-00

Page: 3

ECF (4012 RURAL METES & BOUNDS)0.930 => TCV of Bldg: 1 = 92,981
Replacement Cost/Floor Area= 30.45Est. TCV/Floor Area= 20.96

Cost Estimates for Commercial/Industrial Building/Section: 2Built 2015
Description of Occupancy: ADDITION BUILT 2015

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
<<<<<Calculator Cost Computations>>>>>
Class: D,PoleQuality: Average
Stories: 1Story Height: 14Perimeter: 240
Overall Building Height: 14

Base Rate for Upper Floors = 27.19

Adjusted Square Foot Cost for Upper Floors = 27.19

Total Floor Area: 4,634Base Cost New of Upper Floors = 125,999
Reproduction/Replacement Cost = 125,999
Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 103,319

ECF (4012 RURAL METES & BOUNDS)0.930 => TCV of Bldg: 2 = 96,087
Replacement Cost/Floor Area= 27.19Est. TCV/Floor Area= 20.74

Total Estimated True Cash Value of Commercial/Industrial Buildings = 189,068

2026 Est. T.C.V. 009-013-014-00	=	576,808				
Est. TCV/Total Floor Area = 49.79, Most recent sale 02/08/2012 for 329,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
251,300	251,300	251,300	184,695	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	37,100	0	4,986	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
288,400	288,400	288,400	189,681	189,681	189,681	

009-013-015-002026 Est. T.C.V. STEFANIAK TINA
Property Class: 4012260 S MOREY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

REMAINDER PCL AS SHOWN IN SURVEY RECORDED IN LIBER S6 P146 SEC13 T22N R8W .65 A
12/2022 SPLIT PART TO 013-015-90
2013-03834 BEGINNING 108 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 1/2
OF THE NORTHEAST 1/ 4 OF SECTION 13, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH
ALONG THE SECTION LINE 75 FEET; THENCE WEST 444 FEET; THENCE NORTH 75 FEET;
THENCE EAST 444 FEET TO THE PLACE OF BEGINNING. LAKE TOWNSHIP, MISSAUKEE COUNTY,
MICHIGAN

FORMERLY ABV AS: SEC 13 T22N R8W BEG 108 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4
TH S 75 FT W 444 FT N 75 FT E 444 FT TO BEG. .7645 A.

Split/Comb. on 12/13/2022 completed 12/13/2022 TIM ;
Parent Parcel(s): 009-013-015-00;
Child Parcel(s): 009-013-015-90;

SPLIT W'LY PART BEING TILED BY ADJ FARM.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	75.00	377.52	1.2779	0.9856	110	100	10,391
75 Actual Front Feet, 0.65 Total Acres			Total Est. Land Value =				10,391

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	66 50	217
Wood Frame		33.65	72 50	1,211
Total Estimated Land Improvements True Cash Value =				1,428

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	995
2 Fixture Bath		1	2,996	2,097
Water/Sewer				
1000 Gal Septic		1	4,689	3,282
Water Well, 100 Feet		1	5,734	4,014
Built-Ins				
Appliance Allow.		1	2,713	1,899
Deck				
w/Roof (Roof portion)		60	1,142	799
Garages				
Class: C Exterior: Pole (Finished)				
Base Cost		2067	64,552	45,186
Totals:			83,248	58,272
Notes: POLE GARAGE				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				71,675

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/23/2021 for 70,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,200	37,200	37,200	37,200	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	1,004	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,700	41,700	41,700	38,204	38,204	38,204	

009-013-015-90
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ARLINE PROPERTIES LLC
2260 S MOREY RD
LAKE CITY, MI 49651

TRANSFER PCL AS SHOWN IN SURVEY RECORDED IN LIBER S6 P146 SEC13 T22N R8W .11 A
12/2022 SPLIT PART TO 013-015-90
2013-03834 BEGINNING 108 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 1/2
OF THE NORTHEAST 1/ 4 OF SECTION 13, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH
ALONG THE SECTION LINE 75 FEET; THENCE WEST 444 FEET; THENCE NORTH 75 FEET;
THENCE EAST 444 FEET TO THE PLACE OF BEGINNING. LAKE TOWNSHIP, MISSAUKEE COUNTY,
MICHIGAN

FORMERLY ABV AS: SEC 13 T22N R8W BEG 108 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4
TH S 75 FT W 444 FT N 75 FT E 444 FT TO BEG. .7645 A.
SPLIT/COMBINED ON 12/13/2022 FROM 009-013-015-00;

Split/Comb. on 12/13/2022 completed 12/13/2022 TIM ;
Parent Parcel(s): 009-013-015-00;
Child Parcel(s): 009-013-015-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
AGRICULTRU 3	-7 Acres		0.11 Acres		3800	100	418
		0.11	Total Acres		Total Est.	Land Value =	418
2026 Est. T.C.V.	009-013-015-90					=	418
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/17/2023 for 5,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
200	200	200			200 2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
200	200	200	205		200		0

009-013-016-002026 Est. T.C.V.ROOT TONY A
Property Class: 4012236 S MOREY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

2013-00634 WD BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH ONE HALF (S1/2) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SECTION THIRTEEN (13) TOWN 22 NORTH, RANGE 8 WEST, THENCE SOUTH 108-2/6 FEET; THENCE WEST 444 FEET; THENCE NORTH 108-2/6 FEET; THENCE EAST 444 FEET TO THE PLACE OF BEGINNING.

. SEC 13 T22N R8W N 108 2/6 FT OF E 444 FT OF S 1/2 OF NE 1/4. 1.1042 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	108.00	444.00	1.1665	1.0264	110 100	14,225
108 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =						14,225

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	524 0	0
D/W/P: 4in Concrete		6.47	797 0	0
Wood Frame		20.05	480 20	1,925
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				4,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2010 SF Floor Area = 2010 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,768	
1 Story	Siding	Crawl Space	242	
Total:			253,315	151,989
Other Additions/Adjustments				
Recreation Room			1138	20,689 10,344
Exterior				
Brick Veneer			640	9,754 5,852
Basement, Outside Entrance, Above Grade			1	1,747 1,048
Plumbing				
Average Fixture(s)			1	1,185 711
Water/Sewer				
1000 Gal Septic			1	4,386 2,632
Water Well, 100 Feet			1	5,415 3,249
Porches				
CCP (1 Story)			123	3,280 1,968
CGEP (1 Story)			35	3,662 2,197
Deck				
Treated Wood			220	4,154 2,492
w/Roof (Roof portion)			80	1,349 809
w/Roof (Roof portion)			64	1,108 665
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			468	18,612 11,167
Common Wall: 1/2 Wall			1	-1,207 -724

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	122,200	122,200	122,200	59,968	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	20,400	0	0	1,619	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	142,600	142,600	142,600	61,587	61,587	0	

009-013-018-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SIMERSON CHAD E
6781 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W W 165 FT OF N 365 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4.
1.3826 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	165.00	365.00	1.0493	0.9774	110 100	18,613
165 Actual Front Feet, 1.38 Total Acres Total Est. Land Value =						18,613

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	408		
1 Story	Siding	Crawl Space	264		
1 Story	Siding	Crawl Space	264		
Total:				117,076	64,392
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	543
2 Fixture Bath			1	2,074	1,141
Water/Sewer					
1000 Gal Septic			1	4,109	2,260
Water Well, 100 Feet			1	5,150	2,832
Deck					
Treated Wood			168	3,404	1,872
w/Roof (Roof portion)			400	4,900	2,695
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			960	18,499	10,174
Built-Ins					
Appliance Allow.			1	1,607	884
Totals:				157,807	86,793

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 106,755

2026 Est. T.C.V. 009-013-018-80				=	125,368	
Est. TCV/Total Floor Area = 133.94, Most recent sale 02/23/2021 for 78,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,500	53,500	53,500	44,557	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	1,203	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,700	62,700	62,700	45,760	45,760	45,760	

03/24/2026

Valuation Report

12:38 PM

DB: Lake2026

009-013-019-00

2026 Est. T.C.V.

MILLER ALMAN JOHN

Property Class: 402

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W N 193 FT OF NW 1/4 OF NW 1/4 EXC W 330 FT THOF. 4.3864A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 990.821' X 198'

Description Frontage Depth Front Depth Rate %Adj. Reason Value

Residentia 1 - 2.99@\$9000 4.39 Acres 9000 100 39,510

4.39 Total Acres Total Est. Land Value = 39,510

2026 Est. T.C.V. 009-013-019-00 = 39,510

Est. TCV/Total Floor Area = 42.21

2025 Assessed MBOR S.E.V. Base for Cap IRM

19,800 19,800 19,800 8,310 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 0 0 0 224 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

19,800 19,800 19,800 8,534 8,534 0

009-013-019-20	2026 Est. T.C.V.				MILLER CASEY JOHN			
Property Class: 201					6991 W JENNINGS RD			
Map #:	LAKE TOWNSHIP				LAKE CITY, MI 49651			
. SEC 13 T22N R8W N 193 FT OF W 230 FT OF NW 1/4 OF NW 1/4. 1.4621A.								
Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
				* Factors *		193' X 321.847'		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL <2A M/L			1.43 Acres		18000	100		25,668
1.43 Total Acres					Total Est. Land Value =			25,668
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete					5.77	261	50	753
D/W/P: 4in Concrete					6.05	173	50	523
Wood Frame					20.84	160	50	1,667
Total Estimated Land Improvements					True Cash Value =			2,943
Cost Est. for Res. Bldg: 1 Single Family 2.5S								
				Cls	D	Blt		1900
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 1300 SF Floor Area = 2605 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost		
2.5 Story	Siding	Crawl Space		870				
1 Story	Siding	Crawl Space		430				
				Total:	224,831	123,657		
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)				1	988	543		
Water/Sewer								
1000 Gal Septic				1	4,109	2,260		
Water Well, 50 Feet				1	3,344	1,839		
Porches								
CCP (1 Story)				441	9,398	5,169		
Built-Ins								
Appliance Allow.				1	1,607	884		
Fireplaces								
Exterior 2 Story				2	12,183	6,701		
					Totals:	256,460	141,053	
Notes: RELOCATED TO THIS SITE IN APROX 1980 FROM CAMP MISSAUKEE PARCEL 012-019-00								
ECF (201C COMMERCIAL GROUP C) 1.230 => TCV:					173,495			
2026 Est. T.C.V. 009-013-019-20					=	202,106		
Est. TCV/Total Floor Area = 77.58, Most recent sale 04/19/2017 for 0								
2025 Assessed	MBOR		S.E.V.		Base for Cap	IRM		
91,000	91,000		91,000		18,809	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	10,100	0		0	507	0		
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-		PRE/MBT
101,100	101,100	101,100		19,316	19,316	0		

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-013-019-30
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MILLER ALMAN JOHN
W JENNINGS RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W NW 1/4 OF NW 1/4 EXC N 193 FT THOF & EXCBEG 193 FT S OF NW COR
TH S 645 FT, E 250 FT, N 645 FT, W 250 FT TO POB. 30.4497A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	30.29 Acres	3800	100				115,083
Residentia ROW @ ZERO		0.17 Acres	0	100				0
		30.45 Total Acres			Total Est. Land Value =			115,083

2026 Est. T.C.V. 009-013-019-30

=

115,083

Est. TCV/Total Floor Area = 44.18

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
56,000	56,000	56,000	18,771	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	-27,530	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,500	57,500	57,500	19,277	19,277	0

03/24/2026		Valuation Report			DB: Lake2026	
12:38 PM						
009-013-020-00		2026 Est. T.C.V.		ROGERS SUSAN M		
Property Class: 401				2061 S GREEN RD		
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651		
. SEC 13 T22N R8W COMM 333 FT S OF NW COR SEC 13 S 175 FT E 250 FT N 175 FT W						
250 FT TO POB. 1.0044 A.						
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	175.00	250.00	1.0339	0.8891	110 100	17,697
175 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =	17,697
Land Improvement Cost Estimates						
Description			Rate	Size % Good	Cash Value	
D/W/P: 3.5 Concrete			6.16	615 71	2,689	
D/W/P: Asphalt Paving			2.89	480 71	985	
Wood Frame			20.05	720 71	10,250	
Wood Frame			22.20	192 71	3,026	
Total Estimated Land Improvements					True Cash Value =	16,950
Cost Est. for Res. Bldg: 1		Single Family 1S		Cls CD	Blt 1972	
(11) Heating System: Forced Air w/ Ducts						
Ground Area = 1942 SF Floor Area = 1942 SF.						
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,942			
			Total:	248,915	161,795	
Other Additions/Adjustments						
Exterior						
Brick Veneer			192	2,926	1,902	
Plumbing						
Average Fixture(s)			1	1,185	770	
3 Fixture Bath			1	3,721	2,419	
2 Fixture Bath			1	2,502	1,626	
Water/Sewer						
1000 Gal Septic			1	4,386	2,851	
Water Well, 100 Feet			1	5,415	3,520	
Deck						
Treated Wood			224	4,204	2,733	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			650	23,329	15,164	
Common Wall: 1.5 Wall			1	-3,628	-2,358	
Built-Ins						
Appliance Allow.			1	1,897	1,233	
Porches						
CCP (1 Story)			24	1,110	721	
				Totals:	295,962	192,376
Notes:						
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				236,622		
2026 Est. T.C.V. 009-013-020-00				=	271,269	
Est. TCV/Total Floor Area = 139.69, Most recent sale 10/01/2001 for 115,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		

Parcel Number: 009-013-020-00

Page: 2

	115,900	115,900	115,900	66,779	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,700	0	0	1,803	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	135,600	135,600	135,600	68,582	68,582	68,582

009-013-021-002026 Est. T.C.V. BOUZA LARRY A

Property Class: 4012071 S GREEN RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 508 FT S OF NW COR TH S 110 FT E 250 FT N 110 FT W 250 FT
TO POB. .6313 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	110.00	250.00	1.1612	0.8891	110	100			12,493
110 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =									12,493

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	96 71	449
Wood Frame		27.96	120 71	2,382
Total Estimated Land Improvements True Cash Value =				2,831

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

(11) Heating System: Space Heater
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,040	
			Total:	136,563 81,939
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 853
Water/Sewer				
1000 Gal Septic			1	4,689 2,813
Water Well, 50 Feet			1	3,344 2,006
Built-Ins				
Appliance Allow.			1	2,713 1,628
			Totals:	148,731 89,239

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 109,764

2026 Est. T.C.V. 009-013-021-00					=	125,088
Est. TCV/Total Floor Area = 120.28						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,100	53,100	53,100	37,478	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	1,011	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,500	62,500	62,500	38,489	38,489	0	

009-013-022-002026 Est. T.C.V.MASKE MICHAEL P & LYNNE M

Property Class: 4012081 S GREEN RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 618 FT S OF NW COR TH S 110 FT E 250 FT, N 110 FT, W 250 FT TO POB. .6313 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	110.00	250.00	1.1612	0.8891	110 100	12,493
110 Actual Front Feet, 0.63 Total Acres					Total Est. Land Value =	12,493

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	27.96	120 71	2,382
Total Estimated Land Improvements True Cash Value =			2,382

Cost Est. for Res. Bldg: 1Single Family 1SCls C 5 Blt 1975

(11) Heating System: Electric Baseboard

Ground Area = 1040 SF Floor Area = 1040 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,040	
Total:			150,276	105,190
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 995
Water/Sewer				
1000 Gal Septic			1	4,689 3,282
Water Well, 100 Feet			1	5,734 4,014
Built-Ins				
Appliance Allow.			1	2,713 1,899
Porches				
CPP			16	438 307
CPP			9	247 173
Totals:			165,519	115,860

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 142,508

2026 Est. T.C.V. 009-013-022-00					=	157,383
Est. TCV/Total Floor Area = 151.33, Most recent sale 06/28/2024 for 197,450						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,100	67,100	67,100	67,100	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	0	1,811	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,700	78,700	78,700	68,911	68,911	68,911	

009-013-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

THEOBALD JAMES & JAMIE
2101 S GREEN RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 728 FT S OF NW COR TH S 110 FT E 250 FT, N 110 FT, W 250 FT TO POB. .6313 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	110.00	250.00	1.1612	0.8891	110 100	12,493
110 Actual Front Feet, 0.63 Total Acres					Total Est. Land Value =	12,493

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	28.97	99 50	1,434
Total Estimated Land Improvements True Cash Value =			1,434

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1560 SF Floor Area = 1560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	195,604	127,158
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
2 Fixture Bath			1	2,996	1,947
Water/Sewer					
1000 Gal Septic			1	4,689	3,048
Water Well, 50 Feet			1	3,344	2,174
Porches					
CCP (1 Story)			110	3,227	807 *25% Good
Deck					
Treated Wood			240	4,500	3,915 *87% Good
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	23,910	15,541
Common Wall: 1 Wall			1	-2,589	-1,683
Built-Ins					
Appliance Allow.			1	2,713	1,763
Fireplaces					
Wood Stove			1	2,503	1,627
Totals:				242,319	157,221
Notes: MODULAR (MRBC)					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				193,382	

2026 Est. T.C.V. 009-013-023-00					=	207,309
Est. TCV/Total Floor Area = 132.89, Most recent sale 11/18/2015 for 70,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,600	88,600	88,600	38,007	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,100	0	0	1,026	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-013-023-00

Page: 2

103,700	103,700	103,700	39,033	39,033	39,033

009-013-024-002026 Est. T.C.V.BROOKS GREGORY A & KIMBERLY A
Property Class: 4012021 S GREEN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W BEG 193 FT S OF NW COR TH E 250 FT S 140 FT, W 250 FT, N 140 FT TO POB. .8035 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	140.00	250.00	1.0933	0.8891	110 100	14,970
140 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =	14,970

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	288 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1320 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,320	
Total:			179,387	116,601

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	770
Water/Sewer				
1000 Gal Septic		1	4,386	2,851
Water Well, 100 Feet		1	5,415	3,520
Porches				
CCP (1 Story)		80	2,226	1,447
Deck				
Treated Wood		192	3,792	2,465
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	21,439	13,935
Common Wall: 1 Wall		1	-2,421	-1,574
Built-Ins				
Appliance Allow.		1	1,897	1,233
Totals:			217,306	141,248

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 173,735

2026 Est. T.C.V. 009-013-024-00			=	189,655
Est. TCV/Total Floor Area = 143.68				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
80,400	80,400	80,400	50,479	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,400	0	1,362	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
94,800	94,800	94,800	51,841	51,841

009-013-026-002026 Est. T.C.V. DE WITT KRIS L
Property Class: 4012301 S GREEN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W N 224 FT OF W 200 FT OF S 1/2 OF NW 1/4. & N224 FT OF NW/4 OF SW/4 OF NW/4 EXC W 200 FT THOF 3.3894 Ac. M/L.

05-16-07 Combined 013-027-45 with this pcl for 2008.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	224.00	659.23	0.9721	1.1330	110	100		27,138	
224 Actual Front Feet, 3.39 Total Acres Total Est. Land Value =								27,138	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	518	0	0
D/W/P: 4in Concrete	6.96	154	0	0
Wood Frame	32.26	80	50	1,290
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,790

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1236 SF Floor Area = 2502 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Mich Bsmnt.	984		
1 Story	Siding	Crawl Space	252		
1 Story	Siding	Overhang	528		
			Total:	284,819	194,036
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
Water/Sewer					
1000 Gal Septic			1	4,689	3,048
Water Well, 50 Feet			1	3,344	2,174
Deck					
Treated Wood			690	8,991	5,844
Balcony					
Wood Balcony			165	7,207	4,685
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			528	22,551	14,658
Common Wall: 1/2 Wall			1	-1,294	-841
Door Opener			1	527	343
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1120	23,733	15,426
Built-Ins					
Appliance Allow.			1	2,713	1,763
Porches					
CCP (1 Story)			24	1,185	770
Totals:				359,887	233,927

Parcel Number: 009-013-026-00

Page: 2

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				287,730		
2026 Est. T.C.V. 009-013-026-00				=	318,658	
Est. TCV/Total Floor Area = 127.36						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
137,500	137,500	137,500	80,467	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,800	0	0	2,172	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,300	159,300	159,300	82,639	82,639	82,639	

009-013-027-00
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SMITH ROBERT & DANA &
2321 S GREEN RD
LAKE CITY, MI 49651

SEC 13 T22N R8W (4*2006) NW 1/4 OF SW 1/4 OF NW 1/4 EXC N 224 FT THOF & EXC S
292.44 FT THOF. 2.1798 A m/l
Split on 09/14/2006 into 009-013-027-45;

9-14-06 Last name changed from Auger to Schleuber per Co. split info.

Split/Comb. on 09/14/2006 completed 09/14/2006 RAY (Exempt..adj owner)
;
Parent Parcel(s): 009-013-027-00;
Child Parcel(s): 009-013-027-45;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
* Factors *				143.88'X660'			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
COMMERCIAL 4-6A	9000		2.18 Acres		9000	100	19,620
2.18 Total Acres				Total Est. Land Value =			19,620

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.41	228 50	730
Wood Frame		19.85	1891 0	0
Wood Frame		21.69	200 94	4,078
Total Estimated Land Improvements True Cash Value =				4,808

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1976
Description of Occupancy: BLOCK GRG FRONT OF LOT

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good
Stories: 1 Story Height: 10 Perimeter: 148

Base Rate for Upper Floors = 52.69

(10) Heating system: Forced Air Furnace Cost/SqFt: 8.30 100%
Adjusted Square Foot Cost for Upper Floors = 60.99

Total Floor Area: 1,036 Base Cost New of Upper Floors = 63,186

Reproduction/Replacement Cost = 63,186
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 22,747

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels
Cost # or Height Storys
Item Description Col. Rate SqFt Adj. Adj. Cost

(7) Interior:
Frame, Apartments, 1 Room Average 1 Up 31.75 1036 1.000 1.000 32,893

(8) Plumbing:
Typical, Apartments, 1 Room, 1 Bath 1 Up 9.69 1036 1.000 1.000 10,039

Total Cost of Upper Stories = 42,932
1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000
Total Cost New = 42,932
Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 42,932
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 15,455

Parcel Number: 009-013-027-00

Page: 2

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 1 = 40,495

Replacement Cost/Floor Area= 102.43 Est. TCV/Floor Area= 39.09

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 1950

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 17.82

Adjusted Square Foot Cost for Upper Floors = 17.82

Total Floor Area: 1,800

Base Cost New of Upper Floors = 32,076

Reproduction/Replacement Cost = 32,076

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0

Total Depreciated Cost = 15,717

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 2 = 16,660

Replacement Cost/Floor Area= 17.82 Est. TCV/Floor Area= 9.26

Total Estimated True Cash Value of Commercial/Industrial Buildings = 57,155

2026 Est. T.C.V. 009-013-027-00					=	81,583	
Est. TCV/Total Floor Area = 28.77, Most recent sale 04/01/2021 for 450,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
26,500	26,500	26,500		18,180	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	14,300	0	0	490	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,800	40,800	40,800		18,670	18,670	0	

SMITH ROBERT & DANA &
2345 S GREEN RD
LAKE CITY, MI 49651

Architectural Multiplier: 0.66

Page: 2

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 102,334
Replacement Cost/Floor Area= 30.34 Est. TCV/Floor Area= 23.80

Parcel Number: 009-013-027-50

Page: 3

Total Estimated True Cash Value of Commercial/Industrial Buildings =

712,633

2026 Est. T.C.V. 009-013-027-50					=	885,319	
Est. TCV/Total Floor Area = 31.26, Most recent sale 04/01/2021 for 450,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
285,200	285,200		285,200	246,090	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	157,500	0	0	6,644	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
442,700	442,700		442,700	252,734	252,734	0	

009-013-028-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MISSAUKEE COUNTY ROAD COMMISSION
W ROBERTS RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W A STRIP OF LAND LYING 33 FT EACH SIDE OF W 4542.88 OF E & W
1/4 LINE & LYING 66 FT EACH SIDE OF E 132 FT OF W 4674.88 FT OF E & W 1/4 LINE.
7.2832 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
Residentia PARTOF>20@\$3800		7.28 Acres			3800	100			27,675
		7.28 Total Acres			Total Est.	Land Value =			27,675

2026 Est. T.C.V. 009-013-028-00									
Est. TCV/Total Floor Area = 0.00									
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM				
0	0	0	0		2.70				
2026	New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses		
0	0	0	0		0		0		
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT		
0	0	0	0		0		0		

009-013-030-002026 Est. T.C.V.MURRAY JUDY TRUSTEE
Property Class: 4016275 W ROBERTS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W PCLS B, C & D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82.
30.04 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia INFERIOR@\$1400	30.04	Acres	1400	100		42,056
	30.04	Total Acres	Total Est. Land Value =			42,056

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,560	
			Total:	211,478 173,411

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	972	
Water/Sewer				
1000 Gal Septic	1	4,386	3,597	
Water Well, 100 Feet	1	5,415	4,440	

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	21,439	17,580	
Common Wall: 1 Wall	1	-2,421	-1,985	
Door Opener	1	468	384	
Class: CD Exterior: Pole (Unfinished)				
Base Cost	768	17,610	14,440	

Built-Ins				
Appliance Allow.	1	1,897	1,556	

Porches				
CCP (1 Story)	24	1,110	910	
	Totals:	262,567	215,305	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 264,825

2026 Est. T.C.V. 009-013-030-00					=	307,831
Est. TCV/Total Floor Area = 197.33						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
134,400	134,400	134,400	83,345	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,500	0	2,250	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,900	153,900	153,900	85,595	85,595	85,595	

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-013-031-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCLEOD CRAIG & TONYA
6431 W ROBERTS RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF 332.00	1281.70	0.88	10	1.33	79	100		43,046
332 Actual Front Feet,	9.77	Total Acres			Total Est. Land Value =			43,046

2026 Est. T.C.V. 009-013-031-00 = 43,046

Est. TCV/Total Floor Area = 27.59, Most recent sale 10/15/2019 for 46,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
17,600	17,600	17,600	10,474	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,900	0	282	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,500	21,500	21,500	10,756	10,756	10,756

009-013-032-002026 Est. T.C.V.MCLEOD CRAIG & TONYA
Property Class: 402W ROBERTS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.03
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF 332.00	1282.00	0.88	10	1.33	80	110	100	43,049	
332 Actual Front Feet, 9.77 Total Acres Total Est. Land Value =								43,049	

2026 Est. T.C.V. 009-013-032-00							=	43,049
Est. TCV/Total Floor Area = 27.60, Most recent sale 10/15/2019 for 46,000								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
17,600	17,600		17,600		7,746		2.70	
2026 New Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses	
0	3,900		0		0		209	
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT	
21,500	21,500		21,500		7,955		7,955	

03/24/2026

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Valuation Report

DB: Lake2026

009-013-033-00

2026 Est. T.C.V.

MCLEOD CRAIG & TONYA

Property Class: 402

W ROBERTS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL G OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04

A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF 330.00	1282.90	0.8823	1.3382		110	100		42,862
330 Actual Front Feet,	9.72	Total Acres			Total Est. Land Value =			42,862

2026 Est. T.C.V. 009-013-033-00

=

42,862

Est. TCV/Total Floor Area = 27.48, Most recent sale 10/15/2019 for 46,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,500	17,500	17,500	12,562	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,900	0	0	339	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
21,400	21,400	21,400	12,901	12,901	12,901

009-013-034-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MILLER CASEY JOHN
6870 W KELLY RD
LAKE CITY, MI 49651

SEC 13 T22N R8W (3*2004)
SW 1/4 OF SW 1/4 EXC BEG AT SW COR, E 448 FT, N 462 FT, E 118 FT, N 462 FT, E 754 FT, N 396 FT, W TO W SEC LINE, S TO POB. 17.25 A M/L

REMOVE OLD PC FOR 08.

2004 Split to 034-50, 034-70, 034-90 for 2005.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		17.25 Acres		5600	100	96,600
		17.25 Total Acres			Total Est. Land Value =	96,600

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	220 0	0
D/W/P: 4in Concrete		6.96	1637 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
		Total Estimated Land Improvements True Cash Value =		2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1210 SF Floor Area = 1210 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,210	
			Total:	197,850 128,607
Other Additions/Adjustments				
Exterior				
Stone Veneer			45	1,646 1,070
Basement, Outside Entrance, Above Grade			1	1,980 1,287
Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			1	4,478 2,911
Water/Sewer				
1000 Gal Septic			1	4,689 3,048
Water Well, 100 Feet			1	5,734 3,727
Porches				
CCP (1 Story)			32	1,103 717
Deck				
Treated Wood			208	4,093 2,660
w/Roof (Roof portion)			880	13,094 8,511
w/Roof (Roof portion)			112	1,985 1,290
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			576	23,910 15,541
Common Wall: 1 Wall			1	-2,589 -1,683
Door Opener			1	527 343
Class: C Exterior: Pole (Unfinished)				
Base Cost			1288	30,461 19,800

Parcel Number: 009-013-034-00

Page: 2

Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Exterior 1 Story	1	6,387	4,152	
Unit-in-Place Cost Items				
GARAGE	500	505	429	*85% Good
	Totals:	299,988	195,097	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 239,969

2026 Est. T.C.V. 009-013-034-00				=	339,069
Est. TCV/Total Floor Area = 280.22, Most recent sale 08/15/2005 for 135,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
147,700	147,700	147,700	72,079	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,800	0	1,946	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,500	169,500	169,500	74,025	74,025	74,025

03/24/2026
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Valuation Report

DB: Lake2026

009-013-034-50	2026 Est. T.C.V.	CUNNINGHAM ARIC DALE
Property Class: 402		GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (0*2004)

N 396 FT OF SW/4 OF SW/4 12 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		12.00 Acres	5600	100		67,200
		12.00 Total Acres	Total Est. Land Value =			67,200

2026 Est. T.C.V. 009-013-034-50 = 67,200

Est. TCV/Total Floor Area = 55.54, Most recent sale 07/12/2004 for 99

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
30,000	30,000	30,000	13,640	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	368	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,600	33,600	33,600	14,008	14,008	0

009-013-034-70	2026 Est. T.C.V.	AAA CMS TRUST
Property Class: 401		2881 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W (0*2004)
W 566 FT OF SW/4 OF SW/4 EXC N 396 FT THOF & EXC S 462 FT THOF.
6 A M/L

04 Split from 034-00 for 05..house & grg moved on..totally gutted,,being remodeled.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	463.00	564.49	0.8107	1.0899	110	100	45,002
463 Actual Front Feet, 6.00 Total Acres				Total Est. Land Value =			45,002

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
			Total:	86,415	60,490
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	829
Water/Sewer					
1000 Gal Septic			1	4,386	3,070
Water Well, 100 Feet			1	5,415	3,790
Deck					
Treated Wood			486	6,979	4,885
w/Roof (Roof portion)			384	5,219	3,653
Built-Ins					
Appliance Allow.			1	1,897	1,328
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1632	34,582	24,207
			Totals:	146,078	102,252

Notes: RELOCATED HOME

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv:	125,770

2026 Est. T.C.V. 009-013-034-70				=	170,772
Est. TCv/Total Floor Area = 254.13, Most recent sale 07/12/2004 for 99					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
73,300	73,300	73,300	39,335	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,100	0	0	1,062	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,400	85,400	85,400	40,397	40,397	0

009-013-034-90
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MILLER CASEY JOHN
S GREEN RD
LAKE CITY, MI 49651

SEC 13 T22N R8W (0*2004)
S 462 FT OF W 448 FT OF SW/4 OF SW/4. 4.75 A M/L

Land Value Estimates for Land Table Ag 1 .A - Agriculture									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
GROUP A 0	462.00	448.00	1.0000	0.0000	0	100*			0
AGRICULTRU 8 - 17 Acres			4.44 Acres		3800	100			16,868
AGRICULTRU ROW			0.31 Acres		0	100			0
* denotes lines that do not contribute to the total acreage calculation.									
462 Actual Front Feet, 4.75 Total Acres Total Est. Land Value =									16,868

2026 Est. T.C.V. 009-013-034-90					=	16,868
Est. TCV/Total Floor Area = 25.10, Most recent sale 07/12/2004 for 99						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
7,100	7,100	7,100	7,100		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	191	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,400	8,400	8,400	7,291	7,291	7,291	

009-013-035-00
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DUTCHMAN PROPERTIES LLC
W ROBERTS RD
LAKE CITY, MI 49651

SEC 13 T22N R8W PART OF PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PG 75-82
EXC THE S 2 AC THOF. 8.01A
SPLIT ON 1/7/2021 2 A PART TO 009-013-035-90
FORMERLY . SEC 13 T22N R8W PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP
75-82. 10.01 A.

Split/Comb. on 01/07/2021 completed 01/07/2021 TIM ;
Parent Parcel(s): 009-013-035-00;
Child Parcel(s): 009-013-035-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 8 - 17 Acres			8.01 Acres		3800 100	30,438
		8.01	Total Acres		Total Est. Land Value =	30,438
2026 Est. T.C.V. 009-013-035-00					=	30,438
Est. TCV/Total Floor Area = 45.29						
2025 Assessed	MBOR	S.E.V.		Base for Cap	IRM	
12,800	12,800	12,800		8,532	2.70	
2026 New Eq. Adjustment		Loss		Additions	Tax Adjustment	Losses
0	2,400	0		0	230	0
2026 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT
15,200	15,200	15,200		8,762	8,762	8,762

009-013-035-90
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCLEOD CRAIG & TONYA
W ROBERTS RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W THE S 2 ACRES OF PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82.
SPLIT ON 01/07/2021 2 A FROM 009-013-035-00;

Split/Comb. on 01/07/2021 completed 01/07/2021 TIM ;
Parent Parcel(s): 009-013-035-00;
Child Parcel(s): 009-013-035-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
Residentia PARTOF>10@\$5000		2.00 Acres		5000	100		
		2.00 Total Acres				Total Est. Land Value =	
							Value
							10,000
							10,000

2026 Est. T.C.V. 009-013-035-90					=	10,000	
Est. TCV/Total Floor Area = 14.88, Most recent sale 04/22/2021 for 1							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
3,700	3,700	3,700	2,056	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	1,300	0	55	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
5,000	5,000	5,000	2,111	2,111	2,111		

03/24/2026

Valuation Report

DB: Lake2026

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009-013-036-00

2026 Est. T.C.V.

MCLEOD CRAIG & TONYA

Property Class: 401

6635 W ROBERTS RD

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL I OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01

A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1284.00	0.8823	1.3385	110	100		42,871
330 Actual Front Feet, 9.73 Total Acres								Total Est. Land Value = 42,871

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 4 Rail	28.28	160	0	0
D/W/P: 4in Ren. Conc.	10.25	2275	50	11,659
D/W/P: 4in Concrete	8.14	288	50	1,172

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSA	5.40	1400	100	7,560
Total Estimated Land Improvements True Cash Value =				20,391

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls BC Blt 2013

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1424 SF Floor Area = 2151 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,424		
0.5 Story	Siding	Overhang	30		
Total:				339,702	305,731

Other Additions/Adjustments

Recreation Room	1000	26,810	24,129
Basement, Outside Entrance, Below Grade	1	3,813	3,432

Plumbing

Average Fixture(s)	1	2,094	1,885
3 Fixture Bath	1	6,585	5,926

Water/Sewer

2000 Gal Septic	1	10,668	9,601
Water Well, 100 Feet	1	6,387	5,748

Porches

WCP (1 Story)	146	8,753	7,878
WGEP (1 Story)	220	21,265	19,138
WPP	346	7,941	7,147

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Common Wall: 1 Wall	1	-2,555	-2,299
Door Opener	1	659	593
Base Cost	1063	53,416	48,074

Built-Ins

Appliance Allow.	1	3,899	3,509

Fireplaces

Prefab 1 Story	1	3,596	3,236
Wood Stove	1	3,622	3,260

Totals: 496,655 446,988

Parcel Number: 009-013-036-00

Page: 2

Notes:

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

549,795

Ag. Bld 1 2016, 4 Wall Loafing Shed

Class:D,Pole

Quality:Low Cost

Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	3.69	861	3,177
Default Walls	5.74	861	4,942

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Depr. Cost = 7,307

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 6,796

Total Estimated True Cash Value of Agricultural Buildings

= 6,796

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 2013

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 10 Perimeter: 220

Overall Building Height: 10

Base Rate for Upper Floors = 27.97

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.27 50%

Adjusted Square Foot Cost for Upper Floors = 29.61

Total Floor Area: 2,484

Base Cost New of Upper Floors = 73,539

Reproduction/Replacement Cost = 73,539

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 60,302

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPPA	4.72	540	1.00	100	2,549
/CI1/FRAC/WOOPF/1214A	37.00	6	1.00	100	222
/CI4/ROOC/ALUSCCOTPPL	3.34	1160	1.00	100	3,874

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 62,261

Replacement Cost/Floor Area= 32.28 Est. TCV/Floor Area= 25.06

Total Estimated True Cash Value of Commercial/Industrial Buildings = 62,261

2026 Est. T.C.V. 009-013-036-00

= 682,114

Est. TCV/Total Floor Area = 147.17, Most recent sale 06/05/2012 for 22,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	292,800	292,800	292,800	179,351	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	48,300	0	0	4,842	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	341,100	341,100	341,100	184,193	184,193	184,193	

03/24/2026

Valuation Report

DB: Lake2026

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009-013-037-00

2026 Est. T.C.V.

FEISTER MICHAEL L JR

Property Class: 401

6655 W ROBERTS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 13 T22N R8W PCLS J & K OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82.

20.05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	662.50	1286.00	0.74	1.33	90	100		72,333
663 Actual Front Feet, 19.56 Total Acres Total Est. Land Value =								72,333

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	500	0	0
Fencing: Wire Mesh, #9	3.78	200	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,577

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1993

(11) Heating System: Forced Heat & Cool, Wood Furnace Add-On

Ground Area = 1344 SF Floor Area = 1344 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
Total:				213,875	171,100

Other Additions/Adjustments

Recreation Room	530	10,054	8,043

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Porches

CCP (1 Story)	96	2,851	2,281
WPP	120	3,491	2,793

Garages

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

Base Cost	672	32,189	25,751
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	843
Base Cost	1218	28,806	23,045

Built-Ins

Appliance Allow.	1	2,713	2,170

Deck

w/Roof (Roof portion)	474	7,115	5,692

Totals:

317,015

253,612

Notes:

Parcel Number: 009-013-037-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						311,943
2026 Est. T.C.V. 009-013-037-00						= 387,853
Est. TCV/Total Floor Area = 288.58, Most recent sale 11/18/2020 for 250,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
165,300	165,300	165,300	136,908	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,600	0	0	3,696	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
193,900	193,900	193,900	140,604	140,604	140,604	

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-013-039-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KEELEAN MARILYN M ESTATE
6795 W ROBERTS RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL L OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1287.00	0.8823	1.3393	110	100		42,896
330 Actual Front Feet, 9.75 Total Acres								Total Est. Land Value = 42,896

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	15.10	650	50	4,907
D/W/P: Asphalt Paving	3.10	2000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				7,282

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C

Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
Total:				180,715	117,464

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

WGEP (1 Story)	64	7,602	4,941
CGEP (1 Story)	576	33,011	21,457

Deck

Treated Wood	144	3,217	2,091
Treated Wood	320	5,434	3,532

Garages

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

Base Cost	576	21,479	13,961

Built-Ins

Appliance Allow.	1	2,713	1,763

Breezeways

Knee Wall	81	5,979	3,886

Totals:

276,473

179,705

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:

177,908

2026 Est. T.C.V. 009-013-039-00

=

228,086

Est. TCV/Total Floor Area = 169.71

Parcel Number: 009-013-039-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	105,200	105,200	105,200	54,773	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	8,800	0	0	1,478	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	114,000	114,000	114,000	56,251	56,251	0	

009-013-040-00
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DUTCHMAN PROPERTIES LLC
W ROBERTS RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W PCLS M & N OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82.
20.09 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 18 - 29 Acres			14.59 Acres		3800 100	55,442
AGRICULTRU INFERIOR			5.50 Acres		1400 100	7,700
			20.09 Total Acres	Total Est. Land Value =		63,142

2026 Est. T.C.V. 009-013-040-00 = 63,142						
Est. TCV/Total Floor Area = 46.98						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
27,200	27,200	27,200	15,799		2.70	
2026 New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses	
0	4,400	0		426	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,600	31,600	31,600	16,225	16,225	16,225	

009-013-042-002026 Est. T.C.V.MAURY KELLY JOSEPH
Property Class: 401W ROBERTS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W N 220 FT OF PCL O OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 1.1768 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	233.00	187.00	0.9625	0.8269	110	100		20,399	
233 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								20,399	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3224	50	4,997
Total Estimated Land Improvements True Cash Value =				4,997

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

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 0 SF.

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Finished)					
Door Opener			1	527	395
Base Cost			3200	99,936	74,952
Water/Sewer					
Water Well, 150 Feet			1	8,441	6,331
Totals:				108,904	81,678

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 100,464

2026 Est. T.C.V. 009-013-042-00					=	125,860
Est. TCV/Total Floor Area = 0.00						
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM	
40,600		40,600	40,600	25,539	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0		22,300	0	689	0	
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,900		62,900	62,900	26,228	26,228	0

03/24/2026

Valuation Report

DB: Lake2026

12:38 PM

009-013-043-00

2026 Est. T.C.V.

ARLENE PROPERTIES LLC

Property Class: 401

2641 S GREEN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 13 T22N R8W THE N 1035 FT OF PARCEL O OF SURVEY REC IN LIBER S-1, PP 72-82

INCL EXC N 220 FT THEREOF. 4.3594 A M/L.

04 COMBO W/043-25 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	815.11	233.00	1.0000	0.0000	110	100*		0
Residentia 3 - 7 @\$9000		4.36 Acres			9000	100		39,240
* denotes lines that do not contribute to the total acreage calculation.								
815 Actual Front Feet, 4.36 Total Acres Total Est. Land Value =								39,240

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	312	0	0
D/W/P: 4in Ren. Conc.	7.33	409	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1188 SF Floor Area = 1188 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,188		
Total:				164,126	98,476

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Deck

Treated Wood	36	1,423	854

Garages

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

Base Cost	720	19,598	11,759

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	468	281
Base Cost	1500	31,785	19,071

Built-Ins

Appliance Allow.	1	1,897	1,138

Porches

WPP	22	1,078	647

Totals:

233,863

140,319

Notes:

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

172,592

Parcel Number: 009-013-043-00

Page: 2

2026 Est. T.C.V. 009-013-043-00					=	214,332
Est. TCV/Total Floor Area = 180.41, Most recent sale 09/29/2025 for 232,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,400	88,400	88,400	63,959	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,800	0	0	43,241	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,200	107,200	107,200	65,685	107,200	107,200	

009-013-044-00	2026 Est. T.C.V.	VANDERWEIDE STEPHEN J & DEBRA			
Property Class: 401		2741 S GREEN RD			
Map #:	LAKE TOWNSHIP	Lake City, MI 49651			
. SEC 13 T22N R8W PCL O OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82 EXC N					
1035 FT THEREOF. 1.5351 A.					
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
A 200' @ 110/FF	233.00	287.00	0.9625	0.9204	110 100 22,705
233 Actual Front Feet, 1.53 Total Acres			Total Est. Land Value =		22,705
Land Improvement Cost Estimates					
Description					Rate Size % Good Cash Value
D/W/P: 3.5 Concrete					5.77 48 71 197
Wood Frame					22.83 100 50 1,141
Total Estimated Land Improvements True Cash Value =				1,338	
Cost Est. for Res. Bldg: 1 Single Family 1S					
			Cls	D	Blt 1975
(11) Heating System: Forced Air w/ Ducts					
Ground Area = 1081 SF Floor Area = 1081 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,081		
			Total:	120,891	66,489
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	543
Water/Sewer					
1000 Gal Septic			1	4,109	2,260
Water Well, 50 Feet			1	3,344	1,839
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			480	10,834	5,959
No Concrete Floor			480	-2,621	-1,442
Built-Ins					
Appliance Allow.			1	1,607	884
			Totals:	139,152	76,532
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				94,135	
2026 Est. T.C.V. 009-013-044-00				= 118,178	
Est. TCV/Total Floor Area = 109.32, Most recent sale 11/01/1999 for 38,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
49,900	49,900	49,900	29,905	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,200	0	0	807	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,100	59,100	59,100	30,712	30,712	0

009-013-045-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BENAVIDES BROCK & KELLI JO
6666 W KELLY RD
LAKE CITY, MI 49651

PARCEL P: THAT PART OF THE SOUTHEAST% OF THE SOUTHWEST 1/4 OF SECTION 13, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE S89°29' 18"E ALONG THE SOUTH LINE OF SAID SECTION 13, 499.98 FEET; THENCE NORTH 01DEG 06'19""W 1318.3 7 FEET TO THE NORTH LINE OF THE SOUTHEAST1/4 OF THE SOUTHWEST1/4 OF SAID SECTION 13; THENCE S89°38'20"W ALONG THE SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 500.00 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE S01°06'19"E ALONG THE SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST1/4, 1319.61 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT FOR KELLY ROAD.

FORMERLY ABRVIEATED AS. SEC 13 T22N R8W PCL P OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 15.14 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	500.00	1320.00	1.0000	0.0000	110	100*		0
Residentia PARTOF>20@\$3800		13.27 Acres			3800	100		50,437
Residentia INFERIOR@\$1400		1.50 Acres			1400	100		2,100
Residentia ROW @ ZERO		0.38 Acres			0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
500 Actual Front Feet, 15.15 Total Acres					Total Est. Land Value =			52,537

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1116	50	4,559
Total Estimated Land Improvements True Cash Value =				4,559

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 1983

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1509 SF Floor Area = 1725 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	864		
1 Story	Siding	Basement	375		
1 Story	Siding	Basement	120		
1 Story	Siding	Crawl Space	150		
Total:				254,838	191,108
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,066
3 Fixture Bath			1	4,478	3,358
Water/Sewer					
1000 Gal Septic			1	4,689	3,517
Water Well, 100 Feet			1	5,734	4,300
Porches					
WCP (1 Story)			48	3,193	2,395
CPP			48	1,231	923
Deck					
Treated Wood			150	3,300	2,475
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	26,665	19,999

Parcel Number: 009-013-045-00

Page: 2

Common Wall: 1/2 Wall	1	-1,294	-970
Built-Ins			
Appliance Allow.	1	2,713	2,035
Fireplaces			
Interior 1 Story	1	5,235	3,926
Totals:		312,204	234,132

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 287,982

2026 Est. T.C.V. 009-013-045-00	=	345,078
Est. TCV/Total Floor Area = 200.05, Most recent sale 07/08/2015 for 225,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
150,400 150,400 150,400 107,888 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 22,100 0 0 2,912 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
172,500 172,500 172,500 110,800 110,800 110,800		

009-013-046-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BENAVIDES BROCK & KELLI JO
W KELLY RD
LAKE CITY, MI 49651

PARCEL Q: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 13, WHICH POINT BEING S89°29'48"W 403.55 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE S89°29'48"W ALONG THE SAID SOUTH LINE OF SECTION 13 417.72 FEET; THENCE NORTH 01 °06'19"W 1318.37 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE N89°38'20"E ALONG THE SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST1/4 417.74 FEET; THENCE S01°06'19"E 1317.33 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENT FOR KELLY ROAD.
SUBJECT TO EASEMENT FOR ACCESS & UTILITIES KELLY RD

FORMERLY ABBREVIATED AS. SEC 13 T22N R8W PCL Q OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 12.64 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	417.70	1317.00	1.0000	0.0000	110	100*		0	
Residentia PARTOF>20@\$3800		9.32 Acres			3800	100		35,431	
Residentia INFERIOR@\$1400		3.00 Acres			1400	100		4,200	
Residentia ROW @ ZERO		0.32 Acres			0	100		0	
* denotes lines that do not contribute to the total acreage calculation.									
418 Actual Front Feet, 12.64 Total Acres			Total Est. Land Value =			39,631			

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3800	50	5,890
Total Estimated Land Improvements True Cash Value =			5,890	

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 1983

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -3,582
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			960	23,434 18,747
Totals:			18,956	15,165

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 18,653

2026 Est. T.C.V. 009-013-046-00					=	64,174
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,800	30,800	30,800	23,462	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	633	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,100	32,100	32,100	24,095	24,095	24,095	

009-013-047-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BAAS ERIC M & SALLY J TRUST
6506 W KELLY RD
LAKE CITY, MI 49651

SEC 13 T22N R8W PCLS R & S OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82. 21.03A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 18 -29 @\$5000			7.00 Acres		5000	100	35,000
Residentia INFERIOR@\$1400			14.03 Acres		1400	100	19,642
			21.03 Total Acres	Total Est. Land Value =		54,642	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1984 0	0
D/W/P: 4in Concrete		6.96	580 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 100	5,000
Total Estimated Land Improvements			True Cash Value =	
			5,000	

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1986 SF Floor Area = 2482 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Basement	1,986	
Total:			351,197	298,535
Other Additions/Adjustments				
Basement, Outside Entrance, Above Grade			1 1,980	1,683
Plumbing				
Average Fixture(s)			1 1,422	1,209
3 Fixture Bath			1 4,478	3,806
Water/Sewer				
1000 Gal Septic			1 4,689	3,986
Water Well, 100 Feet			1 5,734	4,874
Porches				
CCP (1 Story)			105 3,091	2,627
Deck				
Treated Wood			674 8,850	7,522
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			768 29,207	24,826
Common Wall: 1 Wall			1 -2,589	-2,201
Door Opener			2 1,054	896
Class: C Exterior: Pole (Unfinished)				
Base Cost			2048 48,435	41,170
Class: C Exterior: Pole (Unfinished)				
Base Cost			1536 36,326	30,877
Built-Ins				
Appliance Allow.			1 2,713	2,306
Totals:			496,587	422,116
Notes:				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			519,203	

Parcel Number: 009-013-047-00

Page: 2

2026	Est.	T.C.V.	009-013-047-00	=	578,845	
Est. TCV/Total Floor Area = 233.22, Most recent sale 11/20/2018 for 373,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	247,900	247,900	247,900	199,333	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,500	0	0	5,381	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	289,400	289,400	289,400	204,714	204,714	204,714

009-013-048-002026 Est. T.C.V.BODE MARIA

Property Class: 4012740 S MOREY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W BEG AT SE COR OF N 1/2 OF SE 1/4 TH W 300 FT; N 235 FT; E 300 FT; S 235 FT; TO PT OF BEG. 1.61 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	235.00	300.00	0.9605	0.9306	110 100	23,106
235 Actual Front Feet, 1.62 Total Acres					Total Est. Land Value =	23,106

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	500 0	0
D/W/P: Asphalt Paving		2.89	600 0	0
Wood Frame		20.05	540 45	4,872
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				7,247

Cost Est. for Res. Bldg: 1Single Family1.25SCls CDBlt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1244 SF Floor Area = 1465 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	884		
1 Story	Siding	Crawl Space	360		
Total:				181,608	108,964

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	711
3 Fixture Bath		1	3,721	2,233
Water/Sewer				
1000 Gal Septic		1	4,386	2,632
Water Well, 100 Feet		1	5,415	3,249
Porches				
CGEP (1 Story)		28	3,156	1,894
CCP (1 Story)		63	1,796	1,078
Deck				
Treated Wood		140	3,090	1,854
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		900	29,574	17,744
Common Wall: 1/2 Wall		1	-1,207	-724
Door Opener		1	468	281
Class: CD Exterior: Pole (Unfinished)				
Door Opener		2	935	561
Base Cost		1440	30,514	18,308
Built-Ins				
Appliance Allow.		1	1,897	1,138
Fireplaces				
Interior 1 Story		1	4,610	2,766
Wood Stove		1	2,107	1,264

Parcel Number: 009-013-048-00

Page: 2

Breezeways			
Frame Wall	105	6,174	3,704
Totals:		279,429	167,657

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 206,218

2026 Est. T.C.V. 009-013-048-00		=	236,571
Est. TCV/Total Floor Area = 161.48, Most recent sale 02/29/2024 for 210,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
101,900	101,900	101,900	101,900
			2.70
2026 New Eq.	Adjustment	Loss	Additions
0	16,400	0	0
			2,751
2026 Assessed	MBOR	S.E.V.	Capped
118,300	118,300	118,300	104,651
			->Taxable<-
			104,651
			PRE/MBT
			104,651

009-013-050-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CORPE BARBARA A
6400 W KELLY RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL T OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	330.00	1321.32	0.8823	1.3481	110 100	43,179
330 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =						43,179

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	2000 50	8,170
D/W/P: 4in Ren. Conc.		8.17	360 50	1,470
Total Estimated Land Improvements True Cash Value =				9,640

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2036 SF Floor Area = 2484 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
1 Story	Siding	Crawl Space	600		
1 Story	Siding	Basement	540		
Total:				321,288	224,900

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	995
2 Fixture Bath		1	2,996	2,097

Water/Sewer				
1000 Gal Septic		1	4,689	3,282
Water Well, 50 Feet		1	3,344	2,341

Porches				
WCP (1 Story)		240	9,430	6,601
WPP		20	1,039	727

Deck				
Treated Wood		360	5,868	4,108
Treated Wood		80	2,182	1,527
w/Roof (Roof portion)		512	7,680	5,376

Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		440	17,794	12,456
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		616	25,047	17,533
Common Wall: 1 Wall		1	-2,589	-1,812
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		288	15,284	10,699
Common Wall: 1 Wall		1	-2,589	-1,812

Built-Ins				
Appliance Allow.		1	2,713	1,899
Totals:			415,598	290,917

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 357,828

Parcel Number: 009-013-050-00

Page: 2

2026	Est. T.C.V. 009-013-050-00				=	410,647	
Est. TCV/Total Floor Area = 165.32							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	174,800	174,800	174,800	96,504	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	30,500	0	0	2,605	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	205,300	205,300	205,300	99,109	99,109	99,109	

009-013-051-002026 Est. T.C.V.HUNT THEODORE C & WENDY S
Property Class: 4016366 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651-9065

. SEC 13 T22N R8W PCL U OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	330.00	1321.32	0.8823	1.3481	110	100		43,179	
330 Actual Front Feet, 10.01 Total Acres								Total Est. Land Value =	43,179

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

Cost Est. for Res. Bldg: 1 Single Family BI Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 80%	1,040		
Total:				193,459	154,764

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,138	
Water/Sewer				
1000 Gal Septic	1	4,689	3,751	
Water Well, 50 Feet	1	3,344	2,675	
Porches				
WPP	120	3,491	2,793	
Deck				
Treated Wood	225	4,318	3,454	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	672	26,665	21,332	
Common Wall: 1 Wall	1	-2,589	-2,071	
Class: C Exterior: Pole (Unfinished)				
Base Cost	960	23,434	18,747	
Built-Ins				
Appliance Allow.	1	2,713	2,170	
Totals:		260,946	208,753	

Notes:
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 256,766

2026 Est. T.C.V. 009-013-051-00					=	300,895	
Est. TCV/Total Floor Area = 160.73							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
128,900	128,900	128,900		69,430	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	21,500	0	0	1,874	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-013-051-00

Page: 2

150,400	150,400	150,400	71,304	71,304	71,304

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-013-052-00

2026 Est. T.C.V.

HUNT THEODORE C & WENDY S

Property Class: 402

W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W PCL V OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02

A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 366 X 1192.544

Description Frontage Depth Front Depth Rate %Adj. Reason Value

Residentia 8 - 17 @\$5600 10.02 Acres 5600 100 56,112

10.02 Total Acres Total Est. Land Value = 56,112

2026 Est. T.C.V. 009-013-052-00 = 56,112

Est. TCV/Total Floor Area = 29.97, Most recent sale 11/01/1999 for 14,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

25,100 25,100 25,100 13,971 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 3,000 0 0 377 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

28,100 28,100 28,100 14,348 14,348 0

03/24/2026

Valuation Report

12:38 PM

DB: Lake2026

009-013-053-00

2026 Est. T.C.V.

MILLER JOHN R

Property Class: 402

6150 W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W S 200 FT OF E 222 FT OF SW 1/4 OF SE 1/4. 1.0193 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	222.00	200.00	0.9742	0.8409	110	100		20,006
222 Actual Front Feet, 1.02 Total Acres								20,006
Total Est. Land Value =								20,006

2026 Est. T.C.V. 009-013-053-00 = 20,006

Est. TCV/Total Floor Area = 10.69, Most recent sale 04/30/2020 for 4,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
8,200	8,200	8,200	2,934	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	79	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000	10,000	10,000	3,013	3,013	0

009-013-054-00
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LEHMANN FAMILY PROTECTION TRUST
W KELLY RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W SE 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 30 - 65 ACRES		34.97 Acres	3800	100		132,886
AGRICULTRU UNTILLABLE		1.00 Acres	3200	100		3,200
AGRICULTRU ROW		4.03 Acres	0	100		0
40.00 Total Acres			Total Est. Land Value =		136,086	

2026 Est. T.C.V. 009-013-054-00				=	136,086	
Est. TCV/Total Floor Area = 72.70						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	57,500	57,500	57,500	39,678	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,500	0	0	1,071	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	68,000	68,000	68,000	40,749	40,749	40,749

009-014-001-002026 Est. T.C.V.ARLENE PROPERTIES LLC
Property Class: 1012458 S GREEN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 14 T22N R8W E 1/2 OF NE 1/4 EXC N 10 RDS OF E 16 RDSOF SE 1/4 OF NE 1/4.
79 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 66 - 120 Acres		79.00 Acres	3800	100		300,200
		79.00 Total Acres	Total Est. Land Value =			300,200

Land Improvement Cost Estimates					
Description		Rate	Size	% Good	Cash Value
Commercial Local Cost Land Improvements					
Description		Rate	Size	% Good Arch Mult	Cash Value
CONCRETE		0.40	44864	88 100	15,792
Ad-Hoc Unit-In-Place Items					
Description		Rate	Size	% Good	Cash Value
/CI16/YARI/CONEP/TRAPREA		2,005.00	3	100	6,015
Total Estimated Land Improvements True Cash Value =					21,807

Ag. Bld 1 2022, 4 Wall Greenhouse, Framed					Class:S	Quality:Average
Height: 18 ft						
Description		Rate	Size		Cost New	
Base Cost		11.48	80160		920,237	
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98					Depr. Cost =	901,832
Unit in Place Item(s)		Rate	Quantity/Area	Depr.	Depr. Cost	
/A18/FLOCA		4.94	80,400	100	397,176	
ECF (101 AGRICULTURE)		0.750 =>	TCV of Bldg: 1 =			988,825

Ag. Bld 2 2022, 4 Wall Potato Storage Buildin					Class:D,Pole	Quality:Average
Height: 16 ft						
Description		Rate	Size		Cost New	
Base Cost		34.56	24960		862,618	
Default Walls		6.90	24960		172,224	
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98					Depr. Cost =	1,014,145
Unit in Place Item(s)		Rate	Quantity/Area	Depr.	Depr. Cost	
/A18/FLOCA		4.94	24,960	100	123,302	
ECF (101 AGRICULTURE)		0.750 =>	TCV of Bldg: 2 =			857,608

Total Estimated True Cash Value of Agricultural Buildings	=	1,846,433

Cost Estimates for Commercial/Industrial Building/Section: 1Built 2022
Description of Occupancy: ADMIN BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<<<Calculator Cost Computations>>>>>>
Class: D,PoleQuality: Good
Stories: 1Story Height: 8Perimeter: 168
Overall Building Height: 8

Base Rate for Upper Floors = 34.25

(10) Heating system: Package Heating & CoolingCost/SqFt: 14.04100%
Adjusted Square Foot Cost for Upper Floors = 48.29

Total Floor Area: 1,728Base Cost New of Upper Floors = 83,445

Reproduction/Replacement Cost = 83,445
Eff.Age:1Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 80,107

Parcel Number: 009-014-001-00

Page: 2

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CIMS/DOC/LOADCS	33.50	500	1.00	100	16,750
ECF (101 AGRICULTURE)	0.750 =>	TCV of Bldg:	1	=	72,643
Replacement Cost/Floor Area=	57.98	Est. TCV/Floor Area=	42.04		

Total Estimated True Cash Value of Commercial/Industrial Buildings =

72,643

2026 Est. T.C.V. 009-014-001-00						=	2,241,083
Est. TCV/Total Floor Area = 1296.92, Most recent sale 07/01/2010 for 146,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
980,700	980,700	980,700		980,700	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	139,800	0	0	26,478	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
1,120,500	1,120,500	1,120,500		1,007,178	1,007,178	1,007,178	

009-014-002-00	2026 Est. T.C.V.	DEZEEUW BRANDON & AMBER
Property Class: 401		7351 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 14 T22N R8W BEG 440 FT W OF THE NE COR OF W/2 OF NE/4, TH S 450 FT. W 535 FT N 450 FT, E 535 FT TO POB. 5.5269 AC. M/L SPLIT ON 09/04/2008 INTO 009-014-002-10;		
REMOVE LUMP SUM BLDGS FROM ROLL FOR 2010 (-2700 LOSS & LOSSES)		
Split/Comb. on 09/04/2008 completed 09/04/2008 RAY ; Parent Parcel(s): 009-014-002-00; Child Parcel(s): 009-014-002-10; ----- B'ndry adjustment.... Split .06 Ac. & Combine to 009-014-002-10 on 6-29-09		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/FF	450.00 535.00 0.8165 1.0754 110 100	43,464
450 Actual Front Feet, 5.53 Total Acres Total Est. Land Value =		43,464
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17 704 50	2,876
D/W/P: Asphalt Paving	3.10 1200 50	1,860
Total Estimated Land Improvements True Cash Value =		4,736
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1942		
(11) Heating System: Forced Heat & Cool Ground Area = 1756 SF Floor Area = 2232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1.5 Story	Siding Basement 952	
1 Story	Siding Crawl Space 280	
1 Story	Siding Crawl Space 160	
1 Story	Siding Crawl Space 364	
Total:		295,477 206,834
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,422	995
3 Fixture Bath	2 8,956	6,269
Water/Sewer		
1000 Gal Septic	1 4,689	3,282
Water Well, 100 Feet	1 5,734	4,014
Porches		
CCP (1 Story)	65 2,012	1,408
Deck		
Treated Wood	204 4,039	2,827
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Finished)		
Base Cost	576 28,771	20,140
Common Wall: 1 Wall	1 -2,589	-1,812
Door Opener	1 527	369
Built-Ins		
Appliance Allow.	1 2,713	1,899
Breezeways		

Parcel Number: 009-014-002-00

Page: 2

Frame Wall	336	22,680	15,876
Totals:		374,431	262,101

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 322,384

Ag. Bld 1 1968, 4 Wall Barn, General Purpose		Class:D,Pole	Quality:Low Cost
Height: 8 ft			
Description	Rate	Size	Cost New
Base Cost	16.38	1440	23,587
Default Walls	5.43	1440	7,819
Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40		Depr. Cost =	12,562
ECF (4012 RURAL METES & BOUNDS)		0.930 => TCV of Bldg: 1 =	11,683

Ag. Bld 2 1995, Lean-To Utility Shed, Lean-To		Class:D,Frame	Quality:Low Cost
Height: 8 ft			
Description	Rate	Size	Cost New
Base Cost	4.17	672	2,802
Default Walls	6.77	504	3,412
Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40		Depr. Cost =	2,486
ECF (4012 RURAL METES & BOUNDS)		0.930 => TCV of Bldg: 2 =	2,312

Ag. Bld 3 1960, 4 Wall Corn Crib Building	Class:D,Mesh	Quality:Average	
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	36.73	192	7,052
Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =		2,821
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 3 =		2,623

Ag. Bld 4 2014, 4 Wall Barn, Free-Stall	Class:D,Pole	Quality:Average	
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	13.07	2688	35,132
Default Walls	6.32	2688	16,988
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	Depr. Cost =	41,696	
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 4 =	38,777	

Ag. Bld 5 1981, 4 Wall Utility Building	Class:D,Pole	Quality:Average	
Height: 12 ft			
Description	Rate	Size	Cost New
Base Cost	9.46	4984	47,149
Default Walls	6.55	4984	32,645
Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	31,918	
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 5 =	29,683	

Ag. Bld 6 2011, No-Wall Feeder Barn	Class:D,Pole	Quality:Low Cost	
Height: 12 ft			
Description	Rate	Size	Cost New
Base Cost	3.34	4968	16,593
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	Depr. Cost =		13,274
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 6 =		12,345

Ag. Bld 7 0, Lean-To Loafing Shed	Class:D,Frame	Quality:Low Cost

Parcel Number: 009-014-002-00

Page: 3

Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	6.79	400	2,716
Default Walls	8.17	300	2,451
Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40			Depr. Cost = 2,067
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 7 =			1,922

Ag. Bld 8 0, Lean-To Loafing Shed

Class:D,Frame

Quality:Low Cost

Height: 12 ft

Description	Rate	Size	Cost New
Base Cost	7.23	240	1,735
Default Walls	8.70	180	1,566
Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40			Depr. Cost = 1,320
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 8 =			1,228

Total Estimated True Cash Value of Agricultural Buildings

=

100,573

2026	Est. T.C.V. 009-014-002-00				=	471,157
Est. TCV/Total Floor Area = 211.09, Most recent sale 12/01/2010 for 194,900						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	205,200	205,200	205,200	114,613	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,400	0	0	3,094	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	235,600	235,600	235,600	117,707	117,707	117,707

009-014-002-10
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ARLENE PROPERTIES LLC &
7351 W JENNINGS RD
LAKE CITY, MI 49651

SEC 14 T22N R8W W/2 OF NE/4 EXC BEG 440 FT W OF THE NE COR, TH S 450 FT. W 535 FT, N 450 FT, E 535 FT TO POB. 74.4731 Ac. M/L
Split on 09/04/2008 from 009-014-002-00;

Split/Comb. on 09/04/2008 completed 09/04/2008 RAY ;
Parent Parcel(s): 009-014-002-00;
Child Parcel(s): 009-014-002-10;

B'ndry adjustment.... Split .06 Ac. from 009-014-002-00 & Combine to this parcel
on 6-29-09

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 66 - 120 Acres		74.47 Acres	3800	100		282,986
		74.47 Total Acres	Total Est. Land Value =			282,986
2026 Est. T.C.V. 009-014-002-10					=	282,986
Est. TCV/Total Floor Area = 126.79						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
119,200	119,200	119,200	48,794		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	22,300	0	0	1,317	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,500	141,500	141,500	50,111	50,111	50,111	

009-014-003-002026 Est. T.C.V.VANCONANT BARBARA J
Property Class: 4012280 S GREEN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 14 T22N R8W BEG AT NE COR OF SE 1/4 OF NE 1/4 W 16 RDS S 10 RDS E 16 RDS N
10 RDS TO BEG. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	165.00	264.00	1.0493	0.9013	110 100	17,165
165 Actual Front Feet,	1.00	Total Acres	Total Est. Land Value =			17,165

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1886

(11) Heating System: Forced Air w/ Ducts
Ground Area = 660 SF Floor Area = 825 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	660		
			Total:	92,057	50,631
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	543
Water/Sewer					
1000 Gal Septic			1	4,109	2,260
Water Well, 50 Feet			1	3,344	1,839
Porches					
CGEP (1 Story)			110	6,833	3,758
WCP (1 Story)			192	6,645	3,655
Foundation: Shallow			192	-1,233	-678
Built-Ins					
Appliance Allow.			1	1,607	884
			Totals:	114,350	62,892
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				77,357	

2026 Est. T.C.V. 009-014-003-00				=	94,522	
Est. TCV/Total Floor Area = 114.57						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
39,700	39,700	39,700		17,863	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	7,600	0		0	482	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
47,300	47,300	47,300		18,345	18,345	18,345

009-014-004-00
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ARLENE PROPERTIES LLC & DUTCHMAN
W JENNINGS RD
LAKE CITY, MI 49651

PA 116 1980 SEC 14 T22N R8W E 1/2 OF NW 1/4 EXC COMM AT NE COR W 518.31 FT S 00 DEG 27' 30" E 514.50 FT E 255.16 FT S 00 DEG 33' 10" E 310.50 FTE 264 FT N 825 FT TO POB & EXC FORMER RR R/W & EXC S 800 FT OF W 1100 FT THOF. 50.2691A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES		50.27 Acres			3800 100	191,026
		50.27 Total Acres			Total Est. Land Value =	191,026

2026 Est. T.C.V. 009-014-004-00 = 191,026						
Est. TCV/Total Floor Area = 231.55						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
80,400	80,400	80,400	22,767		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	614	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,500	95,500	95,500	23,381	23,381	23,381	

009-014-004-80	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 201		S DICKERSON RD X
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W S 800 FT OF W 1100 FT OF E 1/2 OF NW 1/420.202A.

8 X 18 SHED (VINYL SIDING)

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L	3800	20.20	Acres		3800	100		76,760
		20.20	Total Acres				Total Est. Land Value =	76,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.53	144	94	884
Wood Frame	21.16	144	90	2,742

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/RESP/LARPL	59.00	95000	100	5,605,000
/CI16/YARI/RESP/LARPL	59.00	95000	100	5,605,000
/CI16/YARI/RESP/LARPL	59.00	95000	100	5,605,000
Total Estimated Land Improvements True Cash Value =				16,818,624

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2001

Description of Occupancy: CAL 58

Costs are taken from the Garages - Service/Repair Shed cost schedules.

```
<<<<          Calculator Cost Computations          >>>>
```

Class: D,Pole Quality: Average

Stories: 1 Story Height: 12 Perimeter: 176

Base Rate for Upper Floors = 33.47

Adjusted Square Foot Cost for Upper Floors = 33.47

Total Floor Area: 1,792 Base Cost New of Upper Floors = 59,978

Reproduction/Replacement Cost = 59,978

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 39,585

```
<<<<< Segregated Cost Computations >>>>>
```

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Col.	Rate	SqFt	# or Adj.	Height Adj.	Stories Cost

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/COMSLT235A	2.68	432	1.00	90	1,042

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 66,629
Replacement Cost/Floor Area= 34.12 Est. TCV/Floor Area= 37.18

Total Estimated True Cash Value of Commercial/Industrial Buildings = 66,629

2026 Est. T.C.V. 009-014-004-80 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-014-004-80

Page: 2

0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-014-005-002026 Est. T.C.V.HERENDEEN JERRY L & LAURA L
Property Class: 4017555 W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 14 T22N R8W E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4 EXC S 325 FT THOF.
3.0303A.
00 SPLIT ON 10/04/2010 PARENT 014-005-00 CHILD 1.9697AC - 014-005-60
FORMERLY...SEC 14 T22N R8W N 50 RDS OF E 16 RDS OF E 1/2 OF NW 1/4. 5 A.
SPLIT ON 10/03/2010 INTO 009-014-005-60;
HISTORY-SEC 14 T22N R8W E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4 EXC S 325 FT
THOF. 3.0303A. 2010 PARCEL 009-014-005-00 SPLIT ON 10/04/2010

2014MLS PUBLIC MARKETING REMARKS LOCATION! LOCATION! LOCATED CLOSE TO LAKE
CITY, CADILLAC AND MCBAIN. 3 BED, 2 BATH. COUNTRY HOME, LARGE 15 X 20 LIVING
ROOM, FULL UNFINISHED BASEMENT, ATTACHED GARAGE. NEED MORE STORAGE SPACE? THIS
ALSO COMES WITH A 40 X 48 POLE BUILDING WITH A 28 X 32 ADDITION PLUS AN
ADDITIONAL 14 X 20 OFFICE THAT IS DETACHED FROM THE HOME. THE OFFICE SPACE HAS
RECENTLY BEEN REMODELED WITH FRESH PAINT, ELECTRICAL, ELECTRIC HEATERS, AC UNIT
AND CARPETING. NEW LANDSCAPING, GUTTERS AND DOWNSPOUTS ON THE EXTERIOR ALONG
WITH NEW "STAMPED" CONCRETE SIDEWALK AND PATIO. JUST OVER THREE ACRES OF
PROPERTY AND FENCED IN BACKYARD. GREAT SETTING WITH MATURE HARDWOODS AND FRUIT
TREES AND GARDEN PLOT READY TO GO.

Split/Comb. on 10/03/2010 completed 10/03/2010 Polly ;
Parent Parcel(s): 009-014-005-00;
Child Parcel(s): 009-014-005-60;

2010 SPLIT - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	264.00	499.95	0.9329	1.0573	110 100	28,646
264 Actual Front Feet, 3.03 Total Acres Total Est. Land Value =						28,646

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	240	0	0
D/W/P: Asphalt Paving	3.10	950	0	0
Wood Frame	23.80	280	94	6,264
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				7,214

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

(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 2166 SF Floor Area = 2166 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,458	
1 Story	Siding	Crawl Space	48	
1 Story	Siding	Slab	660	
Total:			299,649	194,805
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			1	4,478 2,911
Water/Sewer				
1000 Gal Septic			1	4,689 3,048
Water Well, 50 Feet			1	3,344 2,174

Parcel Number: 009-014-005-00

Page: 2

Porches			
CCP (1 Story)	36	1,218	792
WFP	12	623	405

Deck			
Treated Wood	395	6,233	4,051

Built-Ins			
Appliance Allow.	1	2,713	1,763

Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	2640	83,266	54,123

Totals:

407,635

264,996

Notes:

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

325,945

2026	Est. T.C.V. 009-014-005-00				=	361,805	
Est. TCV/Total Floor Area = 167.04, Most recent sale 02/03/2020 for 244,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	154,900	154,900	154,900	125,519	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	26,000	0	0	3,389	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	180,900	180,900	180,900	128,908	128,908	128,908	

009-014-005-60
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DUTCHMAN PROPERTIES LLC
W JENNINGS RD
LAKE CITY, MI 49651

SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4. 1.9697A.
2010 SPLIT OF 009-014-005-00 ON 10/04/2010

2010 SPLIT - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60
SEC 14 T22N R8W N 50 RDS OF E 16 RDS OF E 1/2 OF NW 1/4. 5 A.
SPLIT ON 10/03/2010 FROM 009-014-005-00;

2010 COUNTY SPLIT REQUEST
HISTORY-SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4.
1.9697A. 2010 Split of 009-014-005-00 on 10/04/2010

2011 SPLIT OF 009-014-005-00 ON 10/04/2010 COUNTY

Split/Comb. on 10/03/2010 completed 10/03/2010 Polly ;
Parent Parcel(s): 009-014-005-00;
Child Parcel(s): 009-014-005-60;

2010 SPLIT - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU IRRIGATED	4000/	1.97 Acres	4000	100		7,880
	1.97 Total Acres		Total Est. Land Value =			7,880

2026 Est. T.C.V. 009-014-005-60					=	7,880	
Est. TCV/Total Floor Area = 3.64							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
3,900	3,900	3,900		3,253	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	0	0	0	87	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,900	3,900	3,900		3,340	3,340	3,340	

009-014-006-002026 Est. T.C.V.GREINER ROGER & CONNIE E
Property Class: 4017611 W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 14 T22N R8W COMM 518.31 FT W OF NE COR OF E 1/2 OF NW 1/4 TH S 00 DEG 27' 30" E 514.50 FT E 255.16 FT N 514.50 FT W TO BEG. 3.0138A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	255.00	514.50	0.9411	1.0650	110	100	28,112
255 Actual Front Feet, 3.01 Total Acres					Total Est. Land Value =		28,112

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 1920

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1124 SF Floor Area = 1124 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,124		
			Total:	131,410	72,275
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	652
Water/Sewer					
1000 Gal Septic			1	4,386	2,412
Water Well, 100 Feet			1	5,415	2,978
Porches					
CCP (1 Story)			36	1,122	617
Built-Ins					
Appliance Allow.			1	1,897	1,043
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1100	27,456	15,101
			Totals:	172,871	95,078
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				116,946	

2026 Est. T.C.V. 009-014-006-00				=	145,058	
Est. TCV/Total Floor Area = 129.06, Most recent sale 05/25/2007 for 81,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
61,800	61,800	61,800	31,556	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,700	0	0	852	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,500	72,500	72,500	32,408	32,408	32,408	

009-014-007-002026 Est. T.C.V.MISSAUKEE COUNTY ROAD COMMISSION

Property Class: 402W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 14 T22N R8W FORMER RR R/W ACROSS E 1/2 OF NW 1/4... 1.5151 A.

7-30-08....Chgd legal per Dawn

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	83.00	795.10	1.2459	1.1874	110	100		13,507	
83 Actual Front Feet, 1.51 Total Acres					Total Est. Land Value =			13,507	

2026 Est. T.C.V. 009-014-007-00					=		0		
Est. TCV/Total Floor Area = 0.00									
2025 Assessed		MBOR		S.E.V.		Base for Cap		IRM	
0		0		0		0		2.70	
2026 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses	
0		0		0		0		0	
2026 Assessed		MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT	
0		0		0		0		0	

009-014-008-052026 Est. T.C.V.KITCHEN RICHARD A & ELIZABETH A

Property Class: 4017855 W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 14 T22N R8W THAT PART OF E 1/2 OF W 1/2 OF NW 1/4 LYING N OF A LINE BEG AT A
PT 50 FT S OF S LINE OF FORMER RR R/W ON W LINE OF E 1/2 OF W 1/2 OF NW 1/4, TH
E'LY PARALLEL WITH THE S LINE OF FORMER RR R/W TO THE E LINE OF W 1/2 OF NW 1/4.
3.25A M/L.
SPLITON 05/13/2024 FROM 009-014-008-00;

Split/Comb. on 05/13/2024 completed 05/13/2024 TIM ;
Parent Parcel(s): 009-014-008-00;
Child Parcel(s): 009-014-008-05, 009-014-008-95;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		3.25 Acres	9000	100		29,250
		3.25 Total Acres	Total Est. Land Value =			29,250

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1808 SF Floor Area = 1808 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
1 Story	Siding	Crawl Space	352		
			Total:	261,262	209,009
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,138
3 Fixture Bath			1	4,478	3,582
Water/Sewer					
1000 Gal Septic			1	4,689	3,751
Water Well, 100 Feet			1	5,734	4,587
Porches					
WPP			618	10,939	8,751
Built-Ins					
Appliance Allow.			1	2,713	2,170
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1280	30,272	24,218
			Totals:	321,509	257,206

Notes: SKYLINE

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 254,634

2026 Est. T.C.V. 009-014-008-05				=	283,884
Est. TCV/Total Floor Area = 157.02					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
107,400	107,400	107,400	51,144	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,500	0	1,380	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
141,900	141,900	141,900	52,524	52,524	52,524

009-014-009-00	2026 Est. T.C.V.	BRISENO TIMOTHY J
Property Class: 401		2291 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W W/2 OF SW/4 OF NW/4. 20 Ac. M/L.
Split on 08/20/2008 into 009-014-009-20

Split/Comb. on 08/20/2008 completed 08/20/2008 RAY ;
Parent Parcel(s): 009-014-009-00;
Child Parcel(s): 009-014-009-20, ;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18	-29	@\$5000	20.00	Acres	5000 100	100,000
20.00 Total Acres					Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	500	0	0
D/W/P: Asphalt Paving	3.10	2128	0	0
D/W/P: 3.5 Concrete	6.58	90	0	0
Wood Frame	22.54	600	50	6,762
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	0	0
Total Estimated Land Improvements True Cash Value =				6,762

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1757 SF Floor Area = 1757 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,085		
1 Story	Siding	Crawl Space	672		
Total:				250,897	200,717

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

CCP (1 Story)	160	4,541	3,633

Deck

Treated Wood	638	8,530	6,824

Garages

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

Base Cost	520	22,329	17,863
Common Wall: 2 Wall	1	-5,177	-4,142
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals: 300,683 240,545

Notes:

Parcel Number: 009-014-009-00

Page: 2

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

295,870

Ag. Bld 1 1992, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost	
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	4.54	1120	5,085
Default Walls	5.75	1120	6,440
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	Depr. Cost =		6,915
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =			6,431

Ag. Bld 2 2009, 4 Wall Utility Building		Class:D,Pole	Quality:Low Cost
Height: 12 ft			
Description	Rate	Size	Cost New
Base Cost	4.27	2400	10,248
Default Walls	5.41	2400	12,984
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Depr. Cost =	18,586
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 =			17,285

Total Estimated True Cash Value of Agricultural Buildings

=

23,716

2026 Est. T.C.V. 009-014-009-00	=	426,348
Est. TCV/Total Floor Area = 242.66, Most recent sale 10/03/2008 for 115,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
177,300 177,300 177,300 103,255 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 35,900 0 0 2,787 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
213,200 213,200 213,200 106,042 106,042 106,042		

009-014-009-212026 Est. T.C.V.KITCHEN RICHARD & ADELINE FAMILY
Property Class: 1012213 S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

COMBINED ON 12/04/2025 FROM 009-014-009-20, 009-014-008-95;
SEC 14 T22N R8W (6*2001) W 1/2 OF NW 1/4 LYING S OF FORMER RR R/W EXC BEG AT
INTERSECTION OF FORMER RR R/W & W LINE SEC 14 TH S 200 FT, E PAR WITH RR R/W
270FT, N 200 FT TO S LINE RR R/W W'LY ALONG RR R/W 270 FT TO POB & EXC BEG
693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270 FT
TO POB & EXC W 1/2 OF SW 1/4 OF NW 1/4 & EXC THAT PART OF E 1/2 OF W 1/2 OF NW
1/4 LYING S OF S LINE OF FORMER RR/RW & N OF A LINE BEG 693.23 FT S OF NW COR OF
NW 1/4 TH E TO E LINE OF N 1/2 OF NW 1/4. AND SEC 14 T22N R8W THAT PART OF N
693.23 FT OF E 1/2 OF W 1/2 OF NW 1/4 LYING S OF A LINE BEG AT A PT 50 FT S OF S
LINE OF FORMER RR R/W ON W LINE OF E 1/2 OF W 1/2 OF NW 1/4, TH E'LY PARALLEL
WITH THE S LINE OF FORMER RR R/W TO THE E LINE OF W 1/2 OF NW 1/4.

Split/Comb. on 12/04/2025 completed 12/04/2025 TIM ;
Parent Parcel(s): 009-014-009-20, 009-014-008-95;
Child Parcel(s): 009-014-009-21;

Land Value Estimates for Land Table Ag 1 .A - Agriculture					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
AGRICULTRU 30 - 65 ACRES		25.56 Acres	3800	100	
AGRICULTRU SURPLUS 2600/		24.24 Acres	2600	100	
49.80 Total Acres					Total Est. Land Value =
					160,157

Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.			7.33	520 0	0
D/W/P: Crushed Rock			2.18	28 0	0
Residential Local Cost Land Improvements					
Description			Rate	Size % Good	Cash Value
LAND IMPROVE 2500			2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2007

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2280 SF Floor Area = 2280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,280		
			Total:	250,199	200,159
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	948
3 Fixture Bath			1	3,721	2,977
2 Fixture Bath			1	2,502	2,002
Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 100 Feet			1	5,415	4,332
Porches					
WPP			54	2,050	1,640
Deck					
Treated Wood			49	1,639	1,311
Treated Wood			120	2,776	2,221
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					

Parcel Number: 009-014-009-21		Page: 2	
Base Cost	787	26,695	21,356
Door Opener	2	935	748
Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	17,610	14,088
Built-Ins			
Appliance Allow.	1	1,897	1,518
Breezeways			
Frame Wall	140	8,232	6,586
Totals:		329,242	263,395
Notes:			
ECF (101 AGRICULTURE) 1.140 => TCV:		300,270	

2026	Est. T.C.V. 009-014-009-21				=	462,927
Est. TCV/Total Floor Area = 203.04						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	0	0	0	113,446	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	231,500	0	0	0	116,509	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	231,500	231,500	231,500	116,509	116,509	116,509

009-014-009-85
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRISENO BABETTA R
2175 S DICKERSON RD
LAKE CITY, MI 49651

SEC 14 T22N R8W (0*2001) BEG 693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270 FT TO POB. 1.4345A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	231.00	270.00	0.9646	0.9064	110 100	22,217
231 Actual Front Feet, 1.43 Total Acres Total Est. Land Value =						22,217

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.10	1000 0	0
Fencing: Wire Mesh, #11		3.26	3848 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

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

(11) Heating System: Forced Heat & Cool

Ground Area = 1352 SF Floor Area = 1352 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,352	
Total:			186,758	140,068
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,066
3 Fixture Bath		1	4,478	3,358
Water/Sewer				
1000 Gal Septic		1	4,689	3,517
Water Well, 100 Feet		1	5,734	4,300
Deck				
Treated Wood		112	2,694	2,020
Treated Wood		35	1,430	1,072
Treated Wood		10	448	336
Built-Ins				
Appliance Allow.		1	2,713	2,035
Carports				
Aluminum		550	7,860	5,895
Totals:			218,226	163,667

Notes: 1999 SKYLINE #45330269LAB

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 162,030

2026 Est. T.C.V. 009-014-009-85			=	186,747
Est. TCV/Total Floor Area = 138.13				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
73,000	73,000	73,000	41,477	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	20,400	0	0	1,119 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
93,400	93,400	93,400	42,596	42,596 42,596

009-014-009-902026 Est. T.C.V.MOLITOR DANIEL C & PAMELA

Property Class: 4012065 S DICKERSON RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 14 T22N R8W BEG AT INTERSECTION W SEC LINE AND S LINE FORMER RR R/W TH S
200 FT, E PAR WITH RR R/W 270 FT, N 200 FT TO S LINE RR R/W, W'LY ALONG RR R/W
270 FT TO POB.1.2397A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	242.87	270.00	0.9526	0.9064	110 100	23,068
200 Actual Front Feet, 1.64 Total Acres Total Est. Land Value =						23,068

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	1200	50	1,620
Total Estimated Land Improvements True Cash Value =				1,620

Cost Est. for Res. Bldg: 1Single FamilyBOCA/STATECls DBlt 1994

(11) Heating System: Forced Air w/o Ducts

Ground Area = 1680 SF Floor Area = 1680 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,680	
Total:			172,479	129,359
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	741
3 Fixture Bath		1	3,128	2,346
Water/Sewer				
1000 Gal Septic		1	4,109	3,082
Water Well, 100 Feet		1	5,150	3,862
Deck				
Treated Wood		160	3,298	2,473
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	18,657	13,993
Common Wall: 1 Wall		1	-2,227	-1,670
Class: D Exterior: Pole (Unfinished)				
Base Cost		960	18,499	13,874
Built-Ins				
Appliance Allow.		1	1,607	1,205
Breezeways				
Frame Wall		144	7,481	5,611
Totals:			233,169	174,876

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:215,097

2026 Est. T.C.V. 009-014-009-90					=	239,785
Est. TCV/Total Floor Area = 142.73, Most recent sale 08/01/2006 for 103,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
102,900	102,900	102,900	45,174	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,000	0	0	1,219	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-014-009-90

Page: 2

119,900	119,900	119,900	46,393	46,393	46,393

009-014-010-002026 Est. T.C.V.STRYNSKI KIMBERLY & STRYNSKI LOIS

Property Class: 4017931 W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 14 T22N R8W NW 1/4 OF NW 1/4 OF NW 1/4 LYING N OF RR. 2.75 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	668.00	179.33	0.7397	0.8183	110	100	44,476
668 Actual Front Feet, 2.75 Total Acres					Total Est. Land Value =		44,476

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1016	0	0
D/W/P: Asphalt Paving	3.10	1900	0	0
D/W/P: Patio Blocks	15.58	96	0	0
Wood Frame	22.54	480	50	5,409
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				10,409

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1532 SF Floor Area = 1532 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,040	
1 Story	Siding	Mich Bsmnt.	492	
Total:			212,974	131,480

Other Additions/Adjustments			
Basement, Outside Entrance, Below Grade	1	2,727	1,636

Plumbing			
Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Water/Sewer			
1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches			
WCP (1 Story)	144	6,723	4,034
WCP (1 Story)	164	7,405	4,443

Deck			
Treated Wood	152	3,330	1,998
w/Roof (Roof portion)	180	3,022	1,813

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	780	29,500	17,700
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	1	527	316

Built-Ins			
Appliance Allow.	1	2,713	1,628

Fireplaces			
Interior 1 Story	1	5,235	3,141
Wood Stove	1	2,503	1,502

Parcel Number: 009-014-010-00

Page: 2

Breezeways			
Frame Wall	129	6,770	4,062
Totals:	293,291	175,975	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 216,449

2026 Est. T.C.V. 009-014-010-00				=	271,334
Est. TCV/Total Floor Area = 177.11, Most recent sale 06/11/2025 for 185,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
116,100	116,100	116,100	81,122	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,600	0	54,578	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
135,700	135,700	135,700	83,312	135,700	135,700

009-014-011-002026 Est. T.C.V.STRZYNSKI KIMBERLY & STRZYNSKI LOIS
Property Class: 402W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 14 T22N R8W FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4 OF NW 1/4 EXC BEG
237.84 FT S OF NW COR SEC 14, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT TO POB.
1.4188A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	83.00	802.97	1.2459	1.1903	110	100		13,540	
83 Actual Front Feet, 1.53 Total Acres Total Est. Land Value =								13,540	

2026 Est. T.C.V. 009-014-011-00 = 13,540									
Est. TCV/Total Floor Area = 8.84, Most recent sale 09/15/2017 for 129,842									
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM				
5,500	5,500	5,500	2,934		2.70				
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment		Losses		
0	1,300	0	0		3,866		0		
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT		
6,800	6,800	6,800	3,013		6,800		6,800		

009-014-011-952026 Est. T.C.V.

CONTINENTAL TELEPHONE CO

Property Class: 2012051 S DICKERSON RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 14 T22N R8W BEG 237.84 FT S OF NW COR SEC 14, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT, TH S 84 DEG 10' W 83.43 FT, TH N 50.26 FT TO POB, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT TO POB. .0963A.

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL <2A M/L			0.09 Acres		18000	100		1,674
			0.09 Total Acres		Total Est. Land Value =			1,674

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1982

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: CQuality: Average

Stories: 1Story Height: 9Perimeter: 0

Base Rate for Upper Floors = 58.08

(10) Heating system: Package Heating & CoolingCost/SqFt: 19.94100%

Adjusted Square Foot Cost for Upper Floors = 78.02

Total Floor Area: 288Base Cost New of Upper Floors =22,470

Reproduction/Replacement Cost =22,470

Eff.Age:12Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0

Total Depreciated Cost =13,707

ECF (201A GENERAL COMMERCIAL)1.640 => TCV of Bldg: 1 =22,479

Replacement Cost/Floor Area= 78.02Est. TCV/Floor Area= 78.05

Total Estimated True Cash Value of Commercial/Industrial Buildings =22,479

2026 Est. T.C.V. 009-014-011-95=0

Est. TCV/Total Floor Area = 0.00

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

009-014-012-00	2026 Est. T.C.V.	KITCHEN BENJAMIN C & HELEN
Property Class: 101		2689 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
NW1/4 OF THE SW1/4 S14T22NR8W LAKE TOWNSHIP MISSAUKEE COUNTY 40A M/L SPLIT 3/7/2015 2015-01438 & 2015-01440 SPLIT TO 009-014-012-25, -55, -65		
FORMERLY. SEC 14 T22N R8W SW 1/4 EXC E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 & EXC W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 140A.		
EXEMPT SPLIT OF > 40A CHILDS (2) & TRANSFER LOT LINE TO ADJ PIN (2)		
Land Value Estimates for Land Table Ag 1 .A - Agriculture		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES	36.25 Acres 3800 100	137,750
AGRICULTRU UNTILLABLE	2.75 Acres 3200 100	8,800
AGRICULTRU ROW	1.00 Acres 0 100	0
	40.00 Total Acres Total Est. Land Value =	146,550
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Wood Frame	21.01 320 50	3,361
	Total Estimated Land Improvements True Cash Value =	3,361
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1920		
(11) Heating System: Forced Air w/ Ducts Ground Area = 972 SF Floor Area = 972 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1+ Story	Siding Basement 672	
1 Story	Siding Crawl Space 300	
	Total: 138,626	76,243
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,185	652
Water/Sewer		
1000 Gal Septic	1 4,386	2,412
Water Well, 50 Feet	1 3,344	1,839
Garages		
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	720 25,121	13,817
Common Wall: 1 Wall	1 -2,421	-1,332
Built-Ins		
Appliance Allow.	1 1,897	1,043
Deck		
Treated Wood	24 1,052	579
	Totals: 173,190	95,253
Notes:		
	ECF (101 AGRICULTURE) 1.230 => TCV:	117,161

Ag. Bld 1 1972, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost
Height: 10 ft		
Description	Rate	Size Cost New
Base Cost	4.41	1410 6,218
Default Walls	5.59	1410 7,882

Parcel Number: 009-014-012-00

Page: 2

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50

Depr. Cost = 7,050

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 5,288

Total Estimated True Cash Value of Agricultural Buildings

= 5,288

2026 Est. T.C.V. 009-014-012-00 = 272,360

Est. TCV/Total Floor Area = 280.21, Most recent sale 10/15/2019 for 150,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

116,100 116,100 116,100 36,873 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 20,100 0 0 995 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

136,200 136,200 136,200 37,868 37,868 37,868

009-014-012-25	2026 Est. T.C.V.	KITCHEN KODI W
Property Class: 102		7506 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

NE 1/4 OF THE SW 1/4 ND ALSO HE E 15 A OF THE SE 1/4 OF THE SW 1/4 OF SECTION
14T22NR8W LAKE TOWNSHIP MISSAUKE COUNTY MICHIGAN 55A M/L
3/7/2015 EXEMPT SPLIT 2015-01438 FROM 014-012-00

3/7/2015 2015-01438 QC EXEMPT SPLIT FROM 09-014-012-00 55A M/L

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES		37.50 Acres			3800 100	142,500
AGRICULTRU SURPLUS 2600/		5.12 Acres			2600 100	13,312
AGRICULTRU INFERIOR		12.00 Acres			1400 100	16,800
AGRICULTRU ROW		0.38 Acres			0 100	0
		55.00 Total Acres			Total Est. Land Value =	172,612

2026 Est. T.C.V. 009-014-012-25					=	172,612
Est. TCV/Total Floor Area = 177.58						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,300	74,300	74,300	36,431	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	983	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,300	86,300	86,300	37,414	37,414	37,414	

009-014-012-552026 Est. T.C.V.COBB MICHAEL JR & KATE
Property Class: 4017618 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 14 T22N R8W (2*2015) E 990 FT OF SE 1/4 OF SW 1/4 EXC E 495 FT THOF. 15A.
SPLIT/COMBINED ON 05/08/2015 FROM 009-014-012-00;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		15.00	Acres	5600	100	84,000
		15.00	Total Acres	Total Est.	Land Value =	84,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
OUTDOOR FURNACE	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2016

(11) Heating System: Forced Heat & Cool, Wood Furnace Add-On
Ground Area = 1754 SF Floor Area = 1754 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,754		
Total:			288,363	265,273	

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 2,727 2,509

Plumbing				
Average Fixture(s)	1	1,422	1,308	
3 Fixture Bath	1	4,478	4,120	

Water/Sewer				
2000 Gal Septic	1	9,318	8,573	
Water Well, 50 Feet	1	3,344	3,076	

Porches				
WCP (1 Story)	144	6,723	6,185	
WPP	286	5,363	4,934	

Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener	1	527	485	
Base Cost	1600	37,840	34,813	

Built-Ins				
Appliance Allow.	1	2,713	2,496	

Deck				
w/Roof (Roof portion)	480	7,205	6,629	
w/Roof (Roof portion)	480	7,205	6,629	
Totals:			377,228	347,030

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv: 426,847

2026 Est. T.C.V. 009-014-012-55					=	513,222
Est. TCv/Total Floor Area = 292.60						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
220,200	220,200	220,200	139,148	2.70		

Parcel Number: 009-014-012-55

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	36,400	0	0	3,756	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	256,600	256,600	256,600	142,904	142,904	142,904

009-014-012-70
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KITCHEN THOMAS A & KORETTA
W KELLY RD
LAKE CITY, MI 49651

SEC 14 T22N RBW (1*2025) N 1/2 OF SW 1/4 OF SW 1/4 EXC E 1/2 OF E 1/2 THOF. 15A
SPLIT ON 04/23/2024 FROM 009-014-012-65;

Split/Comb. on 04/23/2024 completed 04/23/2024 TIM ;
Parent Parcel(s): 009-014-012-65;
Child Parcel(s): 009-014-012-70, 009-014-012-75;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 8 - 17 Acres		14.50 Acres			3800 100	55,100
AGRICULTRU ROW		0.50 Acres			0 100	0
		15.00 Total Acres			Total Est. Land Value =	55,100

2026 Est. T.C.V. 009-014-012-70					=	55,100
Est. TCV/Total Floor Area = 31.41						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
23,200	23,200	23,200	9,934		2.70	
2026 New Eq. Adjustment		Loss	Additions		Tax Adjustment	Losses
0	4,400	0	0		268	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
27,600	27,600	27,600	10,202		10,202	10,202

009-014-012-75
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KITCHEN THOMAS A & KORETTA
W KELLY RD
LAKE CITY, MI 49651

SEC 14 T22N RBW (0*2025) S 1/2 OF SW 1/4 OF SW 1/4 EXC E 1/2 OF E 1/2 THOF.
15A.
SPLIT ON 04/23/2024 FROM 009-014-012-65;

Split/Comb. on 04/23/2024 completed 04/23/2024 TIM ;
Parent Parcel(s): 009-014-012-65;
Child Parcel(s): 009-014-012-70, 009-014-012-75;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
			* Factors *		660'X990'	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 8 - 17 Acres		14.25 Acres		3800	100	54,150
AGRICULTRU ROW		0.75 Acres		0	100	0
		15.00 Total Acres	Total Est. Land Value =		54,150	

2026 Est. T.C.V. 009-014-012-75 = 54,150						
Est. TCV/Total Floor Area = 30.87						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
22,800	22,800	22,800	9,934		2.70	
2026 New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses
0	4,300	0		268		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,100	27,100	27,100	10,202	10,202	10,202	

03/24/2026
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Valuation Report

DB: Lake2026

009-014-012-85	2026 Est. T.C.V.	KITCHEN THOMAS A & LORETTA M
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>20@	\$3800	10.00 Acres	3800	100		38,000
		10.00 Total Acres	Total Est. Land Value =			38,000

2026 Est. T.C.V. 009-014-012-85	=	38,000
Est. TCV/Total Floor Area = 21.66		

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,500	18,500	18,500	7,788	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	210	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,000	19,000	19,000	7,998	7,998	7,998

009-014-012-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KITCHEN THOMAS A & LORETTA M
7770 W KELLY RD
LAKE CITY, MI 49651

. SEC 14 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100	56,000
		10.00	Total Acres			Total Est. Land Value =	56,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	28.69	80 50	1,147
Total Estimated Land Improvements True Cash Value =			1,147

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1364 SF Floor Area = 1364 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,364	
			Total:	160,678 104,441

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	770	
2 Fixture Bath	1	2,502	1,626	
Water/Sewer				
1000 Gal Septic	1	4,386	2,851	
Water Well, 100 Feet	1	5,415	3,520	
Deck				
Treated Wood	310	5,199	3,379	
Treated Wood	96	2,355	1,531	
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost	384	10,836	7,043	
No Concrete Floor	384	-2,300	-1,495	
Class: D Exterior: Pole (Unfinished)				
Base Cost	3200	59,904	38,938	
No Concrete Floor	3200	-17,472	-11,357	
Class: CD Exterior: Pole (Unfinished)				
Base Cost	2112	44,753	29,089	
No Concrete Floor	2112	-12,651	-8,223	
Built-Ins				
Appliance Allow.	1	1,897	1,233	
	Totals:	266,687	173,346	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 213,216

2026 Est. T.C.V. 009-014-012-90				=	270,363
Est. TCV/Total Floor Area = 198.21					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
118,200	118,200	118,200	75,971	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,000	0	0	2,051	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-014-012-90

Page: 2

135,200	135,200	135,200	78,022	78,022	78,022

009-014-013-00
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DUTCHMAN PROPERTIES LLC
S GREEN RD
LAKE CITY, MI 49651

. SEC 14 T22N R8W N 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 66 - 120 Acres		48.00 Acres			3800 100	182,400
AGRICULTRU SURPLUS 2600/		31.00 Acres			2600 100	80,600
AGRICULTRU ROW		1.00 Acres			0 100	0
80.00 Total Acres			Total Est. Land Value =			263,000

2026 Est. T.C.V. 009-014-013-00 = 263,000						
Est. TCV/Total Floor Area = 192.82, Most recent sale 04/16/2012 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
112,500	112,500	112,500	38,556		2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	19,000		0	1,041	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,500	131,500	131,500	39,597	39,597	39,597	

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Valuation Report

DB: Lake2026

009-014-014-00	2026 Est. T.C.V.	PEARSON JOHN L & MARIA J
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 14 T22N R8W SW 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES		28.00 Acres			3800 100	106,400
AGRICULTRU SURPLUS 2600/		12.00 Acres			2600 100	31,200
		40.00 Total Acres			Total Est. Land Value =	137,600

2026 Est. T.C.V. 009-014-014-00	=	137,600

Est. TCV/Total Floor Area = 100.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
58,600	58,600	58,600	32,948	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	10,200	0	0	889	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,800	68,800	68,800	33,837	33,837	33,837

009-014-015-00
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DUTCHMAN PROPERTIES LLC
W KELLY RD
LAKE CITY, MI 49651

. SEC 14 T22N R8W W 1/2 OF SE 1/4 OF SE 1/4. 20 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
AGRICULTRU 8 - 17 Acres			8.00 Acres		3800	100	30,400
AGRICULTRU SURPLUS 2600/			12.00 Acres		2600	100	31,200
			20.00 Total Acres	Total Est. Land Value =		61,600	

2026 Est. T.C.V. 009-014-015-00							=	61,600
Est. TCV/Total Floor Area = 45.16, Most recent sale 01/20/2006 for 62,000								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
26,600	26,600		26,600		12,104		2.70	
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses
	0	4,200	0		0	326		0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-		PRE/MBT
30,800	30,800		30,800		12,430	12,430		12,430

009-014-017-00
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ARLENE PROPERTIES LLC
S GREEN RD
LAKE CITY, MI 49651

S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250FT OF S170FT THEREOF SEC 14 T22N R8W 4.0243
SPLIT ON 12/23/2010 INTO 009-014-017-90;
SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.

HISOTRY-SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250 FT OF S 170 FT THOF. 4.0243A. 2010 PARCEL 009-014-017-00 SPLIT ON 12/23/2010

Split/Comb. on 12/23/2010 completed 12/23/2010 Polly TAXPAYER REQUEST;
Parent Parcel(s): 009-014-017-00;
Child Parcel(s): 009-014-017-90;

PARCEL # 2: 57-009-033-006-79
RANCH HOUSE ON CRAWL SPACE.
THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC 33 T22N R8W, .67 ACRES + OR -.
PARCEL # 3: 57-009-033-006-70
BACK PARCEL WITH 2 DUPLEXES.
THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.
PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.
PARCEL # 3 IS OWNED BY THE HICKS.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 3 -7 Acres		3.59 Acres	3800	100		13,646
AGRICULTRU ROW		0.43 Acres	0	100		0
		4.02 Total Acres	Total Est. Land Value =			13,646

2026 Est. T.C.V. 009-014-017-00					=	13,646
Est. TCV/Total Floor Area = 10.00, Most recent sale 12/19/2009 for 50,778						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,700	5,700	5,700	4,360		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100		0	0	117	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
6,800	6,800	6,800	4,477	4,477		0

009-014-017-90

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PIOTROWSKI MARK

2980 S GREEN RD

LAKE CITY, MI 49651

E 250FT OF S 170FT OF SE /14 OF SE 1/4 SEC 14 T22N R8W

SPLIT ON 12/23/2010 FROM 009-014-017-00;
FROM SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.

HISTORY-SEC 14 T22N R8W E 250 FT OF S 170 FT OF SE 1/4 OF SE 1/4. .9757A. 2010
Split of 009-014-017-00 on 12/23/2010

MLS 1820817 REMODELED 2 BEDROOM AND 1 BATH HOME. ROOF, WINDOWS, FURNACE, DRYWALL
SUB FLOORS AND FLOORING, OAK KITCHEN CABINETS, CEDAR WOOD CEILINGS IN THE
KITCHEN, COUNTER TOPS, STAINLESS STEEL APPLIANCES, LED LIGHT FIXTURES, OAK TRIM,
OAK RAISED PANEL DOORS, STRUCTURAL SUPPORT IN BASEMENT, CHAIN LINK FENCE, AND
THE WATER TANK WAS UPDATED IN 2009.

Split/Comb. on 12/23/2010 completed 12/23/2010 Polly TAXPAYER REQUEST;
Parent Parcel(s): 009-014-017-00;
Child Parcel(s): 009-014-017-90;

PARCEL # 2: 57-009-033-006-79
RANCH HOUSE ON CRAWL SPACE.
THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW
X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC
33 T22N R8W, .67 ACRES + OR -.
PARCEL # 3: 57-009-033-006-70
BACK PARCEL WITH 2 DUPLEXES.
THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE
X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.
PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.
PARCEL # 3 IS OWNED BY THE HICKS.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	250.00	170.00	0.9457	0.8074	110	100		20,999
250 Actual Front Feet, 0.98 Total Acres								20,999
Total Est. Land Value =								

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1921

(11) Heating System: Forced Air w/ Ducts
Ground Area = 863 SF Floor Area = 863 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	735		
1 Story	Siding	Crawl Space	128		
Total:				113,322	80,442

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	770
Water/Sewer			
1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches					
WGEP (1 Story)	90	8,717	5,666		
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost	600	14,724	3,681	*25% Good	
No Concrete Floor	600	-3,594	-899		
Built-Ins					
Appliance Allow.	1	1,897	1,233		
Totals:		143,981	89,134		
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			109,635		

Ag. Bld 1		0, 4 Wall Barn, General Purpose		Class:D,Pole	Quality:Average
Height: 10 ft					
Description		Rate	Size	Cost New	
Base Cost		24.48	1200	29,376	
Default Walls		8.63	1200	10,356	
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5				Depr. Cost =	6,953
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =					6,466
Total Estimated True Cash Value of Agricultural Buildings			=	6,466	

2026 Est. T.C.V. 009-014-017-90				=	138,050	
Est. TCV/Total Floor Area = 159.97, Most recent sale 11/05/2019 for 106,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
59,400	59,400	59,400		46,433	2.70	
2026 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	9,600	0		0	1,253	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
69,000	69,000	69,000		47,686	47,686	47,686

009-014-018-00	2026 Est. T.C.V.	HILL STACEY R
Property Class: 401		2830 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 14 T22N R8W S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/FF	330.00 660.00 0.8823 1.1334 110 100	36,300
330 Actual Front Feet, 5.00 Total Acres	Total Est. Land Value =	36,300
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: Asphalt Paving	2.89 1800 0	0
Fencing: Wire Mesh, #11	3.20 400 0	0
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00 1 100	1,000
Total Estimated Land Improvements True Cash Value =		1,000
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1992		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1440 SF Floor Area = 1440 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Building Areas		
Stories Exterior Foundation	Size Cost New Depr. Cost	
1 Story Siding Crawl Space	1,440	
Total:	168,287 126,214	
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,185	889
2 Fixture Bath	1 2,502	1,876
Water/Sewer		
1000 Gal Septic	1 4,386	3,289
Water Well, 50 Feet	1 3,344	2,508
Built-Ins		
Appliance Allow.	1 1,897	1,423
Garages		
Class: CD Exterior: Pole (Unfinished)		
Base Cost	1144 24,241	18,181
Totals:	205,842 154,380	
Notes:		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv:		189,887
2026 Est. T.C.V. 009-014-018-00 = 227,187		
Est. TCv/Total Floor Area = 157.77		
2025 Assessed MBOR S.E.V.	Base for Cap IRM	
96,300 96,300 96,300	34,290 2.70	
2026 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 17,300 0	0 925 0	
2026 Assessed MBOR S.E.V.	Capped ->Taxable<- PRE/MBT	
113,600 113,600 113,600	35,215 35,215 35,215	

009-014-019-002026 Est. T.C.V.PEDLAR JACK W
Property Class: 4012800 S GREEN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 14 T22N R8W N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	330.00	662.00	0.8823	1.1342	110	100	36,327
330 Actual Front Feet, 5.01 Total Acres Total Est. Land Value =							36,327

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	1122 0	0
Wood Frame		24.86	120 94	2,804
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				4,704

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

(11) Heating System: Electric Baseboard
Ground Area = 1120 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Basement	1,120	
Total:			193,981	126,087
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	770
Water/Sewer				
1000 Gal Septic		1	4,386	2,851
Water Well, 50 Feet		1	3,344	2,174
Porches				
WCP (1 Story)		192	7,428	4,828
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	21,439	13,935
Common Wall: 1 Wall		1	-2,421	-1,574
Built-Ins				
Appliance Allow.		1	1,897	1,233
Breezeways				
Frame Wall		240	14,112	9,173
Totals:			245,351	159,477

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 196,157

2026 Est. T.C.V. 009-014-019-00					=	237,188
Est. TCV/Total Floor Area = 141.18						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
100,400	100,400	100,400	61,421	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,200	0	0	1,658	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,600	118,600	118,600	63,079	63,079	63,079	

009-014-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HILL STACEY R
2870 S GREEN RD
LAKE CITY, MI 49651

. SEC 14 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 2.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	165.00	660.00	1.0493	1.1334	110	100	21,584
165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =							21,584

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1981

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

Building Areas

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

Plumbing					
3 Fixture Bath			1	-4,478	-3,135

Garages

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)					
Base Cost			1920	70,426	49,298
Class: C Exterior: Pole (Unfinished)					
Base Cost			176	6,503	4,552
Class: C Exterior: Pole (Unfinished)					
Base Cost			216	7,981	5,587
			Totals:	80,432	56,302

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 69,251

2026 Est. T.C.V. 009-014-020-00				=	90,835
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/26/2016 for 0					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
39,900	39,900	39,900	28,453	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	768	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,400	45,400	45,400	29,221	29,221	0

009-015-002-002026 Est. T.C.V.BORSUM DEBRA & BORSUM EMILY
Property Class: 102DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 15 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 & S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 EXC BEG 700 FT W OF SE COR TH N295FT, W 295FT, S 295FT, E295FT TO POB. 13.022A.
SPLIT ON 5/28/2020 PART TO 009-015-002-90
FORMERLY . SEC 15 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 & S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 15A.

Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ;
Parent Parcel(s): 009-015-002-00;
Child Parcel(s): 009-015-002-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU SURPLUS	2600/	8.00 Acres	2600	100		20,805
AGRICULTRU UNTILLED	3200	5.00 Acres	3200	100		16,000
13.00 Total Acres			Total Est. Land Value =			36,805

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	19.51	200 25	975
Total Estimated Land Improvements True Cash Value =			975

2026 Est. T.C.V. 009-015-002-00		=	37,780
Est. TCV/Total Floor Area = 0.00			
2025 Assessed	MBOR	S.E.V.	Base for Cap
16,700	16,700	16,700	5,527
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	2,200	0	149
2026 Assessed	MBOR	S.E.V.	Capped
18,900	18,900	18,900	5,676
			->Taxable<-
			PRE/MBT
			5,676

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-015-002-25

2026 Est. T.C.V.

BORSUM DEBRA

Property Class: 401

2540 S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 15 T22N R8W (9*TRACT*2020) NE 1/4 OF SE 1/4 & N 1/2 OF SE 1/4 OF SE 1/4.

60A.

ADD OLD BARN FOR 2009.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	60.00	Acres	3800	100			228,000
		60.00	Total Acres				Total Est. Land Value =	228,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	144	94	893
Total Estimated Land Improvements True Cash Value =				893

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D

Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = 800 SF Floor Area = 800 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	800		
Total:				108,605	65,164

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

988

593

Water/Sewer

1000 Gal Septic

1

4,109

2,465

Water Well, 50 Feet

1

3,344

2,006

Porches

WCP (1 Story)

147

5,523

3,314

Deck

Treated Wood

128

2,848

1,709

Garages

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

Base Cost

336

11,474

6,884

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

Base Cost

720

21,542

12,925

Class: D Exterior: Pole (Unfinished)

Base Cost

768

15,452

9,271

Built-Ins

Appliance Allow.

1

1,607

964

Breezeways

Frame Wall

189

9,819

5,891

Unit-in-Place Cost Items

BARN

500

505

227

*45% Good

Totals:

185,816

111,413

Notes:

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

137,038

Parcel Number: 009-015-002-25

Page: 2

2026 Est. T.C.V. 009-015-002-25							=	365,931
Est. TCV/Total Floor Area = 457.41								
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM			
	170,500	170,500	170,500	69,137	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	12,500	0	0	1,866	0		
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
	183,000	183,000	183,000	71,003	71,003	71,003		

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-015-002-90	2026 Est. T.C.V.	BORSUM EMILY
Property Class: 401		2424 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 15 T22N R8W BEG 700 FT W OF SE COR OF THE NE 1/4 OF SEC 15 T22N R8W TH
N295FT, W 295FT, S 295FT, E295FT TO POB. 1.9978A.
SPLIT ON 05/08/2020 FROM 009-015-002-00;

2020 LAND DIVISION ACCESS "EXISTING EASEMENT NORTH SIDE 200 YARDS TO WOODLINE"

Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ;
Parent Parcel(s): 009-015-002-00;
Child Parcel(s): 009-015-002-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * 295'X295'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	2.00 Acres		9000	100		17,982
			2.00 Total Acres				Total Est. Land Value =	17,982

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2358	50	8,206
Wood Frame	22.96	360	50	4,133
Total Estimated Land Improvements True Cash Value =				12,339

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

(11) Heating System: Electric Baseboard
Ground Area = 2392 SF Floor Area = 2392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,392		
			Total:	336,879	333,511

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,960

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866
2 Fixture Bath	1	2,996	2,966

Water/Sewer

2000 Gal Septic	1	9,318	9,225
Water Well, 100 Feet	1	5,734	5,677

Porches

CCP (1 Story)	187	5,230	5,178

Garages

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

Base Cost	576	23,910	23,671
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	1	527	522

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 397,076 393,107

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 483,521

Parcel Number: 009-015-002-90

Page: 2

2026	Est. T.C.V. 009-015-002-90				=	513,842	
Est. TCV/Total Floor Area = 214.82							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	219,900	219,900	219,900	180,640	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	37,000	0	0	4,877	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	256,900	256,900	256,900	185,517	185,517	185,517	

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-015-003-00

2026 Est. T.C.V.

MOLITOR DON & BETTY

Property Class: 401

2400 S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 15 T22N R8W N 1/2 OF SE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 25 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000	25.00 Acres			5000	100		125,000
		25.00 Total Acres					Total Est. Land Value =	125,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	3000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls CD

Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1416 SF Floor Area = 1884 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	936		
1 Story	Siding	Crawl Space	160		
1 Story	Siding	Crawl Space	320		
Total:			214,712	136,560	*56% Good

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	160	6,554	4,260
WCP (1 Story)	288	9,124	5,931

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	840	16,573	10,772
Door Opener	1	415	270
Base Cost	840	16,573	10,772
Base Cost	1216	22,764	14,797
Appliance Allow.	1	1,897	1,233

Notes:

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

236,180

2026 Est. T.C.V. 009-015-003-00

=

363,605

Est. TCV/Total Floor Area = 193.00

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-015-003-00

Page: 2

	148,200	148,200	148,200	87,980	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	33,600	0	0	2,375	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	181,800	181,800	181,800	90,355	90,355	90,355

009-015-006-002026 Est. T.C.V.MISSAUKEE COUNTY ROAD COMMISSION

Property Class: 402

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 15 T22N R8W N 20 FT OF FORMER RR R/W LYING ACROSS NE 1/4 OF NW 1/4 & RIGHT OF WAY FOR JENNINGS RD.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		0.00	Total Acres		Total Est.	Land Value =	0
2026 Est. T.C.V. 009-015-006-00					=		0
Est. TCV/Total Floor Area = 0.00							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
0	0	0	0		2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-015-007-002026 Est. T.C.V.ATEN EDWARD
Property Class: 4012155 S BLODGETT RD
Map #:LAKE TOWNSHIPLake City, MI 49651

SEC 15 T22N R8W (0*1998) BEG 1581.5 FT N OF W 1/4 COR TH N 412.29FT, S 86 DEG
54'50"E 240.84 FT, N 96.94 FT, S 86 DEG 54'50"E 264.89 FT, S 482 FT W 505 FT TO
POB. 5.21A.

98 SPLIT TO 007-10,20,30,35,40,45,& 50 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	435.53	550.46	0.8232	1.0831	110 100	42,715
412 Actual Front Feet, 5.65 Total Acres					Total Est. Land Value =	42,715

Cost Est. for Res. Bldg: 1Mobile HomeHUDCls GoodBlt 1999

(11) Heating System: Wall Furnace
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1120		
Total:				87,726	48,249
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			188	2,316	1,274
Plumbing					
Average Fixture(s)			1	1,293	711
3 Fixture Bath			1	3,780	2,079
Water/Sewer					
1000 Gal Septic			1	5,433	2,988
Water Well, 100 Feet			1	6,387	3,513
Built-Ins					
Appliance Allow.			1	3,899	2,144
Totals:				110,834	60,958
Notes: 1999 MH (2161 S BLODGETT)					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				57,301	

Cost Est. for Res. Bldg: 2Mobile HomeHUDCls AverageBlt 1990					
(11) Heating System: Wall Furnace Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74					
Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
Total:				61,935	45,832
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,969	1,457
Plumbing					
Average Fixture(s)			1	1,010	747
3 Fixture Bath			1	2,944	2,179
Water/Sewer					
1000 Gal Septic			1	4,689	3,470

Parcel Number: 009-015-007-00		Page: 2	
Water Well, 100 Feet	1	5,734	4,243
Built-Ins			
Appliance Allow.	1	2,713	2,008
	Totals:	80,994	59,936
Notes: 2155 S BLODGETT			
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:		56,340	

2026 Est. T.C.V. 009-015-007-00		=	156,356
Est. TCV/Total Floor Area = 74.46, Most recent sale 04/01/2003 for 65,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
63,000	63,000	63,000	45,591
			IRM
			2.70
2026	New Eq.	Adjustment	Loss
	0	15,200	0
			Additions
			0
			Tax Adjustment
			1,230
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
78,200	78,200	78,200	46,821
			->Taxable<-
			46,821
			PRE/MBT
			0

009-015-007-10
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRONSON PEGGY
8757 W JENNINGS RD
LAKE CITY, MI 49651

2013-01433 WD The East 66 feet of theW 1/2 of NW 1/4 of Section 15, T22N,R8W., lying North ofthe South right of way line of the foRMeCadillac & Lake City Railroad right of way and South of Jennings Road, EXCEPT all that parcel described in Liber 261, page 848, Missaukee County Records. AND Parcel A-2, as shown in Book of Surveys S-3, page 489 to 492 inclusive, Missaukee County Records. (Being a part of W 1/2 of NW 1/4 of Section 15, T22N, R8W.) Including a 66 foot wide easement for ingress, egress and utilities lying adjacent to and 66 feet Northerly of a line described as: Commencing atthe W 1/4 coRNeR of Section 15, T22N,R8W., Thence North 1581.5 feet along the West line of said Section 15, to the point of beginning; Thence East 505 feet to the point of ending.

FORMERLY DESCRIBED AS: SEC 15 T22N R8W (0*1998) BEG 1581.5 FT N & 505 FT E OF W 1/4 COR TH N 482 FT, S 67 DEG 21'E 51.72 FT, S 86 DEG 54'50"E 238.44 FT, S 0 DEG 10'45" E 79.61 FT, S 86 DEG 54'50"E 535 FT, S 0 DEG 01'45"W 340.83 FT, W 820.12 FT TO POB ALSO E 66 FT OF THAT PART OF W 1/2 OF NW 1/4 LYING N'LY OF S LINE OF FORMER RR R/W & S OF JENNINGS ROAD. 8.57A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		8.57 Acres		5600	100	47,992
		8.57 Total Acres		Total Est.	Land Value =	47,992

Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.			8.17	720 0	0
D/W/P: 3.5 Concrete			6.58	248 0	0
D/W/P: 3.5 Concrete			6.58	192 0	0
Wood Frame			22.54	576 50	6,491
Residential Local Cost Land Improvements					
Description			Rate	Size % Good	Cash Value
LAND IMPROVE 5000			5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =					11,241

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
			Total:	187,503	159,362
Other Additions/Adjustments					
	Recreation Room		1072	20,336	10,168
	Basement, Outside Entrance, Below Grade		1	2,727	2,318
Plumbing					
	Average Fixture(s)		1	1,422	1,209
	3 Fixture Bath		2	8,956	7,613
	Separate Shower		1	1,310	1,113
Water/Sewer					
	1000 Gal Septic		1	4,689	3,986
	Water Well, 100 Feet		1	5,734	4,874
Porches					
	WCP (1 Story)		48	3,193	2,714
	CCP (1 Story)		40	1,327	1,128

3/24/2026 12:38 PM		Valuation Report		DB: Lake2026	
Parcel Number: 009-015-007-10			Page: 2		
WPP		96	3,010	2,558	
Deck					
Treated Wood		96	2,414	2,052	
Balcony					
Wood Balcony		96	4,193	3,564	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		696	33,018	28,065	
Common Wall: 1 Wall		1	-2,589	-2,201	
Door Opener		1	527	448	
Class: C Exterior: Pole (Unfinished)					
Base Cost		768	19,776	16,810	
Door Opener		1	527	448	
Built-Ins					
Appliance Allow.		1	2,713	2,306	
Totals:			300,786	248,535	
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			305,698		

2026 Est. T.C.V. 009-015-007-10		=	364,931
Est. TCV/Total Floor Area = 330.55, Most recent sale 06/05/2014 for 148,500			
2025 Assessed	MBOR	S.E.V.	Base for Cap
158,600	158,600	158,600	96,657
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	23,900	0	0
			2,609
			0
2026 Assessed	MBOR	S.E.V.	Capped
182,500	182,500	182,500	99,266
			->Taxable<-
			99,266
			PRE/MBT
			99,266

009-015-007-202026 Est. T.C.V. ALLPRO RENT LLC

Property Class: 4012235 S BLODGETT RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 15 T22N R8W BEG 1371.5 FT N OF W 1/4 COR TH N210 FT, E 505 FT, S 210 FT, W 505 FT TO POB. 2.4346 A
ON 1/27/21 SPLIT PART TO 009-014-007-22
FORMERLY SEC 15 T22N R8W (0*1998) BEG 1371.5 FT N OF W 1/4 COR TH N 210 FT, E 1325.12 FT, S 0 DEG 01'45"W 630 FTW 819.8 FT, N 420 FT, W 505 FT TO POB. 14.29A.

Split/Comb. on 01/27/2021 completed 01/27/2021 TIM ;
Parent Parcel(s): 009-015-007-20;
Child Parcel(s): 009-015-007-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	210.00	505.00	0.9879	1.0600	110	100	24,189
210 Actual Front Feet, 2.44 Total Acres Total Est. Land Value =							24,189

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	624	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Duplex 1S Cls C Blt 2002
Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1132 SF Floor Area = 1132 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,132		
			Total:	290,138	116,054

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	2	2,845	2,276	
3 Fixture Bath	1	4,478	3,582	

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

Porches				
WCP (1 Story)	80	4,468	3,574	

Deck				
Treated Wood	257	4,703	3,762	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	364	21,003	16,802	
Common Wall: 2 Wall	1	-5,177	-4,142	
Door Opener	1	527	422	

Built-Ins				
Appliance Allow.	2	5,426	4,341	

Totals: 387,530 310,018

Notes: DUPLEX

Parcel Number: 009-015-007-20

Page: 2

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:						306,918
2026 Est. T.C.V. 009-015-007-20						= 332,057
Est. TCV/Total Floor Area = 146.67, Most recent sale 11/01/2001 for 12,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,500	125,500	125,500	103,167	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	40,500	0	0	2,785	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
166,000	166,000	166,000	105,952	105,952	0	

009-015-007-22
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BROWNS TREE FARM LLC
2235 S BLODGETT RD
LAKE CITY, MI 49651

BEG 1371.5 FT N & 505 FT E OF W 1/4 COR TH N 210 FT, E 820.12 FT, S 0 DEG
01'45"W 630 FT, W819.8FT, N 420 FT TO POB SEC 15 T22N R8W 11.8554 A
SPLIT ON 01/27/2021 FROM 009-015-007-20

Split/Comb. on 01/27/2021 completed 01/27/2021 TIM ;
Parent Parcel(s): 009-015-007-20;
Child Parcel(s): 009-015-007-22;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 18 - 29 Acres		8.86 Acres	3800	100		33,649
AGRICULTRU SURPLUS 2600/		3.00 Acres	2600	100		7,800
		11.86 Total Acres	Total Est. Land Value =			41,449

2026 Est. T.C.V. 009-015-007-22 = 41,449						
Est. TCV/Total Floor Area = 18.31						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
17,600	17,600	17,600	12,245		2.70	
2026 New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses	
0	3,100	0		330	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,700	20,700	20,700	12,575	12,575	12,575	

03/24/2026
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Valuation Report

DB: Lake2026

009-015-007-30
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WISMER ANN
S BLODGETT RD
LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) BEG 1161.5 FT N OF W 1/4 COR TH N 210 FT E 505 FT, S
210 FT, W 505 FT TO POB. 2.43A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	210.00	505.00	0.9879	1.0600	110	100		24,189
210 Actual Front Feet, 2.44	Total Acres				Total Est. Land Value =			24,189

2026 Est. T.C.V. 009-015-007-30 = 24,189

Est. TCV/Total Floor Area = 10.68, Most recent sale 07/01/1998 for 4,750

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
9,900	9,900	9,900	5,760	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	0	155	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,100	12,100	12,100	5,915	5,915	0

009-015-007-352026 Est. T.C.V.KLINE PHYLLIS & WISMER ANN

Property Class: 4012265 S BLODGETT RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) BEG 951.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	210.00	505.00	0.9879	1.0600	110	100		24,189	
210 Actual Front Feet, 2.44 Total Acres								Total Est. Land Value =	24,189

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATECls CD Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1352 SF Floor Area = 1352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	159,461	143,515

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,185	1,066	
3 Fixture Bath		1	3,721	3,349	
Water/Sewer					
1000 Gal Septic		1	4,386	3,947	
Water Well, 100 Feet		1	5,415	4,873	
Deck					
Treated Wood		160	3,371	3,034	
Treated Wood		50	1,650	1,485	
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		768	23,478	21,130	
Class: C Exterior: Pole (Unfinished)					
Base Cost		960	23,434	21,091	
Built-Ins					
Appliance Allow.		1	1,897	1,707	
Breezeways					
Frame Wall		64	3,763	3,387	
			Totals:	231,761	208,584

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 256,558

2026 Est. T.C.V. 009-015-007-35					=	281,697
Est. TCV/Total Floor Area = 208.36, Most recent sale 07/01/1998 for 4,750						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
118,400	118,400	118,400	51,443	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-015-007-35

Page: 2

	0	22,400	0	0	1,388	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	140,800	140,800	140,800	52,831	52,831	52,831

03/24/2026
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Valuation Report

DB: Lake2026

009-015-007-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAMONT MARY
2337 S BLODGETT RD
LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) PCL E OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-3 PG
489 DESC AS: BEG 741.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505
FT TO POB. 2.43A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	201.00	505.00	0.9988	1.0600	110	100		23,408
201 Actual Front Feet, 2.33 Total Acres								Total Est. Land Value = 23,408

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	1000	50	1,090
D/W/P: 4in Concrete	6.47	320	50	1,035
D/W/P: 4in Concrete	6.47	795	50	2,572
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				5,955

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2024

(11) Heating System: Forced Heat & Cool
Ground Area = 1288 SF Floor Area = 1288 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,288		
Total:				179,894	178,093

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,173
3 Fixture Bath	1	3,721	3,684

Water/Sewer

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

Porches

WCP (1 Story)	220	8,065	7,984

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	935	926
Base Cost	1200	25,428	25,174

Built-Ins

Appliance Allow.	1	1,897	1,878

Fireplaces

Wood Stove	1	2,107	2,086

Deck

Treated Wood	24	1,052	1,041
w/Roof (Roof portion)	320	4,374	4,330
Totals:		238,459	236,072

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 290,369

2026 Est. T.C.V. 009-015-007-40 = 319,732

Est. TCV/Total Floor Area = 248.24, Most recent sale 08/01/2022 for 27,500

Parcel Number: 009-015-007-40

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	116,500	116,500	116,500	114,910	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	21,700	21,700	0	21,700	3,102	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	159,900	159,900	159,900	139,712	139,712	139,712

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-015-007-45
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAMONT MARY
S BLODGETT RD
LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) BEG 531.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	210.00	505.00	0.9879	1.0600	110	100		24,189
210 Actual Front Feet, 2.44	Total Acres			Total Est. Land Value =				24,189

2026 Est. T.C.V. 009-015-007-45 = 24,189

Est. TCV/Total Floor Area = 18.78, Most recent sale 08/01/2022 for 27,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,900	9,900	9,900	8,335	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	225	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,100	12,100	12,100	8,560	8,560	8,560

009-015-007-50
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BROWN WESLEY D
S BLODGETT RD
LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) BEG 321.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, N 420 FT, E 411.20 FT, S 630 FT, W 916.20 FT TO POB. 8.3817A.
Split on 05/16/2007 into 009-015-007-65;

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-015-007-50;
Child Parcel(s): 009-015-007-65;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 8 - 17 Acres		8.38 Acres	3800	100		31,844
		8.38 Total Acres	Total Est. Land Value =			31,844

2026 Est. T.C.V. 009-015-007-50					=	31,844
Est. TCV/Total Floor Area = 24.72						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
13,400	13,400	13,400	13,400	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,500	0	0	361	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	13,761	13,761	13,761	

009-015-007-652026 Est. T.C.V.BROWN WESLEY D

Property Class: 4012425 S BLODGETT RD

Map #:LAKE TOWNSHIPLake City, MI 49651

SEC 15 T22N R8W BEG 321.65 FT N & 916.2 FT E OF W/4 COR, TH N 630 FT, E 408.60 FT, W 408.28 FT TO POB.
SPLIT ON 05/16/2007 FROM 009-015-007-50;

ALLPRO TECHNOLOGY BUSINESS OCCUPIES SPACE IN THE HOUSE.

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-015-007-50;
Child Parcel(s): 009-015-007-65;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	408.00	630.00	0.8367	1.1203	110	100	42,069
408 Actual Front Feet, 5.90 Total Acres Total Est. Land Value =							42,069

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	33.08	48	50	794
D/W/P: Crushed Rock	2.48	500	50	620
D/W/P: Patio Blocks	18.85	400	50	3,770
D/W/P: 4in Ren. Conc.	10.25	35	50	179
D/W/P: 4in Ren. Conc.	10.25	1352	50	6,929
Pool: Concrete	112.33	555	100	62,343
Metal Prefab	21.47	300	50	3,220
Metal Prefab	22.41	200	50	2,241
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
OUTDOOR FURNACE	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				82,471

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 2007

(11) Heating System: Radiant (in-floor), Air Conditioning
Ground Area = 2490 SF Floor Area = 4034 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding	Basement	1,466	
1 Story	Siding	Basement	160	
1 Story	Siding	Basement	864	
1 Story	Siding	Overhang	444	
Total:			668,563	554,907
Other Additions/Adjustments				
Recreation Room			1200	32,172 26,703
Exterior				
Brick Veneer			1076	21,251 17,638
Basement, Outside Entrance, Below Grade			1	3,813 3,165
Plumbing				
Average Fixture(s)			1	2,094 1,738
3 Fixture Bath			2	13,171 10,932
2 Fixture Bath			1	4,412 3,662
Water/Sewer				
1000 Gal Septic			1	5,433 4,509
Water Well, 200 Feet			1	11,938 9,909

Parcel Number: 009-015-007-65

Page: 2

Porches				
CCP	(1 Story)	72	2,827	2,346
WCP	(1 Story)	160	9,389	7,793
WGEP	(1 Story)	72	9,893	8,211
WPP		60	3,073	2,551
CCP	(1 Story)	72	2,827	2,346

Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		888	50,003	41,502
Common Wall: 1.5 Wall		1	-4,507	-3,741
Door Opener		2	1,317	1,093
Class: BC Exterior: Pole (Finished)				
Door Opener		2	1,317	1,093
Base Cost		2968	118,245	98,143

Built-Ins				
Appliance Allow.		1	3,899	3,236

Fireplaces				
Exterior 2 Story		1	10,141	8,417

Deck				
w/Roof (Roof portion)		800	16,376	13,592

Totals:

987,647

819,745

Notes:

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

1,008,286

2026 Est. T.C.V. 009-015-007-65					=	1,132,826
Est. TCV/Total Floor Area = 280.82						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
491,800	491,800	491,800	279,897	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	74,600	0	7,557	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
566,400	566,400	566,400	287,454	287,454	287,454	

03/24/2026
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Valuation Report

DB: Lake2026

009-015-007-70
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SWANSON SCOTT & BRANDY
8909 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 15 T22N R8W THAT PART OF W 1/2 OF NW 1/4 LYING S OF JENNINGS RD & N OF N
LINE FORMER RR R/W EXC W 250 FT THOF & EXC BEG AT NE COR LYING S OF JENNINGS RD
W'LY ALONG HWY 535 FT S TO RR R/W E TO E LINE OF W 1/2 OF NW 1/4 N TO POB EXC
JENNINGS RD LIBER 261 PG 854. APP 5A.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	279.60	778.97	0.9197	1.1813	110	100		33,413
280 Actual Front Feet, 5.00 Total Acres								Total Est. Land Value = 33,413

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = 945 SF Floor Area = 945 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	945		
Total:				135,303	81,181

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

CCP (1 Story)	120	3,205	1,923
WCP (1 Story)	120	5,254	3,152
Foundation: Shallow	120	-967	-580

Garages

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

Base Cost	960	27,965	16,779

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Deck

Treated Wood	816	10,143	6,086

Totals:

	197,312	118,386

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 145,615

Ag. Bld 1 1950, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost

Height: 10 ft

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
92,900	92,900	92,900	47,547	47,547	47,547

009-015-007-85
Property Class: 101
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BROWN WESLEY D
2447 S BLODGET RD
Lake City, MI 49651

SEC 15 T22N RSW (3*2025) BEG AT W 1/4 POST, TH N 321.5 FT, E 505 FT, S 475 FT, W 505 FT, N 153.5 FT TO POB. 5.5068A.
SPLIT ON 04/29/2024 FROM 009-015-007-80;

Growing Christmas trees. MH is migrant housing approved by the State annually per Mrs. Brown 4-17-07. Chg 24x60 Roof Structure to PB for 08.

Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;
Parent Parcel(s): 009-015-007-80;
Child Parcel(s): 009-015-007-85, 009-015-007-88;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 3	-7 Acres		5.51 Acres		3800 100	20,927
		5.51	Total Acres		Total Est.	Land Value = 20,927

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 0

(11) Heating System: Wall Furnace
Ground Area = 756 SF Floor Area = 756 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	756		
			Total:	49,005	17,152
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Built-Ins					
Appliance Allow.			1	2,713	950
			Totals:	60,761	21,266
Notes:					
			ECF (101 AGRICULTURE) 0.940 => TCV:		19,990

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 14 Perimeter: 196

Base Rate for Upper Floors = 29.57

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.75 100%
Adjusted Square Foot Cost for Upper Floors = 33.32

Total Floor Area: 2,400 Base Cost New of Upper Floors = 79,968
Reproduction/Replacement Cost = 79,968
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 28,788

Parcel Number: 009-015-007-85

Page: 2

ECF (101 AGRICULTURE)0.750 => TCV of Bldg: 1 =21,591

Replacement Cost/Floor Area= 33.32Est. TCV/Floor Area= 9.00

Cost Estimates for Commercial/Industrial Building/Section: 2Built 0

Description of Occupancy: 1 WALL W/ROOF

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 10Perimeter: 0

Base Rate for Upper Floors = 22.11

Adjusted Square Foot Cost for Upper Floors = 22.11

Total Floor Area: 1,440Base Cost New of Upper Floors =31,838

Reproduction/Replacement Cost =31,838

Eff.Age:25Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost =19,103

ECF (101 AGRICULTURE)0.750 => TCV of Bldg: 2 =14,327

Replacement Cost/Floor Area= 22.11Est. TCV/Floor Area= 9.95

Total Estimated True Cash Value of Commercial/Industrial Buildings =35,918

2026 Est. T.C.V. 009-015-007-85				=	76,835	
Est. TCV/Total Floor Area = 16.72						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	30,000	30,000	30,000	30,000	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,400	0	0	810	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	38,400	38,400	38,400	30,810	30,810	30,810

009-015-007-88
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LEWIS MARK
S BLODGET RD
Lake City, MI 49651

SEC 15 T22N RBW BEG 153.5 FT S OF W 1/4 POST, TH S 75 FT, E 505 FT, N 75 FT, W
505 FT TO POB .8695A.
SPLIT ON 04/17/2024 FROM 009-015-007-80;

Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;
Parent Parcel(s): 009-015-007-80;
Child Parcel(s): 009-015-007-85, 009-015-007-88;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	75.00	505.30	1.2779	1.0602	110	100	11,177
75 Actual Front Feet, 0.87 Total Acres			Total Est. Land Value =				11,177

2026 Est. T.C.V. 009-015-007-88				=	11,177
Est. TCV/Total Floor Area = 2.43					
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM
4,600	4,600	4,600	4,600		2.70
2026 New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
0	1,000	0		124	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,600	5,600	5,600	4,724	4,724	4,724

009-015-007-902026 Est. T.C.V.ATEN EDWARD
Property Class: 4012111 S BLODGETT RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 15 T22N R8W FORMER C & LC RR R/W LYING ACROSS NW 1/4OF NW 1/4 EXC E
1079.17 FT THOF. .5521A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	100.00	240.00	1.1892	0.8801	110	100	11,513
100 Actual Front Feet, 0.55 Total Acres					Total Est. Land Value =		11,513

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	20.84	160 35	1,167
Total Estimated Land Improvements True Cash Value =			1,167

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1988

(11) Heating System: Forced Warm Air
Ground Area = 1036 SF Floor Area = 1036 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1036		
Total:				67,722	23,703
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			180	2,110	738
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			320	14,470	5,064
Built-Ins					
Appliance Allow.			1	2,713	950
Totals:				96,058	33,619

Notes: 1988 REDMAN

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 31,602

2026 Est. T.C.V. 009-015-007-90				=	44,282
Est. TCV/Total Floor Area = 42.74					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,000	18,000	18,000	11,158	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	301	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,100	22,100	22,100	11,459	11,459	0

03/24/2026		Valuation Report				DB: Lake2026	
12:38 PM							
009-015-008-00		2026 Est. T.C.V.		PLAMP TERRY ALLEN			
Property Class: 401				8821 W JENNINGS RD			
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651			
. SEC 15 T22N R8W BEG ON S R/W LINE OF JENNINGS RD 375 FT W OF E LINE OF W 1/2							
OF NW 1/4 TH S TO S LINE OF FORMER RR R/W W 160 FT ON SAID S LINE N TO RD R/W E							
TO POB. .5576A.							
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
A 200' @ 110/FF	160.00	137.00	1.0574	0.7650	110 100	14,237	
160 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =	14,237	
Land Improvement Cost Estimates							
Description					Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.					8.17	533 0	0
Wood Frame					35.03	64 50	1,121
Residential Local Cost Land Improvements							
Description					Rate	Size % Good	Cash Value
LAND IMPROVE 2500					2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =							3,621
Cost Est. for Res. Bldg: 1 Single Family HUD				Cls C	Blt 1986		
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 1104 SF Floor Area = 1104 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
Building Areas							
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost	
1 Story	Siding	Piers		1,104			
				Total:	128,588	90,012	
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)				1	1,422	995	
Water/Sewer							
1000 Gal Septic				1	4,689	3,282	
Water Well, 50 Feet				1	3,344	2,341	
Deck							
Treated Wood				140	3,160	2,212	
Treated Wood				30	1,297	908	
Treated Wood				20	896	627	
Garages							
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				672	26,665	18,665	
Door Opener				1	527	369	
Built-Ins							
Appliance Allow.				1	2,713	1,899	
Fireplaces							
Wood Stove				1	2,503	1,752	
				Totals:	175,804	123,062	
Notes:							
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:					121,831		
2026 Est. T.C.V. 009-015-008-00				=	139,689		
Est. TCV/Total Floor Area = 126.53, Most recent sale 08/30/2019 for 77,500							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
58,100	58,100	58,100	43,574	2.70			

Parcel Number: 009-015-008-00

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		11,700	0	0	1,176	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	69,800		69,800	69,800	44,750	44,750	44,750

009-015-009-002026 Est. T.C.V.BARKLEY DUSTYN

Property Class: 4018801 W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 15 T22N R8W E 357.09 FT OF THAT PART OF W 1/2 OF NW 1/4LYING N OF S LINE OF
FORMER RR R/W & S OF JENNINGS RD EXC JENNINGS RD LIBER261 PG 848 EXC E'/Y 66 FT
THOF. .9363A.(4*1999)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	93.00	440.28	1.2110	1.0243	110	100		12,689	
93 Actual Front Feet, 0.94 Total Acres					Total Est. Land Value =			12,689	

Cost Est. for Res. Bldg: 1Mobile HomeHUD

Cls LowBlt 1979

(11) Heating System: Wall Furnace
Ground Area = 798 SF Floor Area = 798 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	700		
Addition	Siding	Crawl	98		
Total:				43,888	15,361
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			148	1,652	578
Plumbing					
Average Fixture(s)			1	783	274
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 50 Feet			1	3,344	1,170
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			432	10,070	3,524
Built-Ins					
Appliance Allow.			1	1,607	562
Totals:				65,453	22,907
Notes: 1979 LIBERTY					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:					21,533

2026 Est. T.C.V. 009-015-009-00				=	34,222	
Est. TCV/Total Floor Area = 42.88, Most recent sale 02/15/2024 for 25,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
13,800	13,800	13,800		13,800	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	3,300	0		0	372	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
17,100	17,100	17,100		14,172	14,172	14,172

009-015-010-00	2026 Est. T.C.V.	RICHARDS SHANE C
Property Class: 401		8951 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 15 T22N R8W BEG AT NW COR OF W 1/2 OF NW 1/4 S OF HWY E'LY & PAR WITH HWY 250 FT S TO RR R/W W'LY ALONG RR TO SEC LINE N TO BEG. 1.6 A.		
POVERTY EXEMPTION RENEWED BY 3-05 BOR AND BY 3-06 BOR. NO CHANGES REQUIRED TO OUR RECORDS PER DAWN. TWP TREASURER CAN FORGIVE TAXES.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	250.00	278.78
250 Actual Front Feet,	1.60	Total Acres
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		Value
		23,763
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Wood Frame	35.03	64 50
Total Estimated Land Improvements	True	Cash Value =
		1,121
Cost Est. for Res. Bldg: 1 Mobile Home HUD		
	Cls Average	Blt 1986
(11) Heating System: Wall Furnace		
Ground Area = 938 SF Floor Area = 938 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		
Building Areas		
Type	Ext. Walls	Roof/Fnd.
Main Home	Siding	Comp.Shingle
		Size
		938
		Total:
		59,834
		20,941
Other Additions/Adjustments		
Skirting, Metal or Vinyl, Vertical	162	1,899
		665
Plumbing		
Average Fixture(s)	1	1,010
		353
Water/Sewer		
1000 Gal Septic	1	4,689
		1,641
Water Well, 50 Feet	1	3,344
		1,170
Deck		
Treated Wood	36	1,454
		800
		*55% Good
Built-Ins		
Appliance Allow.	1	2,713
		950
	Totals:	74,943
		26,520
Notes: 1986 REDMAN		
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:		
		24,929
2026 Est. T.C.V. 009-015-010-00		
	=	49,813
Est. TCV/Total Floor Area = 53.11		
2025 Assessed	MBOR	S.E.V.
20,200	20,200	20,200
		Base for Cap
		12,372
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	4,700	0
		Tax Adjustment
		334
		Losses
		0
2026 Assessed	MBOR	S.E.V.
24,900	24,900	24,900
		Capped
		12,706
		->Taxable<-
		12,706
		PRE/MBT
		0

009-015-012-00	2026 Est. T.C.V.	BARRON MITCHELL R
Property Class: 401		8910 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W THAT PART OF W 930 FT OF W 1/2 OF NW 1/4LYING N OF JENNINGS RD
EXC W 250 FT THEREOF. 4.88 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 3 - 7 @\$9000		4.88 Acres			9000 100	43,920
		4.88 Total Acres			Total Est. Land Value =	43,920

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	340 0	0
D/W/P: Asphalt Paving		3.10	2600 0	0
Wood Frame		26.54	154 35	1,430
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
		Total Estimated Land Improvements True Cash Value =		6,180

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1340 SF Floor Area = 1340 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,340	
			Total:	171,207 102,725
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 853
2 Fixture Bath			1	2,996 1,798
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			616	25,047 15,028
Common Wall: 1 Wall			1	-2,589 -1,553
Water/Sewer				
Public Sewer			1	1,465 879
Water Well, 100 Feet			1	5,734 3,440
Built-Ins				
Appliance Allow.			1	2,713 1,628
Fireplaces				
Exterior 1 Story			1	6,387 3,832
Local Cost Items				
SANITARY SEWER			1	0 0 *94% Good
			Totals:	214,382 128,630

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 158,215

2026 Est. T.C.V. 009-015-012-00		=	208,315
Est. TCV/Total Floor Area = 155.46, Most recent sale 02/22/2019 for 103,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
85,700	85,700	85,700	65,720 2.70
2026	New Eq. Adjustment	Loss	Additions Tax Adjustment Losses

Parcel Number: 009-015-012-00

Page: 2

	0	18,500	0	0	1,774	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	104,200	104,200	104,200	67,494	67,494	67,494

009-015-013-002026 Est. T.C.V.BARTIN CHRISTOPHER & LEEANN
Property Class: 4018992 W JENNINGS RD
Map #:LAKE TOWNSHIPLake City, MI 49651

2013-04382 ALL THAT PART OF THE WEST 250 FEET OF THE W 1/2 OF NW 1/4 OF SECTION 15, T22N, R8W., LYING NORTHERLY OF THE COUNTY ROAD.

FORMERLY ABBREVIATED AS SEC 15 T22N R8W W 250 FT OF THAT PART OF W 1/2 OF NW 1/4LYING N OF JENNINGS RD. 1.7992 A.

2013MLS" WITH AN OFFER ACCEPTABLE TO THE SELLER THEY WILL REPLACE THE ROOF PRIOR TO CLOSE."

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	186.00	419.21	1.0000	0.0000	110	100*		0	
Residentia 1 - 2.99@\$9000		1.79 Acres			9000	100		16,110	
* denotes lines that do not contribute to the total acreage calculation.									
186 Actual Front Feet, 1.79 Total Acres			Total Est. Land Value =				16,110		

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	2072 0	0
Wood Frame		39.19	25 50	490
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				2,990

Cost Est. for Res. Bldg: 1Single Family 1SCls C 5 Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1107 SF Floor Area = 1107 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,107	
			Total:	183,578 119,336
Other Additions/Adjustments				
Recreation Room			500	9,485 6,165
Basement, Outside Entrance, Below Grade			1	2,727 1,773
Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			1	4,478 2,911
Deck				
Treated Wood			591	8,120 5,278
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			504	19,585 12,730
Door Opener			2	1,054 685
Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	2,713 1,763
Local Cost Items				
SANITARY SEWER			1	0 0 *90% Good

Parcel Number: 009-015-013-00

Page: 2

Totals:

237,971

154,691

Notes:

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

190,270

2026	Est. T.C.V. 009-015-013-00				=	209,370	
Est. TCV/Total Floor Area = 189.13, Most recent sale 03/15/2017 for 101,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	90,500	90,500	90,500	61,989	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	14,200	0	0	1,673	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	104,700	104,700	104,700	63,662	63,662	63,662	

009-015-015-002026 Est. T.C.V.

Property Class: 401

Map #:LAKE TOWNSHIP

WILLIS CHARLOTTE M TRUST
8518 W KELLY RD
LAKE CITY, MI 49651

. SEC 15 T22N R8W E 1/2 OF SE 1/4 OF SW 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18	-29 @\$5000		20.00 Acres		5000 100	100,000
		20.00	Total Acres		Total Est. Land Value =	100,000

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

(11) Heating System: Space Heater
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	123,981	99,184

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	948

Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 50 Feet			1	3,344	2,675

Porches					
WGEP (1 Story)			192	14,195	12,350 *87% Good

Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	21,439	17,151
Common Wall: 1 Wall			1	-2,421	-1,937

Built-Ins					
Appliance Allow.			1	1,897	1,518

Unit-in-Place Cost Items					
BARN			3000	3,030	2,575 *85% Good
			Totals:	171,036	137,973

Notes: ARROW HOME

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 169,707

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 799 SF Floor Area = 799 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	799		
			Total:	100,815	55,448

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	652

Water/Sewer

Parcel Number: 009-015-015-00

Page: 2

1000 Gal Septic	1	4,386	2,412	
Water Well, 50 Feet	1	3,344	1,839	
Porches				
CPP	64	1,422	1,010	*71% Good
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	768	23,478	12,913	
Built-Ins				
Appliance Allow.	1	1,897	1,043	
	Totals:	136,527	75,317	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 92,640

Cost Est. for Res. Bldg: 3 Single Family 1S

Cls D Blt 0

(11) Heating System: Space Heater

Ground Area = 374 SF Floor Area = 374 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	374		
			Total:	47,456	26,100
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	543
Built-Ins					
Appliance Allow.			1	1,607	884
	Totals:			50,051	27,527

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 33,859

2026 Est. T.C.V. 009-015-015-00				=	396,206
Est. TCV/Total Floor Area = 179.04, Most recent sale 08/03/1995 for 0					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
164,200	164,200	164,200	90,930	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,900	0	2,455	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
198,100	198,100	198,100	93,385	93,385	60,700

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-015-016-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BARNES RONALD L
8908 W KELLY RD
LAKE CITY, MI 49651

. SEC 15 T22N R8W SW 1/4 OF SW 1/4 EXC NW 1/4 THEREOF & EXC E 495 FT THOF. 15A.

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.00 Acres			5600	100		84,000
		15.00 Total Acres					Total Est. Land Value =	84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	170	0	0
Wood Frame	19.46	206	50	2,004

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				2,954

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D

Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
Total:				130,418	78,251

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

CCP (1 Story)	112	2,754	1,652
CCP (1 Story)	170	4,010	2,406

Garages

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

Base Cost	660	18,302	10,981

Built-Ins

Appliance Allow.	1	1,607	964

Deck

w/Roof (Roof portion)	181	2,503	1,502

Totals:

	168,035	100,820

Notes:

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

124,009

2026 Est. T.C.V. 009-015-016-00

=

210,963

Est. TCV/Total Floor Area = 209.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
91,400	91,400	91,400	41,509	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,100	0	0	1,120	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,500	105,500	105,500	42,629	42,629	42,629

009-015-017-002026 Est. T.C.V.FOSTER CRAIG C & TRIM AMY N
Property Class: 4018850 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 15 T22N R8W E 495 FT OF SW 1/4 OF SW 1/4. 15A.

Terry Van Pelt deceased 8-6-04. Cert of Death @ L 04-0, P 3615.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		15.00	Acres	5600	100	84,000
		15.00	Total Acres		Total Est. Land Value =	84,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	480 0	0
Wood Frame		29.49	96 50	1,415
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =		2,365

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2018

(11) Heating System: Forced Heat & Cool

Ground Area = 1782 SF Floor Area = 1782 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,782	
			Total:	237,979 223,700
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,337
3 Fixture Bath			1	4,478 4,209
Water/Sewer				
1000 Gal Septic			1	4,689 4,408
Water Well, 100 Feet			1	5,734 5,390
Built-Ins				
Appliance Allow.			1	2,713 2,550
Porches				
WPP			9	468 440
WPP			9	468 440
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			1280	30,272 28,456
			Totals:	288,223 270,930

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 333,244

2026 Est. T.C.V. 009-015-017-00					=	419,609
Est. TCV/Total Floor Area = 235.47, Most recent sale 10/31/2008 for 70,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
181,500	181,500	181,500	89,995	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	28,300	0	0	2,429	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
209,800	209,800	209,800	92,424	92,424	92,424	

009-015-018-00	2026 Est. T.C.V.	SHERMAN DAVID P JR						
Property Class: 401		2835 S BLODGET RD						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 15 T22N R8W NW 1/4 OF SW 1/4 OF SW 1/4. 10 A.								
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres			5600	100		56,000
		10.00 Total Acres			Total Est.		Land Value =	56,000
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.					7.33	800	0	0
Wood Frame					23.09	168	95	3,685
Residential Local Cost Land Improvements								
Description					Rate	Size	% Good	Cash Value
LAND IMPROVE 1000					1,000.00	1	95	950
					Total Estimated Land Improvements		True Cash Value =	4,635
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE						Cls CD		Blt 1985
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 1120 SF Floor Area = 1120 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
Building Areas								
Stories	Exterior	Foundation			Size	Cost New		Depr. Cost
1 Story	Siding	Piers			1,120			
					Total:	113,563		79,494
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)					1	1,185		829
3 Fixture Bath					1	3,721		2,605
Water/Sewer								
1000 Gal Septic					1	4,386		3,070
Water Well, 50 Feet					1	3,344		2,341
Garages								
Class: CD Exterior: Pole (Unfinished)								
Base Cost					768	17,610		12,327
Built-Ins								
Appliance Allow.					1	1,897		1,328
					Totals:	145,706		101,994
Notes:								
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:								125,453
Ag. Bld 1 2015, No-Wall Utility Shed, 3 Wall					Class:D,Pole		Quality:Low Cost	
Height: 10 ft								
Description					Rate	Size		Cost New
Base Cost					4.31	312		1,345
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							Depr. Cost =	1,211
ECF (4012 RURAL METES & BOUNDS)					0.930 => TCV of Bldg: 1 =			1,126
Total Estimated True Cash Value of Agricultural Buildings							=	1,126
2026 Est. T.C.V. 009-015-018-00							=	187,214
Est. TCV/Total Floor Area = 167.16								
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM				

Parcel Number: 009-015-018-00

Page: 2

	85,700	85,700	85,700	28,351	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,900	0	0	765	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	93,600	93,600	93,600	29,116	29,116	29,116

009-015-019-002026 Est. T.C.V.

Property Class: 401RICHARDS BRIAN

Map #:LAKE TOWNSHIP2611 S BLODGETT RD
LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) BEG S 0 DEG 0'09"W 228.5 FT FROM W 1/4 COR TH E 505 FT, S 442.15 FT, N 88 DEG 56'20"W 505.12 FT, N 432.79 FT TO POB. 5.07A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	442.00	505.00	0.8202	1.0600	110 100	42,269
442 Actual Front Feet, 5.12 Total Acres					Total Est. Land Value =	42,269

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		27.96	120 50	1,677
Wood Frame		27.96	120 50	1,677
Total Estimated Land Improvements True Cash Value =				3,354

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1992

(11) Heating System: Wall Furnace

Ground Area = 1088 SF Floor Area = 1088 SF.

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

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1088		
			Total:	64,230	22,481
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,969	689
Plumbing					
3 Fixture Bath			1	2,944	1,030
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood			80	2,182	764
Built-Ins					
Appliance Allow.			1	2,713	950
Fireplaces					
Wood Stove			1	2,503	876
			Totals:	84,574	29,601

Notes: 1992 MANOR - HUD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

27,825

2026 Est. T.C.V. 009-015-019-00				=	73,448	
Est. TCV/Total Floor Area = 67.51, Most recent sale 04/20/2016 for 28,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,000	30,000	30,000	19,750	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	533	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,700	36,700	36,700	20,283	20,283	0	

009-015-019-352026 Est. T.C.V. LEWIS MARK
Property Class: 4012621 S BLODGET RD
Map #:LAKE TOWNSHIPLake City, MI 49651

EC 15 T22N R8W (2*2025) BEGS 0 DEG 0'09"W 661.29 FT & S 88 DEG 56'20"E 505.12 FT
FROM W 1/4 COR, TH N 992.15 FT, E 819.48 FT, SO DEG 01'45"W 345.77 FT, SO DEG
02'11"W 661.55 FT, N 88 DEG 56'20"W 819.02 FT TO POB EXC N 208 FT THOF.
14.8870A.
SPLIT ON 04/18/2024 FROM 009-015-019-30;

Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;
Parent Parcel(s): 009-015-019-30;
Child Parcel(s): 009-015-019-35, 009-015-019-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	14.89 Acres	5000	100		74,435
14.89 Total Acres Total Est. Land Value =						74,435

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	18.01	384	50	3,458
Wood Frame	19.78	192	50	1,899
Total Estimated Land Improvements True Cash Value =				5,357

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1991

(11) Heating System: Wall Furnace
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1216		
Total:				67,541	37,146
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			184	2,156	1,186
Plumbing					
3 Fixture Bath			1	2,944	1,619
Water/Sewer					
1000 Gal Septic			1	4,689	2,579
Water Well, 100 Feet			1	5,734	3,154
Porches					
WGEP (1 Story)			96	7,521	4,137
Foundation: Shallow			96	-866	-476
Totals:				89,719	49,345

Notes: 1991 16X76 FAIRMONT

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 46,384

2026 Est. T.C.V. 009-015-019-35				=	126,176
Est. TCV/Total Floor Area = 103.76					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
48,700	48,700	48,700	27,990	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,400	0	0	755	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,100	63,100	63,100	28,745	28,745	28,745

009-015-019-90
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WESLEY BROWN
S BLODGET RD
Lake City, MI 49651

SEC 15 T22N R8W (0*2025) N 208 FT OF BEGS 0 DEG 0'09"W 661.29 FT & S 88 DEG 56'20"E 505.12 FT FROM W 1/4 COR, TH N 992.15 FT, E 819.48 FT, SO DEG 01'45"W 345.77 FT, SO DEG 02'11"W 661.55 FT, N 88 DEG 56'20"W 819.02 FTTO POB. 3.9130A. SPLIT ON 04/18/2024 FROM 009-015-019-30;

Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;
Parent Parcel(s): 009-015-019-30;
Child Parcel(s): 009-015-019-35, 009-015-019-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>10@\$5000		0.46 Acres		5000	100	2,295
Residentia INFERIOR@\$1400		3.45 Acres		1400	100	4,836
		3.91 Total Acres			Total Est. Land Value =	7,131

2026 Est. T.C.V. 009-015-019-90 = 7,131						
Est. TCV/Total Floor Area = 5.86, Most recent sale 05/07/2024 for 35,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
3,300	3,300	3,300	3,300		2.70	
2026	New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
0	300	0	0		89	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
3,600	3,600	3,600	3,389		3,389	3,389

009-015-020-00	2026 Est. T.C.V.	ALDRICH ARNOLD
Property Class: 401		2675 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18	-29 @\$5000	20.00	Acres	5000	100	100,000
		20.00	Total Acres		Total Est. Land Value =	100,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	28.69	80 71	1,629
	Total Estimated Land Improvements True Cash Value =		1,629

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1492 SF Floor Area = 1492 SF.

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	992	
1 Story	Siding	Crawl Space	500	
		Total:	173,437	138,749
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	948
Water/Sewer				
1000 Gal Septic		1	4,386	3,509
Water Well, 50 Feet		1	3,344	2,675
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		576	16,451	13,161
Built-Ins				
Appliance Allow.		1	1,897	1,518
		Totals:	200,700	160,560

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 197,489

2026 Est. T.C.V. 009-015-020-00			=	299,118
Est. TCV/Total Floor Area = 200.48, Most recent sale 10/01/1999 for 40,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
121,900	121,900	121,900	73,129	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	27,700	0	0	1,974 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
149,600	149,600	149,600	75,103	75,103 75,103

009-015-022-002026 Est. T.C.V.BAUGHAN GERALD J & ADA M TRUST

Property Class: 4018206 W KELLY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 15 T22N R8W W 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100	36,300
330 Actual Front Feet, 5.00 Total Acres					Total Est. Land Value =		36,300

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		22.54	540 50	6,086
Wood Frame		32.09	81 50	1,299
Total Estimated Land Improvements True Cash Value =				7,385

Cost Est. for Res. Bldg: 1Mobile Home HUDCls AverageBlt 1970

(11) Heating System: Wall Furnace

Ground Area = 1236 SF Floor Area = 1236 SF.

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

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	516		
			Total:	89,445	31,305
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			84	984	344
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Porches					
WCP (1 Story)			144	5,920	2,072
WCP (1 Story)			60	3,345	1,171
Built-Ins					
Appliance Allow.			1	2,713	950
Deck					
w/Roof (Roof portion)			896	13,332	4,666
w/Roof (Roof portion)			312	4,721	1,652
Totals:				129,503	45,324

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:42,605

2026 Est. T.C.V. 009-015-022-00				=	86,290
Est. TCV/Total Floor Area = 69.81					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
35,500	35,500	35,500	17,067	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600	0	0	460	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,100	43,100	43,100	17,527	17,527	0

009-015-023-002026 Est. T.C.V.DULL LARRY M & MELANIE S

Property Class: 4018150 W KELLY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 15 T22N R8W E 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	330.73	663.81	0.8818	1.1350	110	100	36,413
331 Actual Front Feet, 5.04 Total Acres					Total Est. Land Value =		36,413

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements True Cash Value =				1,023

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 2010

(11) Heating System: Forced Air w/o Ducts
Ground Area = 728 SF Floor Area = 728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	448		
1 Story	Siding	Piers	280		
Total:				73,732	66,359
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	889
Water/Sewer					
1000 Gal Septic			1	4,109	3,698
Water Well, 50 Feet			1	3,344	3,010
Built-Ins					
Appliance Allow.			1	1,607	1,446
Carports					
Aluminum			624	7,600	6,840
Totals:				91,380	82,242

Notes: SHED CONVERTED TO DWELLING & 2016 POST & BEAM ADDITION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 101,158

2026 Est. T.C.V. 009-015-023-00				=	138,594	
Est. TCV/Total Floor Area = 190.38, Most recent sale 04/23/2010 for 27,800						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
59,900	59,900	59,900	36,206	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	977	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,300	69,300	69,300	37,183	37,183	37,183	

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-015-024-00

2026 Est. T.C.V.

ROUSE STEWART LOUIS

Property Class: 401

8126 W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 15 T22N R8W W 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet, 5.00 Total Acres								36,300
Total Est. Land Value =								36,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	500	0	0
Wood Frame	41.30	80	50	1,652
Wood Frame	40.41	84	50	1,697

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				4,289

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1982

(11) Heating System: Warm & Cool Air

Ground Area = 1354 SF Floor Area = 1354 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
Addition	Siding	Crawl	374		
Total:				118,759	41,565

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	146	1,799	630
Plumbing			
Average Fixture(s)	1	1,293	453
Water/Sewer			
1000 Gal Septic	1	5,433	1,902
Water Well, 50 Feet	1	3,351	1,173
Deck			
Pine w/Roof (Deck Portion)	80	1,849	647
Pine w/Roof (Roof portion)	80	1,953	684
Treated Wood	67	2,115	740
w/Roof (Roof portion)	1293	26,468	9,264
w/Roof (Roof portion)	84	2,040	714
Built-Ins			
Appliance Allow.	1	3,899	1,365
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	1152	21,565	7,548

Local Cost Items

GENERATOR	1	1	1	*100% Good
Totals:		190,525	66,686	

Notes: 1982 MARLETTE

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 62,685

2026 Est. T.C.V. 009-015-024-00 = 103,274

Est. TCV/Total Floor Area = 76.27, Most recent sale 01/01/2025 for 125,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	42,500	42,500	42,500	42,500	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,100	0	0	9,100	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	51,600	51,600	51,600	43,647	51,600	51,600

009-015-025-00	2026 Est. T.C.V.	RADEN JUDITH D
Property Class: 401		2960 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 15 T22N R8W E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	330.00	662.00	0.8823	1.1342	110	100	36,327
330 Actual Front Feet, 5.01 Total Acres Total Est. Land Value =							36,327

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		25.57	80 81	1,657
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,607

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 2001

(11) Heating System: Forced Air w/o Ducts
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
Total:				178,497	151,716

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	988	840
3 Fixture Bath		1	3,128	2,659

Water/Sewer				
1000 Gal Septic		1	4,109	3,493
Water Well, 50 Feet		1	3,344	2,842

Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		777	23,419	19,906

Built-Ins				
Appliance Allow.		1	1,607	1,366
Totals:			215,092	182,822

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 224,871

2026 Est. T.C.V. 009-015-025-00					=	263,805
Est. TCV/Total Floor Area = 169.11, Most recent sale 02/01/2001 for 10,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
111,900	111,900	111,900	45,303	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,000	0	0	1,223	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,900	131,900	131,900	46,526	46,526	46,526	

009-015-026-002026 Est. T.C.V.HILL LEWIS H

Property Class: 1018731 W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 15 T22N R8W (0*2007) E 1/2 OF NW 1/4 LYING S OF FORMER PENN RR R/W, ALSO FORMER PENN RR R/W LYING ACROSS NE 1/4 OF NW 1/4 EXC N 20 FT THOF, ALSO NE 1/4 OF SW 1/4, ALSO W 1/2 OF SE 1/4 OF SW 1/4. 122.4242A. Split on 10/09/2007 into 009-015-026-50;

SEVERAL OUT BLDGS..NO VALUE

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;
Parent Parcel(s): 009-015-026-00;
Child Parcel(s): 009-015-026-50;

05 COMBO 015-500-00, 015-006-30, 015-014-00 & 015-032-00 FOR 06
60 AC, 2.42 AC, 60 AC, 10.1 AC

Land Value Estimates for Land Table Ag 1 .A - Agriculture					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
AGRICULTRU SURPLUS 2600/	92.42 Acres	2600	100		Value
AGRICULTRU 30 - 65 ACRES	30.00 Acres	3800	100		240,292
	122.42 Total Acres	Total Est. Land Value =			114,000
					354,292

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	23.39	160	50	1,871
Wood Frame	20.05	1306	50	13,092
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				15,963

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

(11) Heating System: Wall/Floor Furnace
Ground Area = 1034 SF Floor Area = 1034 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Slab	1,034	Depr. Cost
			Total:	119,538
				77,699
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	770
Water/Sewer				
1000 Gal Septic		1	4,386	2,851
Water Well, 100 Feet		1	5,415	3,520
Porches				
CCP (1 Story)		214	5,350	3,477
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		288	9,063	5,891
Class: C Exterior: Pole (Unfinished)				
Door Opener		1	527	343
Base Cost		1536	36,326	23,612
Built-Ins				
Appliance Allow.		1	1,897	1,233
Deck				

Parcel Number: 009-015-026-00			Page: 2
w/Roof (Roof portion)	192	2,903	1,887
	Totals:	186,590	121,283
Notes:			
ECF (101 AGRICULTURE) 1.230 => TCV:			149,178

2026 Est. T.C.V. 009-015-026-00			=	519,433
Est. TCV/Total Floor Area = 502.35				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
226,800	226,800	226,800	178,129	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	32,900	0	4,809	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
259,700	259,700	259,700	182,938	182,938

009-015-026-502026 Est. T.C.V.HILL SHARON K
Property Class: 1018366 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 15 T22N R8W (16*2007) W 1/2 OF SE 1/4 ALSO SW 1/4 OF NE 1/4 ALSO PCL A AS
SHOWN IN BOOK OF SURVEYS S-1 P 320-321. 130.1A.
Split on 10/09/2007 from 009-015-026-00;

ADD PC GRG MISSING FROM ROLL, CONCRETE PORCH & SLAB FOR 2010.

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;
Parent Parcel(s): 009-015-026-00;
Child Parcel(s): 009-015-026-50;

Land Value Estimates for Land Table Ag 1 .A - Agriculture							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
AGRICULTRU 121 - 400 Acres	89.10	Acres	3400	100			302,940
AGRICULTRU SURPLUS 2600/	23.00	Acres	2600	100			59,800
AGRICULTRU INFERIOR	18.00	Acres	1400	100		WETLANDS	25,200
	130.10	Total Acres			Total Est.	Land Value =	387,940

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.66	640	0	0
D/W/P: 4in Concrete	6.11	160	0	0
Wood Frame	19.30	249	50	2,403
Wood Frame	19.55	219	50	2,140
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,493

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1982

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1537 SF Floor Area = 1537 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,537	
Total:			182,718	118,768
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	642
3 Fixture Bath		1	3,128	2,033
Water/Sewer				
1000 Gal Septic		1	4,109	2,671
Water Well, 50 Feet		1	3,344	2,174
Porches				
CPP		127	2,118	1,377
CPP		110	1,872	1,217
Built-Ins				
Appliance Allow.		1	1,607	1,045
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost		1554	29,091	18,909
Totals:			228,975	148,836
Notes:				

Parcel Number: 009-015-026-50

Page: 2

ECF (101 AGRICULTURE) 1.140 => TCV:

169,673

Ag. Bld 10, 4 Wall Utility Building

Class:D,Pole

Quality:Average

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	9.68	2048	19,825
Default Walls	6.70	2048	13,722

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Depr. Cost = 15,096

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 11,322

Total Estimated True Cash Value of Agricultural Buildings

= 11,322

2026 Est. T.C.V. 009-015-026-50

= 574,428

Est. TCV/Total Floor Area = 373.73						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
259,700	259,700	259,700	166,288	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,500	0	0	4,489	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
287,200	287,200	287,200	170,777	170,777	170,777	

009-015-027-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HILLS SANDRA NICCOLE
S JENNINGS RD
LAKE CITY, MI 49651

. SEC 15 T22N R8W THAT PART OF NW 1/4 OF NE 1/4 LYING N OF JENNINGS RD & W OF A
LINE COMM AT 1/4 COR COM TO SEC 10 & 15 TH S 0 DEG 11' 36" W 454.02 FT TO N R/W
LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W
263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10'46"
W 120.22 FT TO POE. APP. 3 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 1 -	2.99@	\$9000	3.00 Acres	9000	100	27,000
			3.00 Total Acres		Total Est. Land Value =	27,000

2026 Est. T.C.V. 009-015-027-00 = 27,000						
Est. TCV/Total Floor Area = 17.57						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
13,500	13,500	13,500	4,501		2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	121	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,500	13,500	13,500	4,622	4,622	0	

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-015-028-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GREENFIELD VICTORIA &

8442 W JENNINGS RD

Lake City, MI 49651

. SEC 15 T22N R8W BEG AT INTERSECTION OF N SEC LINE & MEANDER LINE ON W SIDE OF SAPPHIRE LAKE TH W ON SEC LINE 37.87 FT S 12 DEG 33' 25" E 167.68 FT S 3 DEG 25' 25" W 236.21 FT N 83 DEG 38' 45" E 189.89 FT N 3 DEG 40' 55" W 255.78 FT NW'LY ALONG MEANDER LINE TO POB EXC THAT PART LYING W'LY OF A LINE COMM AT 1/4 COR COM TO SEC 10 & 15 S 0 DEG 11' W 454.02 FT TO N R/W LINE JENNINGS RD TH N 84 DEG 23'55" E 482.07 FT N 0 DEG 08'12" W 264.04 FT N 36 DEG 49'23" W 73.38 FT N 17 DEG 42'28" W 74.35 FT N 10 DEG 44'20" E 121.33 FT TO POE. APP. 1 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	130.00	335.08	0.7157	1.5269	1800 100	255,727
130 Actual Front Feet, 1.00 Total Acres						Total Est. Land Value = 255,727

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Wood Frame	24.86	120	50	1,491
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,932

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1948

(11) Heating System: Space Heater

Ground Area = 496 SF Floor Area = 496 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	496		
Total:				62,567	37,541

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	160	9,939	5,963

Garages

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

Base Cost	280	11,878	7,127

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Deck

w/Roof (Roof portion)	64	1,108	665

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

95,289

57,174

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

97,195

Parcel Number: 009-015-028-00

Page: 2

2026	Est. T.C.V. 009-015-028-00				=	356,854	
Est. TCV/Total Floor Area = 719.46							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	157,000	157,000	157,000	73,290	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	21,400	0	0	1,978	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	178,400	178,400	178,400	75,268	75,268	0	

009-015-029-002026 Est. T.C.V. REISNER JOHN A & ELIZABETH A TRUST

Property Class: 4018371 W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 15 T22N R8W THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF
JENNINGS RD. EXCEPT W 66 FT THEREOF. 6.99 Ac. M/L.
Exempt Split on 07/01/2008 into 009-015-029-99;

Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-015-029-00;
Child Parcel(s): 009-015-029-99; (Adjacent Owner)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 3 - 7 @\$9000		6.99	Acres		9000	100	62,910
		6.99	Total Acres		Total Est.	Land Value =	62,910

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	230	50	800
Wood Frame	25.37	182	50	2,308
Wood Frame	35.03	64	50	1,121
Total Estimated Land Improvements True Cash Value =				4,229

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,296	
Total:				166,058 107,960

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches			
WSEP (1 Story)	200	10,706	6,959
WCP (1 Story)	40	2,880	1,872
WPP	30	1,656	1,076
WPP	64	2,551	1,658

Deck			
Treated Wood	400	6,284	4,085

Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	1020	24,572	15,972

Built-Ins			
Appliance Allow.	1	2,713	1,763

Carports			
Aluminum	1376	19,663	12,781

Totals:	253,406	164,736

Notes:

Parcel Number: 009-015-029-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					202,625	
2026 Est. T.C.V. 009-015-029-00					=	269,764
Est. TCV/Total Floor Area = 208.15, Most recent sale 11/03/2005 for 132,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
110,500	110,500	110,500		53,521	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,400	0	0	1,445	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
134,900	134,900	134,900		54,966	54,966	0

009-015-029-992026 Est. T.C.V.MOLITOR DON & BETTY
Property Class: 402W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 15 T22N R8W W 66 FT OF THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W &
S OF JENNINGS RD. .10Ac. M/L
Exempt Split on 07/01/2008 from 009-015-029-00; (Adjacent Owner)

Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-015-029-00;
Child Parcel(s): 009-015-029-99; (Adjacent Owner)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	66.00	66.00	1.0000	0.0000	110	100*	0
Residentia 1 - 2.99@\$9000		0.10 Acres			9000	100	900
* denotes lines that do not contribute to the total acreage calculation.							
66 Actual Front Feet, 0.10 Total Acres			Total Est. Land Value =		900		

2026 Est. T.C.V. 009-015-029-99				=	900		
Est. TCV/Total Floor Area = 0.69							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
500	500	500	340	2.70			
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	9	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
500	500	500	349	349	349		

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-015-030-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LUTKE JAYME & EMILEE
2002 S SCHNEIDER ST
LAKE CITY, MI 49651

2021-02298 COMMENCING AT THE NE CORNER OF SECTION 15, T22N, R8W; THENCE N89DEG25'00"W ALONG THE NORTH LINE OF SAID SECTION 15, 735.45 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING N89DEG25'00"W TO THE MEANDER CORNER OF SAPPHIRE LAKE; THENCE N89DEG25'00"W 39.31 FEET TO A POINT ON THE SHORE OF SAPPHIRE LAKE; THENCE S66DEG 12'52"W 42.10 FEET; THENCE S47DEG 14'42"E 259.95 FEET TO THE NORTH RIGHT OF WAY LINE OF JENNINGS ROAD; THENCE N58DEG41'55"E 124.86 FEET; THENCE N63DEG46'15"E 154.36 FEET; THENCE N72DEG31'55"E 181.52 FEET TO THE POINT OF BEGINNING
AND PIN 009-010-010-99
COMMENCING AT THE MEANDER POST AT THE SW CORNER OF GOVERNMENT LOT I OF SECTION 10, T22N, R8W; THENCE N89DEG25'00"W 39.31 FEET; THENCE N66DEG 10'26"E 29 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

98 SPLIT 18' FROM 010-010-00 FOR 99..SPLIT TO 010-99 AND ASSESSED WITH THIS PCL

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	29.00	1810.59	1.21	100	1.8729	1800	100	118,299
1.21 Total Acres Total Est. Land Value =								118,299

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.37	288	50	4,373
Total Estimated Land Improvements True Cash Value =				4,373

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 2023

(11) Heating System: Warm & Cool Air
Ground Area = 900 SF Floor Area = 900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	900		
			Total:	76,310	70,206

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	150	1,848	1,700
Plumbing			
Average Fixture(s)	1	1,293	1,190
3 Fixture Bath	1	3,780	3,478
Porches			
WPP	40	2,331	2,145
Deck			
Treated Wood	240	4,776	4,394
Built-Ins			
Appliance Allow.	1	3,899	3,587
		Totals:	94,237 86,700

Notes:

ECF (4087 SAPPHIRE LAKE) 1.100 => TCV: 95,370

2026 Est. T.C.V. 009-015-030-00

Parcel Number: 009-015-030-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,900	0	0	1,788	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	109,000	109,000	109,000	68,042	68,042	0

009-015-031-002026 Est. T.C.V. THOMAS ROGER L & CHARLENE

Property Class: 4012210 S DICKERSON RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 15 T22N R8W (1*2005)
BEG S 0 DEG 05'56"W 1080.35 FT FROM NE COR OR NE/4, TH S 0 DEG 05'56"W 203.99 FT
N 89 DEG 09'23"W 190.98 FT, N 0 DEG 05'56"E 203.99 FT, S 89 DEG 09'23"E 190.98
FT TO POB. .89A

05 Split 1.7 Ac to 031-40 for 06 inc. pc grg.
05 Split 1.7 Ac to 031-70 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	203.99	190.98	0.9951	0.8313	110	100	18,560
204 Actual Front Feet, 0.89 Total Acres					Total Est. Land Value =		18,560

Cost Est. for Res. Bldg: 1 Duplex 1SCls CD Blt 1974

Exterior Units: 2Interior Units: 0Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1020 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,020		
			Total:	226,866	73,731
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			2	2,371	1,541
3 Fixture Bath			1	3,721	2,419
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Porches					
CGEP (1 Story)			48	4,326	2,812
CGEP (1 Story)			48	4,326	2,812
Deck					
Treated Wood			100	2,400	1,560
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	18,926	12,302
Common Wall: 2 Wall			1	-4,835	-3,143
Door Opener			2	935	608
Built-Ins					
Appliance Allow.			1	1,897	1,233
Totals:				310,460	201,800

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:199,782

2026 Est. T.C.V. 009-015-031-00				=	218,342
Est. TCV/Total Floor Area = 107.03					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
73,700	73,700	73,700	34,324	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	35,500		0	0	926 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-015-031-00

Page: 2

109,200	109,200	109,200	35,250	35,250	0

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-015-031-40

2026 Est. T.C.V.

THOMAS ROGER L & CHARLENE &

Property Class: 401

2184 S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 15 T22N R8W (0*2005)

BEG S 0 DEG 05'56" W 920.29 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 160.06 FT

N 89 DEG 09'23"W 463.04 FT, S 0 DEG 05'56"E 160.06 FT, S 89 DEG 09'23"E 463.04

FT TO POB 1.7 A

MOVED GRG VALUES TO 031-70 FOR 06.

05 Split 1.7 Ac from 031-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	160.06	463.04	1.0573	1.0373	110	100		19,309
160 Actual Front Feet, 1.70 Total Acres								Total Est. Land Value = 19,309

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1920

(11) Heating System: Forced Heat & Cool

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
Total:				134,237	80,543

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

WGEP (1 Story)	144	12,898	7,739
WGEP (1 Story)	120	11,562	6,937

Garages

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

Base Cost	624	25,272	15,163
Common Wall: 1/2 Wall	1	-1,294	-776

Built-Ins

Appliance Allow.	1	2,713	1,628
Totals:		201,711	121,027

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv: 148,863

2026 Est. T.C.V. 009-015-031-40

=

169,122

Est. TCv/Total Floor Area = 180.69, Most recent sale 03/22/2007 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
72,500	72,500	72,500	43,359	2.70

Parcel Number: 009-015-031-40

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		12,100	0	0	1,170	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	84,600		84,600	84,600	44,529	44,529	0

009-015-031-70	2026 Est. T.C.V.	THOMAS LLOYD J
Property Class: 401		2220 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 15 T22 R8W (0*2005)		
BEG S 0 DEG 05'56"W 1284.34 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 40 FT. N		
89 DEG 09'23"W 463.04 FT, N 0 DEG 05'56"E 243.99 FT, S 89 DEG 09'23"E 272.06 FT,		
S 0 DEG 05'56"W 203.99 FT, S 89 DEG 09'23"E 190.98 FT TO POB. 1.7A		
MOVE EXISTING GRG VALUE FROM 031-00 TO THIS PCL FOR 06.		
05 Split 1.7 Ac from 031-00 for 06		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	204.00	363.00
204 Actual Front Feet, 1.70 Total Acres		
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		Value
		21,794
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Fencing: Wire Mesh, #9	3.73	460 0
Residential Local Cost Land Improvements		
Description	Rate	Size % Good
LAND IMPROVE 1000	1,000.00	1 95
Total Estimated Land Improvements True Cash Value =		Cash Value
		950
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls CD	Blt 1955
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1800 SF Floor Area = 1800 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior	Foundation
1 Story	Brick	Crawl Space
Size	Cost New	Depr. Cost
1,800		
Total:	212,769	138,300
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185
3 Fixture Bath	1	3,721
Water/Sewer		
1000 Gal Septic	1	4,386
Water Well, 100 Feet	1	5,415
Garages		
Class: CD Exterior: Brick Foundation: 42 Inch (Unfinished)		
Base Cost	648	27,462
Common Wall: 1 Wall	1	-3,226
Door Opener	2	935
Built-Ins		
Appliance Allow.	1	1,897
Totals:	254,544	165,454
Notes: POST WW2 HOME		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		

2026 Est. T.C.V. 009-015-031-70	=	226,252
Est. TCV/Total Floor Area = 125.70		
2025 Assessed	MBOR	S.E.V.
95,700	95,700	95,700
Base for Cap	IRM	
48,362	2.70	
2026 New Eq. Adjustment	Loss	Additions
0	17,400	0
Tax Adjustment	Losses	
1,305	0	

Parcel Number: 009-015-031-70

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	113,100	113,100	113,100	49,667	49,667	49,667

009-015-033-002026 Est. T.C.V.ATKINS TAMARA
Property Class: 4018399 W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 15 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEY'S S-1 PGS 320-321 MISS CO REC
BEING A PART OF NW 1/4 OF NE 1/4 EXC JENNINGS RD LIBER 261 PG 846. 8.2A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	405.00	881.96	0.8383	1.2186	110	100		45,508	
405 Actual Front Feet, 8.20 Total Acres								Total Est. Land Value =	45,508

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2340	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1260 SF Floor Area = 2198 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,260		
1 Story	Siding	Overhang	308		
			Total:	303,579	273,234

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,280	
3 Fixture Bath	1	4,478	4,030	
Water/Sewer				
1000 Gal Septic	1	4,689	4,220	
Water Well, 100 Feet	1	5,734	5,161	
Porches				
CCP (1 Story)	288	7,488	6,739	
Deck				
Treated Wood	56	1,813	1,632	
Treated Wood	100	2,461	2,215	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	676	32,326	29,093	
Common Wall: 1 Wall	1	-2,589	-2,330	
Door Opener	2	1,054	949	
Class: C Exterior: Pole (Unfinished)				
Base Cost	1536	36,326	32,693	
Class: C Exterior: Pole (Unfinished)				
Base Cost	3120	73,788	66,409	
Built-Ins				
Appliance Allow.	1	2,713	2,442	
Fireplaces				
Prefab 2 Story	1	3,109	2,798	
Totals:		478,391	430,565	

Notes:

Parcel Number: 009-015-033-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					529,595	
2026 Est. T.C.V. 009-015-033-00					= 577,528	
Est. TCV/Total Floor Area = 262.75, Most recent sale 01/29/2007 for 230,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
248,900	248,900	248,900		167,091	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	39,900	0	0	4,511	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
288,800	288,800	288,800		171,602	171,602	171,602

009-015-034-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GRAY JEFFREY L & TERESA A
8283 W JENNINGS RD
Lake City, MI 49651

SEC 15 T22N R8W (2*1998) N 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 2.05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	192.00	465.09	1.0103	1.0384	110	100	22,156
192 Actual Front Feet, 2.05 Total Acres Total Est. Land Value =							22,156

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	300 99	1,830
Total Estimated Land Improvements True Cash Value =				1,830

Cost Est. for Res. Bldg: 1 Single Family 1.25S

(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	768		
Total:				127,864	108,685

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,185	1,007	
3 Fixture Bath		1	3,721	3,163	
Water/Sewer					
1000 Gal Septic		1	4,386	3,728	
Water Well, 100 Feet		1	5,415	4,603	
Deck					
Treated Wood		128	2,912	2,475	
Treated Wood		112	2,630	2,235	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		672	23,910	20,323	
Door Opener		2	935	795	
Built-Ins					
Appliance Allow.		1	1,897	1,612	
Totals:				174,855	148,626

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 182,810

2026 Est. T.C.V. 009-015-034-00				=	206,796
Est. TCV/Total Floor Area = 215.41					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,500	88,500	88,500	56,045	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,900	0	0	1,513	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,400	103,400	103,400	57,558	57,558	0

009-015-034-25
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WRIGHT SCOTT D ETAL
8305 W JENNINGS RD
LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1998) S 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 2.05A.

98 SPLIT FROM 034-00 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 1 -	2.99@	\$9000	2.05 Acres	9000	100	18,450
			2.05 Total Acres	Total Est. Land Value =		18,450

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
TRAVEL TRAILER	1.00	10000 95	9,500
Total Estimated Land Improvements True Cash Value =			9,500

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

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	1,066	
Water/Sewer				
1000 Gal Septic	1	4,386	3,947	
Water Well, 100 Feet	1	5,415	4,873	
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost	576	14,314	12,883	
Built-Ins				
Appliance Allow.	1	1,897	1,707	
Unit-in-Place Cost Items				
ROOF STRUCTURE	350	354	319	
Totals:			27,551	24,795

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 30,498

2026 Est. T.C.V. 009-015-034-25		=	58,448
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/1998 for 4,795			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
28,000	28,000	28,000	17,634 2.70
2026 New	Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	1,200	0	0 476 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
29,200	29,200	29,200	18,110 18,110 0

009-015-034-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROSS VICTOR D
W JENNINGS RD
LAKE CITY, MI 49651

2011 ROLL SPLIT - OFF 2.10 AC MOL 10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60

SEC 15 T22N R8W W 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321 EXC BEG N 89 DEG 09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47"E 194.72 FT, S 0 DEG 03'30"W 469.91 FT TO POB. 2A.2011 PARCEL 009-015-034-50 SPLIT ON 02/23/2011

FORMERLY

SEC 15 T22N R8W W 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 4.1A.
SPLIT ON 02/19/2011 INTO 009-015-034-60;

Split/Comb. on 02/19/2011 completed 02/19/2011 Polly TAXPAYER REQUEST;
Parent Parcel(s): 009-015-034-50;
Child Parcel(s): 009-015-034-60;

PARCEL # 2: 57-009-033-006-79
RANCH HOUSE ON CRAWL SPACE.
THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC 33 T22N R8W, .67 ACRES + OR -.

PARCEL # 3: 57-009-033-006-70
BACK PARCEL WITH 2 DUPLEXES.
THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.

PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.
PARCEL # 3 IS OWNED BY THE HICKS.

2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	195.80	444.94	1.0053	1.0270	110	100	22,237
196 Actual Front Feet, 2.00 Total Acres			Total Est. Land Value =				22,237

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

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

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			728	28,188	25,369	
Totals:				28,188	25,369	
Notes:						
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					31,204	

2026 Est. T.C.V. 009-015-034-50				=	53,441	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,400	23,400	23,400	13,176	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	355	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,700	26,700	26,700	13,531	13,531	0	

009-015-034-602026 Est. T.C.V.WRIGHT DENNIS J &
Property Class: 401W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

2011 ROLL SPLIT - OFF 2.10 AC MOL 10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60

SEC 15 T22N R8W BEG N 89 DEG 09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT, N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47"E 194.72 FT, S 0 DEG 03'30"W 469.91 FT TO POB. SUBJ TO EASEMENT. 2.10A. 2011 SPLIT OF 009-015-034-50 ON 02/23/2011

FORMERLY

SEC 15 T22N R8W W 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 4.1A. SPLIT ON 02/19/2011 FROM 009-015-034-50;

Split/Comb. on 02/19/2011 completed 02/19/2011 Polly TAXPAYER REQUEST;
Parent Parcel(s): 009-015-034-50;
Child Parcel(s): 009-015-034-60;

PARCEL # 2: 57-009-033-006-79
RANCH HOUSE ON CRAWL SPACE.
THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC 33 T22N R8W, .67 ACRES + OR -.

PARCEL # 3: 57-009-033-006-70
BACK PARCEL WITH 2 DUPLEXES.
THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.

PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.
PARCEL # 3 IS OWNED BY THE HICKS.

2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	194.72	469.91	1.0067	1.0411	110	100		22,449
195 Actual Front Feet, 2.10 Total Acres					Total Est. Land Value =			22,449

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	32.26	80 95	2,452
Total Estimated Land Improvements True Cash Value =			2,452

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,380	25,542
			Totals:	28,380	25,542

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 31,417

2026 Est. T.C.V. 009-015-034-60 = 56,318
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/22/2010 for 5,000

Parcel Number: 009-015-034-60

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	24,500	24,500	24,500	11,920	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,700	0	0	321	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	28,200	28,200	28,200	12,241	12,241	0	

009-015-035-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOLITOR DON & BETTY
S DICKERSON RD
LAKE CITY, MI 49651

SEC 15 T22N R8W (3*2003) PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PP 355 & 356 EXC
BEG AT NE COR, TH S 0 DEG 05'56"E 328.56 FT, N 89 DEG 09'23" W 463.04 FT, N 0
DEG 05'56"E TO N LINE PCL D, E'LY ALONG N LINE TO POB. 20.3A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000		20.30 Acres		5000 100	101,500
			20.30 Total Acres		Total Est. Land Value =	101,500

2026 Est. T.C.V. 009-015-035-00 = 101,500						
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
37,600	37,600	37,600	12,523		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	13,200	0	0	338	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,800	50,800	50,800	12,861	12,861	12,861	

009-015-035-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STEPHAN EDWARD D & MARY A
S DICKERSON RD
LAKE CITY, MI 49651

SEC 15 T22N R8W (0*2003) BEG AT NE COR OF PCL D AS SHOWN IN BOOK OF SURVEYS S-1
PP 355 & 356, TH S 0 DEG 05'56"W 328.56 FT, N 89 DEG 09'23"W 463.04 FT, N 0 DEG
05'56"E TO N LINE PCLD, E'LY ALONG N LINE TO POB. 3.3A.

03 SPLIT FROM 035-00 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	328.56	437.51	0.8833	1.0227	110	100	32,647
329 Actual Front Feet,			3.30 Total Acres	Total Est. Land Value =			32,647

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

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

Building Areas

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

Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			2400	44,928	38,189
Totals:				44,928	38,189

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 46,972

2026 Est. T.C.V. 009-015-035-90				=	79,619	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
34,500	34,500	34,500	21,061	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	0	568	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,800	39,800	39,800	21,629	21,629	0	

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-015-036-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROOT RENTALS LLC
2150 S DICKERSON RD
LAKE CITY, MI 49651

. SEC 15 T22N R8W N 300 FT OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PGS 355-356
MISS CO REC BEING A PART OF NE 1/4 OF NE 1/4. 3.1887 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	463.19	0.9036	1.0373	110	100		30,933
300 Actual Front Feet, 3.19 Total Acres								Total Est. Land Value = 30,933

Land Improvement Cost Estimates

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

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D

Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1416 SF Floor Area = 1416 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,416		
Total:				150,952	90,572

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593
3 Fixture Bath	1	3,128	1,877

Water/Sewer

1000 Gal Septic	2	8,219	4,931
Water Well, 100 Feet	1	5,150	3,090

Porches

CCP (1 Story)	80	2,045	1,227

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	17,561	10,537
Class: D Exterior: Pole (Unfinished)			
Base Cost	1200	22,464	13,478
Class: D Exterior: Pole (Unfinished)			
Base Cost	1800	33,696	20,218

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Breezeways

Frame Wall	288	14,962	8,977

Totals:

265,645

159,388

Notes:

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

196,047

Cost Est. for Res. Bldg: 2 Mobile Home HUD

Cls Low

Blt 1998

Parcel Number: 009-015-036-00

Page: 2

(11) Heating System: Forced Warm Air
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	47,751	16,713

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	2,285	800
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Deck					
Treated Wood			15	645	226
			Totals:	54,790	19,177

Notes: 2172 S DICKERSON RD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 18,026

2026 Est. T.C.V. 009-015-036-00				=	245,956
Est. TCV/Total Floor Area = 105.11, Most recent sale 11/18/2024 for 160,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
105,700	105,700	105,700	105,700	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,300	0	0	2,853	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,000	123,000	123,000	108,553	108,553	0

009-015-037-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOITENGA DONALD & DIANE
8300 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 15 T22N R8W COMM AT INT OF E 1/8 LINE SEC 15 & N R/W LINE OF CO RD IN NE 1/4 N 18 DEG 24' W 267.13 FT TO PT ON SH OF LAKE SAPPHIRE & 70 FT W OF SD 1/8 LINE TH S 69 DEG 20' W 143.3 FT TH S 3 DEG 12' 30" E 200 FT TO PT ON N R/W LINE OF SD CO RD TH NE'LY ALONG N R/W LINE TO POB. 1.1909 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	143.30	361.73	0.6918	1.5683	1800 100	279,839
143 Actual Front Feet, 1.19 Total Acres					Total Est. Land Value =	279,839

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 5000	5,000.00	1 97	4,850
Total Estimated Land Improvements True Cash Value =			4,850

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1876 SF Floor Area = 1876 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,876		
Total:				310,318	260,680

Other Additions/Adjustments

Recreation Room	1200	22,764	19,122
Basement, Outside Entrance, Below Grade	1	2,727	2,291

Plumbing

Average Fixture(s)	1	1,422	1,194
3 Fixture Bath	1	4,478	3,762

Porches

WGEP (2 Story)	196	25,225	21,189
CCP (1 Story)	96	2,851	2,395

Deck

Treated Wood	601	8,210	6,896

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	644	31,189	26,199
Common Wall: 1 Wall	1	-2,589	-2,175
Door Opener	2	1,054	885
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Door Opener	2	1,054	885
Base Cost	1672	70,910	59,564

Water/Sewer

Public Sewer	1	1,465	1,231
Water Well, 100 Feet	1	5,734	4,817

Built-Ins

Appliance Allow.	1	2,713	2,279

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	144	577	537	*93% Good

Parcel Number: 009-015-037-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		490,102	411,751	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 699,977

2026 Est. T.C.V. 009-015-037-00					=	984,666
Est. TCV/Total Floor Area = 524.88, Most recent sale 06/01/1999 for 120,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
423,300	423,300	423,300	224,601	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	69,000	0	0	6,064	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
492,300	492,300	492,300	230,665	230,665	230,665	

009-015-038-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SANDAGE KATHERINE M
8370 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 15 T22N R8W THE E 100 FT OF THE W 200 FT OF THE W 500 FT; OF A PAR OF LAND
DESC AS FOLLOWS, COM WHERE TH E 1/8 LINE OF SEC 15-22-8 INTER, WITH THE COUNTY
H/W AS NOW ESTB ON THE NE 1/4 OF SEC 15, TH WzLY ALONG CENTERLINE OF SAID H/W
694 FT, TH DUE N TO SHORE OF SAPPHIRE LAKE, TH SEzLY ALONG THE SHORE OF LAKE 700
FT, MORE OR LESS, TO A PT LOCATED 70FT, DUE W OF SAID E 1/8 LINE OF SAID SEC 15,
TH ON A STRAIGHT LINE TO PT OF BEG, ALL LOCATED IN NW 1/4 OF NE 1/4. .6A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	261.36	0.7846	1.3997	1800	100		197,672
100 Actual Front Feet, 0.60	Total Acres			Total Est. Land Value =			197,672	

Land Improvement Cost Estimates					
Description		Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving		2.89	1200	0	0
Residential Local Cost Land Improvements					
Description		Rate	Size	% Good	Cash Value
LAND IMPROVE 2500		2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1596 SF Floor Area = 1596 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,596		
			Total:	210,563	136,866
Other Additions/Adjustments					
Recreation Room			792	14,399	9,359
Exterior					
Stone Veneer			72	2,372	1,542
Basement, Outside Entrance, Below Grade			1	2,293	1,490
Plumbing					
Average Fixture(s)			1	1,185	770
2 Fixture Bath			1	2,502	1,626
Porches					
CCP	(1 Story)		112	3,006	1,954
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			528	20,217	13,141
Common Wall: 1 Wall			1	-2,421	-1,574
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 100 Feet			1	5,415	3,520
Built-Ins					
Appliance Allow.			1	1,897	1,233
Fireplaces					
Interior 1 Story			1	4,610	2,996
Deck					

Parcel Number: 009-015-038-00

Page: 2

Treated Wood	708	8,800	5,720	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		276,138	179,488	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 305,130

2026 Est. T.C.V. 009-015-038-00	=	505,177
Est. TCV/Total Floor Area = 316.53, Most recent sale 09/25/1998 for 0		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
217,200 217,200 217,200 96,751 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 35,400 0 0 2,612 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
252,600 252,600 252,600 99,363 99,363 99,363		

03/24/2026

Valuation Report

DB: Lake2026

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009-015-039-00

2026 Est. T.C.V.

KEBERLY PAUL W & CAROL A TRUST

Property Class: 401

8280 W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 15 T22N R8W COMM AT NE COR N 89 DEG 25' 00" W ALG N LINE SEC 1265.95 FT TO MEANDER COR ON SH OF LAKE S 80 DEG 39' 45" W 65 FT S 66 DEG 12' 52" W 14.96 FT TO POB S 66 DEG 12' 52" W 60 FT S 15 DEG 27' 00" E 248.29 FT N 66 DEG 29' 35" E 139.66 FT N 58 DEG 41' 55" E 60.34 FT N 47 DEG 14'42" W 259.95 FT TO POB. .7 A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	60.00	508.20	0.9382	1.7665	1800	100		178,987
60 Actual Front Feet, 0.70 Total Acres								178,987
Total Est. Land Value =								178,987

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	192	50	631
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				1,921

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C

Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = 1056 SF Floor Area = 1320 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,056		
Total:				188,443	169,598

Other Additions/Adjustments

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

Plumbing

Average Fixture(s)	1	1,422	1,280

Porches

WCP (1 Story)	42	2,967	2,670
WPP	292	5,364	4,828

Balcony

Wood Balcony	64	2,796	2,516

Garages

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

Door Opener	2	1,054	949
Base Cost	1024	35,666	32,099

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 50 Feet	1	3,344	3,010

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Exterior 1 Story	1	6,387	5,748

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		254,348	228,912	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 389,151

Parcel Number: 009-015-039-00

Page: 2

2026	Est.	T.C.V.	009-015-039-00	=	570,059	
Est. TCV/Total Floor Area = 431.86, Most recent sale 04/01/1999 for 121,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	243,300	243,300	243,300	147,609	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,700	0	0	3,985	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	285,000	285,000	285,000	151,594	151,594	0

009-015-040-002026 Est. T.C.V.BULMAN NICHOLAS B & ASHTON

Property Class: 4018390 W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 15 T22N R8W THE E 50 FT; OF THE W 100 FT; OF TH W 200 FT; TO TH W 500 FT;
OF A PARC OF LAND DESCRIBED AS FOLLOWS: COM WHERE THE E 1/8 LINE OF SEC 15-22-8
INTERSECTS WIITH THE COUNTY ROAD AS NOW ESTAB ON THE NE 1/4 OF SEC 15 TH W'LY
ALONG CENTER LINE OF SAID H/W 694 FT; TH DUE N TO THE SHORE LINE OF SAPPHIRE
LAKE; TH E'LY ALONG SHORE OF SAID LAKE 700 FT MORE OR LESS TO A PT LOCATED 70 FT
DUE W OF SAID1/8 LINE OF SAID SEC 15, TH ON A STRAIGHT LINE TO POB, ALL LOCATED
IN SEC15, NW1/4 OF NE1/4. .2273A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	50.00	180.00	1.0000	1.2284	1800	100	110,557
50 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =		110,557

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	113	0	0
D/W/P: 4in Ren. Conc.	8.17	2495	50	10,192
Total Estimated Land Improvements True Cash Value =				10,192

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1240 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,240	
Total:			211,655	137,565

Other Additions/Adjustments				
Recreation Room			1200	22,764 14,797
Basement, Outside Entrance, Below Grade			1	2,727 1,773

Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			2	8,956 5,821

Porches				
WPP			72	2,713 1,763
Foundation: Basement			72	1,817 1,181
WCP (1 Story)			88	4,731 3,075
WPP			360	6,422 4,174

Deck				
Treated Wood			192	3,882 2,523
Treated Wood			150	3,300 2,145

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			768	29,207 18,985
Storage Over Garage			192	2,542 1,652
Door Opener			2	1,054 685

Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 100 Feet			1	5,734 3,727

Built-Ins				
Appliance Allow.			1	2,713 1,763

Parcel Number: 009-015-040-00

Page: 2

Fireplaces				
Prefab 2 Story	1	3,109	2,021	
Local Cost Items				
SANITARY SEWER	1	0	0	*93% Good
Totals:		316,213	205,526	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 349,394

2026 Est. T.C.V. 009-015-040-00					=	470,143
Est. TCV/Total Floor Area = 379.15, Most recent sale 06/17/2024 for 490,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
200,100	200,100	200,100	200,100	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,200	35,100	2,300	2,200	5,340	2,300	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
235,100	235,100	235,100	205,340	205,340	0	

009-015-041-00	2026 Est. T.C.V.	LISKE STAHL & LAUREN
Property Class: 401		8400 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 15 T22N R8W W 50 FT OF COMM WHERE E 1/8 LINE INTER CO HWY ON NE 1/4 SEC 15 TH W'LY ALG CTR LINE OF HWY 694 FT N TO SHORE SAPPHIRE LAKE E'LY ALG SH 700 FT TO PT 70 FT DUE W OF E 1/8 LINE TH ON STRAIGHT LINE TO POB. .2273 A.		
Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
* Factors *		
Description	Frontage Depth	Rate %Adj. Reason Value
A50'@1800/	50.00 180.00	1.0000 1.2284 1800 100 110,557
50 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value = 110,557
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
D/W/P: Brick on Sand	16.52	24 50 198
Total Estimated Land Improvements	True Cash Value =	198
Cost Est. for Res. Bldg: 1 Single Family 1S	Cls CD	Blt 1965
(11) Heating System: Electric Baseboard		
Ground Area = 520 SF Floor Area = 520 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior	Foundation Size Cost New Depr. Cost
1 Story	Siding	Crawl Space 520
		Total: 68,522 41,112
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185 711
Porches		
WPP	96	2,687 1,612
Deck		
Treated Wood	157	3,328 1,997
Treated Wood	49	1,639 983
Treated Wood	120	2,776 1,666
Garages		
Class: CD Exterior: Pole (Unfinished)		
Base Cost	768	17,610 10,566
Water/Sewer		
Public Sewer	1	1,300 780
Water Well, 50 Feet	1	3,344 2,006
Built-Ins		
Appliance Allow.	1	1,897 1,138
Local Cost Items		
SANITARY SEWER	1	0 0 *88% Good
	Totals:	104,288 62,571
Notes:		
	ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:	106,371

2026	Est. T.C.V. 009-015-041-00					=	217,126
Est. TCV/Total Floor Area = 417.55, Most recent sale 06/28/2021 for 249,999							
2025	Assessed		MBOR		S.E.V.	Base for Cap	IRM
	94,500		94,500		94,500	72,178	2.70
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	14,100	0	0	1,948	0	

Parcel Number: 009-015-041-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	108,600	108,600	108,600	74,126	74,126	0

009-015-043-002026 Est. T.C.V.DOWN PAUL A & DAO NOI
Property Class: 402W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 15 T22N R8W (TRACT*1997) THAT PART OF NE 1/4 OF NW 1/4 LYING N OFJENNINGS ROAD EXC W 400 FT THOF & EXC E 200 FT THOF. 9.5477A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		9.55 Acres	5600	100		53,480
		9.55 Total Acres	Total Est. Land Value =			53,480

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

2026 Est. T.C.V. 009-015-043-00					=	58,230
Est. TCV/Total Floor Area = 111.98						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
26,300	26,300	26,300	10,776		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	290	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,100	29,100	29,100	11,066	11,066	0	

009-015-043-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARSONS CHARLES R & SUSAN E
8670 W JENNINGS RD
LAKE CITY, MI 49651

SEC 15 T22N R8W W 400 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N OF JENNINGS ROAD & THAT PART OF W 1/2 OF NW 1/4 LYING N OF JENNINGS ROAD EXC W 930 FT THOF. 9.9492A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Residentia 8 - 17 @\$5600		9.95 Acres	5600	100	55,720
		9.95 Total Acres	Total Est. Land Value =		55,720

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	1434 50	4,718
D/W/P: 3.5 Concrete		6.58	540 50	1,776
Wood Frame		24.96	192 50	2,396
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
	Total Estimated Land Improvements True Cash Value =			9,860

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1978 SF Floor Area = 1978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	858	
1 Story	Siding	Basement	1,120	
		Total:	275,976	195,943

Other Additions/Adjustments

Exterior				
Brick Veneer		156	2,583	1,834

Plumbing				
Average Fixture(s)		1	1,422	1,010
3 Fixture Bath		1	4,478	3,179
2 Fixture Bath		1	2,996	2,127

Porches				
WGEP (1 Story)		240	18,180	12,908
CCP (1 Story)		80	2,428	1,724
CCP (1 Story)		36	1,218	865

Deck				
Treated Wood		144	3,217	2,284

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		483	21,233	15,075
Common Wall: 1 Wall		1	-2,589	-1,838
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		768	26,258	25,470 *97% Good

Water/Sewer				
Public Sewer		1	1,465	1,040
Water Well, 50 Feet		1	3,344	2,374

Built-Ins				
Appliance Allow.		1	2,713	1,926

Parcel Number: 009-015-043-60

Page: 2

Fireplaces				
Interior 1 Story	1	5,235	3,717	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		370,157	269,638	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 331,655

2026	Est. T.C.V. 009-015-043-60			=	397,235	
Est. TCV/Total Floor Area = 200.83						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	171,400	171,400	171,400	96,063	2.70	
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	27,200	0	0	2,593	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	198,600	198,600	198,600	98,656	98,656	98,656

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-015-043-90

2026 Est. T.C.V.

DOWN PAUL A & DAO NOI

Property Class: 402

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1997) THE E'LY 200 FT OF NE 1/4 OF NW 1/4 LYING N'LY OF JENNINGS ROAD EXC E'LY 100 FT THOF. 1.14A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	475.50	1.1892	1.0442	110	100		13,659
100 Actual Front Feet, 1.09 Total Acres							Total Est. Land Value =	13,659

2026 Est. T.C.V. 009-015-043-90

=

13,659

Est. TCV/Total Floor Area = 6.91

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,600	5,600	5,600	2,934	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	79	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,800	6,800	6,800	3,013	3,013	0

009-015-043-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DICKERSON ERIC A & MARIANNE
W JENNINGS RD
LAKE CITY, MI 49651

SEC 15 T22N R8W (0*1997) THE E'LY 100 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N'LY OF JENNINGS ROAD. 1.06A.

SPLIT FROM 015-043-00 FOR 98 PB HAS HEAT PBG? (HAS SEWER)
SAME OWNER AS 010-025-95
For 2009, add 624 sq ft pc not prev on roll.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	100.00	461.74	1.1892	1.0365	110	100	13,559
100 Actual Front Feet, 1.06 Total Acres			Total Est. Land Value =				13,559

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,465	1,172
Deck					
w/Roof (Roof portion)			576	8,588	6,870
Garages					
Class: C Exterior: Pole (Finished)					
Base Cost			1632	50,967	40,774
Local Cost Items					
SANITARY SEWER			1	0	0 *92% Good
Totals:				61,020	48,816

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 60,044

2026 Est. T.C.V. 009-015-043-95				=	73,603	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,500	32,500	32,500	18,411	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	497	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,800	36,800	36,800	18,908	18,908	18,908	

009-016-001-00	2026 Est. T.C.V.	PITZ AMY
Property Class: 401		9231 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W W 200 FT OF NE 1/4 OF NE 1/4 N OF RR R/W. 2.4242 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	200.67	498.10	0.9992	1.0564	110	100	23,298
201 Actual Front Feet, 2.30 Total Acres					Total Est. Land Value =		23,298

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	24 50	74
Wood Frame		26.22	96 50	1,258
Total Estimated Land Improvements True Cash Value =				1,332

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1028 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
1 Story	Siding	Overhang	20		
			Total:	144,438	93,884
Other Additions/Adjustments					
Recreation Room			504	9,163	5,956
Basement, Outside Entrance, Below Grade			1	2,293	1,490
Plumbing					
Average Fixture(s)			1	1,185	770
3 Fixture Bath			1	3,721	2,419
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Porches					
CPP			34	908	590
CPP			16	414	269
Deck					
Treated Wood			162	3,399	2,209
Built-Ins					
Appliance Allow.			1	1,897	1,233
Totals:				175,148	113,845

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	140,029

2026 Est. T.C.V. 009-016-001-00		=	164,659
Est. TCV/Total Floor Area = 160.17, Most recent sale 07/23/2009 for 62,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
69,400	69,400	69,400	39,695 2.70
2026 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	12,900	0	0 1,071 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
82,300	82,300	82,300	40,766 40,766 40,766

009-016-002-002026 Est. T.C.V.DAHLQUIST BRENT

Property Class: 4019119 W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 16 T22N R8W W 1/2 OF NE 1/4 OF NE 1/4 N OF RR R/W EXC W 469 FT THEREOF EXC JENNINGS RD LIBER 261 PG 852. 2.4598A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	193.87	519.30	1.0078	1.0674	110	100	22,941
194 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =							22,941

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete	6.16	162	46 459
Total Estimated Land Improvements True Cash Value =			459

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	816	
Total:			119,745	71,847
Other Additions/Adjustments				
Recreation Room			754	13,708 6,854
Basement, Outside Entrance, Below Grade			1	2,293 1,376
Plumbing				
Average Fixture(s)			1	1,185 711
2 Fixture Bath			1	2,502 1,501
Water/Sewer				
1000 Gal Septic			1	4,386 2,632
Water Well, 50 Feet			1	3,344 2,006
Porches				
WGEP (1 Story)			48	5,790 3,474
WGEP (2 Story)			78	12,602 7,561
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			576	19,077 11,446
Built-Ins				
Appliance Allow.			1	1,897 1,138
Totals:			186,529	110,546

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 135,972

2026 Est. T.C.V. 009-016-002-00					=	159,372
Est. TCV/Total Floor Area = 195.31, Most recent sale 08/01/2002 for 75,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,500	67,500	67,500	41,468	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	0	1,119	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,700	79,700	79,700	42,587	42,587	0	

009-016-003-002026 Est. T.C.V. SWINEHART TIM E
Property Class: 4019081 W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 16 T22N R8W E 1/2 OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF HWY EXC E
18 RDS THEREOF EXC JENNINGS RD LIBER 261 PG 850. 3.4469A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	330.00	454.08	0.8823	1.0322	110	100		33,060	
330 Actual Front Feet, 3.44 Total Acres Total Est. Land Value =								33,060	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	40	60	139
Total Estimated Land Improvements True Cash Value =				139

Cost Est. for Res. Bldg: 1Single Family1SCls DBlt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,280		
			Total:	157,795	108,787

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	988	701	
3 Fixture Bath		1	3,128	2,221	
Water/Sewer					
1000 Gal Septic		1	4,109	2,917	
Water Well, 50 Feet		1	3,344	2,374	
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost		864	16,943	12,030	*71% Good
Built-Ins					
Appliance Allow.		1	1,607	1,141	
			Totals:	187,914	130,171

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:160,110

2026 Est. T.C.V. 009-016-003-00				=	193,309
Est. TCV/Total Floor Area = 151.02					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
81,300	81,300	81,300	39,747	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,400	0	0	1,073	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,700	96,700	96,700	40,820	40,820	40,820

009-016-004-00	2026 Est. T.C.V.	TESSLER AUGUST
Property Class: 401		9051 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W E 18 RDS OF THAT PART OF NE 1/4 OF NE 1/4 LYING S OF HWY & N OF FORMER RR R/W ALSO ENTIRE FORMER RR R/W LYING ON & ACROSS NE 1/4 OF NE 1/4. 5.1903 A.

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	333.00	678.91	0.8803	1.1414	110	100		36,806
333 Actual Front Feet, 5.19 Total Acres					Total Est.		Land Value =	36,806

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

(11) Heating System: Space Heater
Ground Area = 1415 SF Floor Area = 1415 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,415		
			Total:	142,102	90,945

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	632

Water/Sewer

1000 Gal Septic	1	4,109	2,630
Water Well, 50 Feet	1	3,344	2,140

Porches

CSEP (1 Story)	96	4,035	2,582

Garages

Class: D Exterior: Pole (Unfinished)				
Base Cost	672	13,924	8,911	
Class: D Exterior: Pole (Unfinished)				
Base Cost	384	9,300	8,556	*92% Good

Built-Ins

Appliance Allow.	1	1,607	1,028

Totals: 179,409 117,424

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 144,432

2026 Est. T.C.V. 009-016-004-00 = 181,238

Est. TCV/Total Floor Area = 128.08

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	76,800		76,800	76,800	40,144	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		13,800	0	0	1,083	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	90,600		90,600	90,600	41,227	41,227	41,227

009-016-005-002026 Est. T.C.V. TEMPLEMAN ALEXANDER & DOSCH LINDA M

Property Class: 401 2150 S BLODGETT RD

Map #: LAKE CITY, MI 49651

. SEC 16 T22N R8W NE 1/4 OF NE 1/4 LYING S OF RR R/W EXC S 30 RDS THEREOF. 7 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 3 - 7 @\$9000			7.00 Acres		9000 100	63,000
			7.00 Total Acres		Total Est. Land Value =	63,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.05	750 0	0
D/W/P: 4in Concrete		6.05	200 0	0
Wood Frame		23.38	96 50	1,122
Wood Frame		18.50	324 50	2,997
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =		5,069

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D 10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	153,835	123,058
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	790
3 Fixture Bath			1	3,128	2,502
Water/Sewer					
1000 Gal Septic			1	4,109	3,287
Water Well, 100 Feet			1	5,150	4,120
Deck					
Treated Wood			60	1,805	1,444
Treated Wood			160	3,298	2,638
Built-Ins					
Appliance Allow.			1	1,607	1,286
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1120	20,966	16,773
			Totals:	194,886	155,898

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 154,339

2026 Est. T.C.V. 009-016-005-00					=	222,408
Est. TCV/Total Floor Area = 178.21, Most recent sale 03/03/2017 for 70,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
83,500	83,500	83,500	42,947	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,700	0	0	1,159	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,200	111,200	111,200	44,106	44,106	44,106	

009-016-006-00	2026 Est. T.C.V.	BROWN PAUL
Property Class: 401		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W THAT PART OF E 1/2 OF NE 1/4 OF NE 1/4 LYING N OF HWY. 2.35 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	123.33	830.00	1.1285	1.2002	110	100	18,374
123 Actual Front Feet, 2.35 Total Acres					Total Est. Land Value =		18,374

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 37.63

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.21 100%
Adjusted Square Foot Cost for Upper Floors = 41.84

Total Floor Area: 768 Base Cost New of Upper Floors = 32,133

Reproduction/Replacement Cost = 32,133
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 11,568

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 10,758
Replacement Cost/Floor Area= 41.84 Est. TCV/Floor Area= 14.01

Total Estimated True Cash Value of Commercial/Industrial Buildings = 10,758

2026 Est. T.C.V. 009-016-006-00					=	29,132
Est. TCV/Total Floor Area = 37.93, Most recent sale 03/29/2018 for 20,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
12,500	12,500	12,500	6,306		2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	170	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,600	14,600	14,600	6,476	6,476	0	

009-016-007-002026 Est. T.C.V.

Property Class: 401HOUK SETH & KOCH KOURTNEY

Map #:LAKE TOWNSHIP9131 W JENNINGS RD
LAKE CITY, MI 49651

SEC 16 T22N R8W E 269 FT OF W 469 FT OF W 1/2 OF NE 1/4 OF NE 1/4 LYING N OF RR
R/W. 3.2606 A.

25% Abnormal depreciation for 2009..recheck for 2010.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	269.00	508.80	0.9286	1.0620	110 100	29,180
269 Actual Front Feet, 3.14 Total Acres Total Est. Land Value =						29,180

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	291	50	1,012
D/W/P: 3.5 Concrete	6.58	50	50	164
Fencing: Wire Mesh, #11	3.26	320	0	0
Wood Frame	22.63	392	50	4,435
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				6,551

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1969

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1544 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	798		
1 Story	Siding	Basement	480		
1 Story	Siding	Slab	66		
Total:				231,861	173,899

Other Additions/Adjustments				
Recreation Room			480	9,106 6,829
Basement, Outside Entrance, Below Grade			1	2,727 2,045

Plumbing				
Average Fixture(s)			1	1,422 1,066
2 Fixture Bath			1	2,996 2,247

Water/Sewer				
1000 Gal Septic			1	4,689 3,517
Water Well, 50 Feet			1	3,344 2,508

Porches				
WPP			48	2,152 1,614

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			480	25,330 18,997
Common Wall: 1 Wall			1	-2,589 -1,942
Door Opener			1	527 395

Built-Ins				
Appliance Allow.			1	2,713 2,035
Totals:				284,278 213,210

Notes:

Parcel Number: 009-016-007-00

Page: 2

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

262,248

2026 Est. T.C.V. 009-016-007-00						=	297,979
Est. TCV/Total Floor Area = 192.99, Most recent sale 12/16/2021 for 232,500							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
126,700	126,700	126,700	102,527	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	22,300	0	0	2,768	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
149,000	149,000	149,000	105,295	105,295	105,295		

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-016-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHASE MICHAEL P
2230 BLODGETT RD
LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres			5600	100		56,000
		10.00 Total Acres					Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	384	0	0
D/W/P: Asphalt Paving	2.89	3400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1536 SF Floor Area = 1536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,536		
Total:				203,634	132,363

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	48	1,408	915
CCP (1 Story)	104	2,804	1,823
WCP (1 Story)	320	9,853	6,404

Garages

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

Base Cost	780	26,536	17,248
Common Wall: 1 Wall	1	-2,421	-1,574
Door Opener	1	468	304

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	11,446

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996
Totals:		277,816	180,579

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 222,112

2026 Est. T.C.V. 009-016-008-00 = 283,112

Est. TCV/Total Floor Area = 184.32

Parcel Number: 009-016-008-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	122,000	122,000	122,000	66,745	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,600	0	0	1,802	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,600	141,600	141,600	68,547	68,547	68,547

009-016-009-002026 Est. T.C.V.CHASE MIKE & DENISE
Property Class: 4012210 S BLODGETT RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 16 T22N R8W S 165 FT OF N 3/4 OF NE 1/4 OF NE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 3 - 7 @\$9000			5.00 Acres		9000	100	45,000
		5.00	Total Acres			Total Est. Land Value =	45,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	22.16	120 25	665
	Total Estimated Land Improvements True Cash Value =		665

2026 Est. T.C.V. 009-016-009-00				=	45,665
Est. TCV/Total Floor Area = 29.73, Most recent sale 02/02/2015 for 14,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,300	15,300	15,300	7,388	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,500	0	0	199	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,800	22,800	22,800	7,587	7,587	7,587

009-016-010-00
Property Class: 101
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHERMAN DAVID PATRICK
9491 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 16 T22N R8W W 1/2 OF NE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 66 - 120 Acres		40.00 Acres		3800	100	152,000
AGRICULTRU UNTILLABLE		39.00 Acres		3200	100	124,800
AGRICULTRU ROW		1.00 Acres		0	100	0
80.00 Total Acres			Total Est. Land Value =		276,800	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.82	24	50	70
D/W/P: 3.5 Concrete	5.82	336	50	978
Total Estimated Land Improvements True Cash Value =				1,048

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D Blt 1952

(11) Heating System: Wall/Floor Furnace

Ground Area = 951 SF Floor Area = 951 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	654	
1 Story	Siding	Crawl Space	297	
			Total:	104,514 57,483
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	543
Water/Sewer				
1000 Gal Septic		1	4,109	2,260
Water Well, 50 Feet		1	3,344	1,839
Porches				
CGEP (1 Story)		284	13,206	7,263
CGEP (1 Story)		130	7,682	4,225
Built-Ins				
Appliance Allow.		1	1,607	884
			Totals:	135,450 74,497
Notes:				
ECF (101 AGRICULTURE) 1.230 => TCV:				91,631

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost			
Height: 14 ft			
Description	Rate	Size	Cost New
Base Cost	18.17	1160	21,077
Default Walls	11.38	1160	13,201
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/25/100/5			Depr. Cost = 1,714
ECF (101 AGRICULTURE)			0.750 => TCV of Bldg: 1 = 1,285

Ag. Bld 2 0, Lean-To Utility Shed, Lean-To Class:D,Pole Quality:Low Cost			
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	3.45	240	828

Parcel Number: 009-016-010-00

Page: 2

Default Walls	6.56	180	1,181
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20	Depr. Cost =		402
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 2 =		301

Ag. Bld 3	0, Lean-To Utility Shed, Lean-To	Class:D,Pole	Quality:Low Cost
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	3.18	400	1,272
Default Walls	6.06	300	1,818
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/100/100/20	Depr. Cost =		618
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 3 =		464

Ag. Bld 4	0, Lean-To Loafing Shed	Class:D,Pole	Quality:Low Cost
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	4.00	768	3,072
Default Walls	6.23	576	3,588
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64	Depr. Cost =		4,262
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 4 =		3,197

Ag. Bld 5	0, Lean-To Loafing Shed	Class:D,Pole	Quality:Low Cost
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	4.65	288	1,339
Default Walls	7.23	216	1,562
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64	Depr. Cost =		1,857
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 5 =		1,392

Ag. Bld 6	2015, Lean-To Loafing Shed	Class:D,Pole	Quality:Low Cost
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	4.58	336	1,539
Default Walls	7.13	252	1,797
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96	Depr. Cost =		3,203
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 6 =		2,402

Ag. Bld 7	0, Lean-To Loafing Shed	Class:D,Pole	Quality:Low Cost
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	4.38	416	1,822
Default Walls	6.82	312	2,128
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64	Depr. Cost =		2,528
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 7 =		1,896

Ag. Bld 8	0, Lean-To Loafing Shed	Class:D,Pole	Quality:Low Cost
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	3.89	900	3,501
Default Walls	6.05	675	4,084
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64	Depr. Cost =		4,854
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 8 =		3,641

Ag. Bld 9	2016, Lean-To Barn, General Purpose	Class:D,Pole	Quality:Low Cost

Parcel Number: 009-016-010-00

Page: 3

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	21.56	384	8,279
Default Walls	7.14	288	2,056

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Depr. Cost = 10,128

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 9 = 7,596

Total Estimated True Cash Value of Agricultural Buildings

= 22,174

2026 Est. T.C.V. 009-016-010-00

= 391,653

Est. TCV/Total Floor Area = 411.83

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
171,400	171,400	171,400	54,373	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,400	0	0	1,468	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,800	195,800	195,800	55,841	55,841	55,841	

009-016-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHASE LOGAN
2266 S BLODGETT RD
LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 EXC N99 FT OF E 440 FT
THEREOF. 9 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		9.00	Acres	5600	100	50,400
		9.00	Total Acres		Total Est. Land Value =	50,400

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.61	1200 0	0
Metal Prefab/Conc.		31.43	162 50	2,546
Wood Frame		35.95	117 50	2,103
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 100	1,000
		Total Estimated Land Improvements True Cash Value =		5,649

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1986

(11) Heating System: Forced Warm Air

Ground Area = 840 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	840	
			Total:	71,548 46,505
Other Additions/Adjustments				
	Skirting, Metal or Vinyl, Vertical		148	1,823 1,185
Plumbing				
	Average Fixture(s)		1	1,293 840
Water/Sewer				
	1000 Gal Septic		2	10,866 7,063
	Water Well, 50 Feet		2	6,702 4,356
Deck				
	Treated Wood		84	2,381 1,548
	w/Roof (Roof portion)		1120	22,926 14,902
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
	Base Cost		396	16,636 10,813
Built-Ins				
	Appliance Allow.		1	3,899 2,534
			Totals:	138,074 89,746
Notes: 1986 HOLLY PARK				
	ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:			84,361

2026 Est. T.C.V. 009-016-011-00					=	140,410
Est. TCV/Total Floor Area = 167.15, Most recent sale 03/01/2004 for 59,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
58,600	58,600	58,600	30,932	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,600	0	0	835	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-016-011-00

Page: 2

70,200	70,200	70,200	31,767	31,767	31,767

009-016-012-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHASE MICHAEL & DENISE
2246 S BLODGETT RD
LAKE CITY, MI 49651

. SEC 16 T22N R8W COMM AT NE COR OF SE 1/4 OF NE 1/4 W 440FT S 99 FT E 440 FT N
99 FT TO BEG. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	99.00	440.00	1.1922	1.0241	110 100	13,296
99 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =	13,296

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1984

(11) Heating System: Wall Furnace

Ground Area = 0 SF Floor Area = 0 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Built-Ins					
Appliance Allow.			1	2,713	950
Totals:				10,746	3,761

Notes: 1984 REDMAN

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

3,535

2026 Est. T.C.V. 009-016-012-00				=	16,831	
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/07/2010 for 9,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,300	17,300	17,300	8,723	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	12,700	0	62	6,404	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
8,400	8,400	8,400	2,381	2,381	2,381	

009-016-013-002026 Est. T.C.V.BOROWSKI ILENE

Property Class: 4012350 S BLODGETT RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100	56,000
		10.00	Total Acres		Total Est. Land Value =		56,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1979

(11) Heating System: Space Heater

Ground Area = 624 SF Floor Area = 624 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	624			
			Total:	80,150	56,905	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	988	701	
Water/Sewer						
1000 Gal Septic			1	4,109	2,917	
Water Well, 50 Feet			1	3,344	2,374	
Porches						
WGEP (1 Story)			40	4,969	3,528	
CGEP (1 Story)			260	12,501	8,876	
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			768	15,452	11,125	*72% Good
Built-Ins						
Appliance Allow.			1	1,607	1,141	
			Totals:	123,120	87,567	
Notes:						
			ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		107,707	

2026 Est. T.C.V. 009-016-013-00				=	163,707
Est. TCV/Total Floor Area = 262.35					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
70,900	70,900	70,900	35,397	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,000	0	0	955	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,900	81,900	81,900	36,352	36,352	0

12:38 PM

009-016-014-00	2026 Est. T.C.V.	NILES DAVID M
Property Class: 401		2410 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	1325.50	1.0493	1.3492	110	100		25,695
165 Actual Front Feet,	5.02	Total Acres			Total Est.	Land Value =		25,695

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	134,627	94,239

Other Additions/Adjustments

Exterior			
Brick Veneer	56	783	548

Plumbing			
Average Fixture(s)	1	988	692
2 Fixture Bath	1	2,074	1,452

Water/Sewer			
1000 Gal Septic	1	4,109	2,876
Water Well, 50 Feet	1	3,344	2,341

Porches			
CPP	48	1,065	745

Garages			
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	932	24,074	16,852

Built-Ins			
Appliance Allow.	1	1,607	1,125

Totals:	172,671	120,870

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 148,670

2026 Est. T.C.V. 009-016-014-00 = 174,365

Est. TCV/Total Floor Area = 141.53

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	74,100	74,100	74,100	42,511	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	13,100	0	0	1,147	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	87,200	87,200	87,200	43,658	43,658	43,658	

009-016-015-002026 Est. T.C.V.MCEWEN DOUGLAS K
Property Class: 4012430 S BLODGETT RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	165.00	1325.00	1.0493	1.3491	110	100	25,692
165 Actual Front Feet, 5.02 Total Acres					Total Est. Land Value =		25,692

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	575	50	1,860
D/W/P: Asphalt Paving	2.89	2400	50	3,468
Total Estimated Land Improvements True Cash Value =				5,328

Cost Est. for Res. Bldg: 1Single Family1SCls CDBlt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
Total:				180,392	144,312
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	948
3 Fixture Bath			1	3,721	2,977
Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 100 Feet			1	5,415	4,332
Deck					
Treated Wood			88	2,252	1,802
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			960	20,966	16,773
Built-Ins					
Appliance Allow.			1	1,897	1,518
Totals:				220,214	176,171

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:216,690

2026 Est. T.C.V. 009-016-015-00				=	247,710
Est. TCV/Total Floor Area = 163.83					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
108,900	108,900	108,900	63,997	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,000	0	0	1,727	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,900	123,900	123,900	65,724	65,724	65,724

009-016-016-002026 Est. T.C.V.KLINE DOROTHY L & PRIEBE RANDALL S
Property Class: 4012450 S BLODGETT RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

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

(11) Heating System: Electric Baseboard

Ground Area = 1120 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,120		
			Total:	175,933	114,356
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	1,897	1,233
			Totals:	186,745	121,384
Notes:					
			ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		149,303

2026 Est. T.C.V. 009-016-016-00				=	205,303
Est. TCV/Total Floor Area = 122.20					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,100	88,100	88,100	48,096	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	1,298	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,700	102,700	102,700	49,394	49,394	49,394

009-016-017-002026 Est. T.C.V.GUNNERSON MATTHEW & TRAVIS
Property Class: 2019577 W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 16 T22N R8W E 1/2 OF NW 1/4 EXC E 440 FT THEREOF ALSO EXC W 440 FT
THEREOF. 26.6667 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
COMMERCIAL 20A M/L	3800		26.66 Acres	3800	100	101,308
26.66 Total Acres Total Est. Land Value =						101,308

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.51	96 50	312
Wood Frame		33.31	72 50	1,199
Wood Frame		23.48	288 50	3,381
Total Estimated Land Improvements True Cash Value =				4,892

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1996

(11) Heating System: Wall Furnace
Ground Area = 896 SF Floor Area = 896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Siding	Comp.Shingle	896	
			Total:	57,829 20,239
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			156	1,828 640
Plumbing				
Average Fixture(s)			1	1,010 353
Water/Sewer				
1000 Gal Septic			1	4,689 1,641
Water Well, 100 Feet			1	5,734 2,007
Deck				
Treated Wood			48	1,667 583
Built-Ins				
Appliance Allow.			1	2,713 950
			Totals:	75,470 26,413
Notes: '96 REDMAN				
ECF (201B COMMERCIAL GROUP B) 0.940 => TCV:				24,828

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1994

(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	980	
			Total:	60,082 21,029
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,010 353

3 Fixture Bath	1	2,944	1,030
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007
Porches			
CCP (1 Story)	96	2,315	810
Deck			
Treated Wood	96	2,414	845
Built-Ins			
Appliance Allow.	1	2,713	950
Totals:		81,901	28,665
Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018			
ECF (201B COMMERCIAL GROUP B) 0.940 => TCV:			26,945

Cost Estimates for Commercial/Industrial Building/Section: 1Built 1970

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: D,PoleQuality: Average

Stories: 1Story Height: 14Perimeter: 0

Base Rate for Upper Floors = 27.64

(10) Heating system: No Heating or CoolingCost/SqFt: 0.00100%

Adjusted Square Foot Cost for Upper Floors = 27.64

Total Floor Area: 6,000Base Cost New of Upper Floors = 165,840

Reproduction/Replacement Cost = 165,840

Eff.Age:20Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 99,504

ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 1 = 105,474

Replacement Cost/Floor Area= 27.64Est. TCV/Floor Area= 17.58

Cost Estimates for Commercial/Industrial Building/Section: 2Built 1970

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: SQuality: Average

Stories: 1Story Height: 14Perimeter: 0

Base Rate for Upper Floors = 31.34

(10) Heating system: No Heating or CoolingCost/SqFt: 0.00100%

Adjusted Square Foot Cost for Upper Floors = 31.34

Total Floor Area: 4,000Base Cost New of Upper Floors = 125,360

Reproduction/Replacement Cost = 125,360

Eff.Age:20Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 75,216

ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 2 = 79,729

Replacement Cost/Floor Area= 31.34Est. TCV/Floor Area= 19.93

Cost Estimates for Commercial/Industrial Building/Section: 3Built 0

Description of Occupancy: WOOD STORAGE BETWEEN BLDGS

Costs are taken from the Sheds - Material Storage, 3 Wall cost schedules.

Parcel Number: 009-016-017-00

Page: 3

<<<<<Calculator Cost Computations>>>>>

Class: D,PoleQuality: Average

Stories: 1Story Height: 14Perimeter: 0

Base Rate for Upper Floors = 36.04

Adjusted Square Foot Cost for Upper Floors = 36.04

Total Floor Area: 960Base Cost New of Upper Floors =34,598

Reproduction/Replacement Cost =34,598

Eff.Age:20Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost =23,181

ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 3 =24,571

Replacement Cost/Floor Area= 36.04Est. TCV/Floor Area= 25.60

Cost Estimates for Commercial/Industrial Building/Section: 4Built 0

Description of Occupancy: WEST SIDE OF BLDGS

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: D,PoleQuality: Average

Stories: 1Story Height: 16Perimeter: 0

Base Rate for Upper Floors = 30.22

Adjusted Square Foot Cost for Upper Floors = 30.22

Total Floor Area: 840Base Cost New of Upper Floors =25,385

Reproduction/Replacement Cost =25,385

Eff.Age:20Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost =11,169

ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 4 =11,840

Replacement Cost/Floor Area= 30.22Est. TCV/Floor Area= 14.09

Total Estimated True Cash Value of Commercial/Industrial Buildings = 221,614

2026 Est. T.C.V. 009-016-017-00					=	379,587
Est. TCV/Total Floor Area = 27.76, Most recent sale 02/01/1999 for 18,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
160,400	160,400	160,400	79,649	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	29,400	0	2,150	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
189,800	189,800	189,800	81,799	81,799	0	

03/24/2026

Valuation Report

DB: Lake2026

12:38 PM

009-016-018-00

2026 Est. T.C.V.

GUNNERSON MATHEW &

Property Class: 201

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 16 T22N R8W E 440 FT OF E 1/2 OF NW 1/4. 26.6667 A.

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 20A M/L	3800	26.66 Acres	3800	100		101,308
26.66 Total Acres					Total Est. Land Value =	101,308

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 0

Description of Occupancy: NORTH BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 16.39

Adjusted Square Foot Cost for Upper Floors = 16.39

Total Floor Area: 4,400	Base Cost New of Upper Floors =	72,116
	Reproduction/Replacement Cost =	72,116
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	25,241

ECF (201B COMMERCIAL GROUP B)

1.060 => TCV of Bldg: 1 = 26,755

Replacement Cost/Floor Area= 16.39

Est. TCV/Floor Area= 6.08

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 0

Description of Occupancy: SOUTH BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 17.09

Adjusted Square Foot Cost for Upper Floors = 17.09

Total Floor Area: 2,800	Base Cost New of Upper Floors =	47,852
	Reproduction/Replacement Cost =	47,852
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
	Total Depreciated Cost =	16,748

ECF (201B COMMERCIAL GROUP B)

1.060 => TCV of Bldg: 2 = 17,753

Replacement Cost/Floor Area= 17.09

Est. TCV/Floor Area= 6.34

Total Estimated True Cash Value of Commercial/Industrial Buildings = 44,508

2026 Est. T.C.V. 009-016-018-00 = 145,816

Est. TCV/Total Floor Area = 20.25, Most recent sale 02/19/2014 for 13,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
66,500	66,500	66,500	41,907	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,400	0	0	1,131	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,900	72,900	72,900	43,038	43,038	0

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-016-019-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LEWIS CAROLYN & SIMPSON CHASE
9697 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 16 T22N R8W N 500 FT OF W 440 FT OF E/2 OF NW/4 EXC W 110 FT THEREOF.
3.7879 Ac. M/L.
Split on 07/01/2008 into 009-016-019-30;
Split on 10/02/2008 into 009-016-019-25;

Split/Comb. on 10/02/2008 completed 10/02/2008 RAY
Parent Parcel(s): 009-016-019-00;
Child Parcel(s): 009-016-019-25;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY
Parent Parcel(s): 009-016-019-00;
Child Parcel(s): 009-016-019-30;

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	500.00	0.8823	1.0574	110	100		33,866
330 Actual Front Feet, 3.79 Total Acres Total Est. Land Value =								33,866

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	18.41	100	58	1,068
Total Estimated Land Improvements True Cash Value =				1,068

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1989

(11) Heating System: Forced Warm Air
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
Total:			62,611	34,435	

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical

1681,9691,083

Plumbing

Average Fixture(s)11,010555

Water/Sewer

1000 Gal Septic14,6892,579

Water Well, 50 Feet13,3441,839

Deck

Treated Wood361,454800

Garages

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

Base Cost57621,47911,813

Built-Ins

Appliance Allow.12,7131,492

Totals:99,26954,596

Notes: SINGLEWIDE

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

51,320

2026 Est. T.C.V. 009-016-019-00

=

86,254

Est. TCV/Total Floor Area = 88.01, Most recent sale 09/16/2008 for 0

Parcel Number: 009-016-019-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	35,100	35,100	35,100	17,954	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,000	0	0	484	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	43,100	43,100	43,100	18,438	18,438	18,438

009-016-019-25
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BROWN KRISTY
9733 W JENNINGS RD
LAKE CITY, MI 49651

SEC 16 T22N R8W W110 FT OF N 500 FT OF E/2 OF NW/4. 1.2626 Ac. M/L
Split on 10/02/2008 from 009-016-019-00;

Split/Comb. on 10/02/2008 completed 10/02/2008 RAY ;
Parent Parcel(s): 009-016-019-00;
Child Parcel(s): 009-016-019-25;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	110.00	500.00	1.1612	1.0574	110	100	14,857
110 Actual Front Feet, 1.26 Total Acres					Total Est. Land Value =		14,857

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	99 50	325
Wood Frame		22.71	384 50	4,360
Total Estimated Land Improvements True Cash Value =				4,685

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,344	
Total:			196,028	137,228
Other Additions/Adjustments				
Recreation Room			1300	24,661 17,263
Plumbing				
Average Fixture(s)			1	1,422 995
3 Fixture Bath			1	4,478 3,135
Water/Sewer				
1000 Gal Septic			1	4,689 3,282
Water Well, 100 Feet			1	5,734 4,014
Porches				
WCP (1 Story)			120	5,836 4,085
Deck				
Treated Wood			256	4,692 3,284
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			576	23,910 16,737
Common Wall: 1 Wall			1	-2,589 -1,812
Door Opener			1	527 369
Built-Ins				
Appliance Allow.			1	2,713 1,899
Fireplaces				
Direct-Vented Gas			1	2,963 2,074
Totals:			275,064	192,553
Notes: 2011 RELOCATED HOME				

Parcel Number: 009-016-019-25

Page: 2

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

236,840

2026 Est. T.C.V. 009-016-019-25						=	256,382
Est. TCV/Total Floor Area = 190.76, Most recent sale 06/12/2025 for 265,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
117,700	117,700	117,700		74,834	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	10,500	0	0	53,366	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
128,200	128,200	128,200		76,854	128,200	128,200	

009-016-019-30
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON MATTHEW & TRAVIS
9697 W JENNINGS RD
LAKE CITY, MI 49651

SEC 16 T22N R8W W 440 FT OF E/2 OF NW/4 EXC N 500 FT THEREOF. 21.6165 Ac. M/L
Split on 07/01/2008 from 009-016-019-00;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-016-019-00;
Child Parcel(s): 009-016-019-30;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
Residentia PARTOF>40@	\$3800	21.62 Acres			3800	100	82,145
		21.62 Total Acres				Total Est. Land Value =	82,145

2026 Est. T.C.V. 009-016-019-30				=		82,145	
Est. TCV/Total Floor Area = 61.12, Most recent sale 06/04/2008 for 10,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
40,000	40,000	40,000	22,164		2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,100	0	0	598	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
41,100	41,100	41,100	22,762		22,762		0

009-016-020-00	2026 Est. T.C.V.	LAKE CITY AL LLC
Property Class: 201		2353 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2015-03247WD & 2015-03250 AFFIDAVIT OF SURVEROR PART OFTHE N 1/2 OFTHE SW 1/4 OFTHE NW 1/4 OF SECTION 16, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN
MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE WEST 1/4 CORNER OF SECTION, 16, T22N, R8W; THENCE N00°05'46"W 660.69 FEET ALONG THE WEST LINE OF SAID SECTION 16 TO THE POINT OF BEGINNING; THENCE N00°05'46"W 333.51 FEET ALONG SAID WEST SECTION LINE; THENCE N89°54'14"E 228.40 FEET; THENCE N00°05'46"W 151.60 FEET PARALLEL TO SAID WEST SECTION LINE; THENCE S89°54'14"W 228.40 FEET TO A POINT ON SAID WEST SECTION LINE; THENCE N00°05'46" W 175.58 FEET ALONG SAID WEST SECTION LINE TO A POINT ON THE NORTH 1/8 LINE OF SAID SECTION 16; THENCE S89°19'16"E 1325.90 FEET ALONG SAID NORTH 1/8LINE TO A POINT ON THE WEST 1/8 LINE OF SAID SECTION 16; THENCE S00°02'56"E 660.86 FEET ALONG SAID WEST 1/8 LINE; THENCE N89°18'49"W 1325.35 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY FOR LACHANCE ROAD.

FORMERLY DESCRIBED AS 2007-02229 SEC 16 T22N R8W COMM AT W 1/4 CORNER OF SEC 16; TH N 00 D 05' 46" W 660.69FT ALONG THE W LINE OF SEC TO POB: TH N 00 D 05' 46" W 333.51 FT ALONG W SEC LINE; TH N 89 D 54' 14" E 261.40 FT; TH N 00 D 05' 46" W 151.60 FT PARALLEL TO W SEC LINE; TH S 89 D 54' 14" W 261.40 FT TO A POINT ON W SEC LINE; TH N 00 D 05' 46" W 175.58 FT ALONG W SEC LINE TO A POINT ON THE N 1/8 LINE OF SEC; TH S 89 D 19' 16" E 1325.90 FT ALONG N 1/8 LINE TO A POINT ON THE W 1/8 LINE OF SEC; TH S 00 D 02' 56" E 660.86 FT ALONG W 1/8 LINE; TH N 89 D 18' 49" W 1325.35 FT TO POB, SUBJ TO ROW FOR LA CHONCE RD 19.20 A. M/L

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
COMMERCIAL 20A M/L	3800	18.93 Acres	3800	100	71,915
COMMERCIAL \$.50/SQFT		0.39 Acres	21780	100	8,385
		19.31 Total Acres	Total Est. Land Value =		80,300

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.07	38250 100	117,428
Ad-Hoc Unit-In-Place Items				
Description		Rate	Size % Good	Cash Value
4 SINGLE,2 DBL LIGHT		1.00	9750 100	9,750
Total Estimated Land Improvements True Cash Value =				127,178

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002
Description of Occupancy: CAL 150

Costs are taken from the Multiple Residences - Senior Citizen cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average
Total Floor Area: 31856 # of Units: 34

Base Rate for Upper Floors = 93.63
Finished Basement Basement, Base Rate for Basement = 64.79
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 13.58 100%
Bsmnt Heating system: Ventilation only, Ducts/Blowers Cost/SqFt: 2.98
Adjusted Square Foot Cost for Upper Floors = 107.21
Adjusted Square Foot Cost for Basement = 67.77

Total Floor Area: 31,856 Base Cost New of Upper Floors = 3,415,281
Basement Area: 5,181 Base Cost New of Basement = 351,116

31,856 Sq.Ft. of Sprinklers @ 3.76, Cost New = 119,779
5,181 Sq.Ft. of Bsmt Splr. @ 4.92, Cost New = 25,491

Reproduction/Replacement Cost = 3,911,667
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 2,620,817

<<<<<<Segregated Cost Computations>>>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 0

ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 1 = 2,778,066

Replacement Cost/Floor Area= 122.79Est. TCV/Floor Area= 87.21

Cost Estimates for Commercial/Industrial Building/Section: 2Built 2012

Description of Occupancy: EAST WING 2012

Costs are taken from the Multiple Residences - Senior Citizen cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,SidingQuality: Low Cost

Total Floor Area: 8976# of Units: 0

Base Rate for Upper Floors = 82.83

(10) Heating system: Electric, Cable or BaseboardCost/SqFt: 7.53100%

Adjusted Square Foot Cost for Upper Floors = 90.36

Total Floor Area: 8,976Base Cost New of Upper Floors = 811,071

Reproduction/Replacement Cost = 811,071

Eff.Age:20Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 543,418

ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 2 = 576,023

Replacement Cost/Floor Area= 90.36Est. TCV/Floor Area= 64.17

Total Estimated True Cash Value of Commercial/Industrial Buildings = 3,354,089

2026 Est. T.C.V. 009-016-020-00					=	3,561,567	
Est. TCV/Total Floor Area = 87.22, Most recent sale 08/01/2025 for 2,500,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
2,516,700	2,516,700	2,516,700		1,786,253	2.70		
2026 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-1,124,200	0		0	-393,753	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
1,780,800	1,392,500	1,392,500		1,834,481	1,392,500	0	

009-016-020-50
Property Class: 101
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON PHIL (LE ETAL)
S LACHANCE RD
LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF SW 1/4 OF NW 1/4. 20 A.

ABANDONED MH ON BACK OF PARCEL - NO VALUE

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU UNTILLED	3200	20.00	Acres	3200	100	64,000
20.00 Total Acres Total Est. Land Value =						64,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Ad-Hoc Unit-In-Place Items			
Description	Rate	Size % Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL	4.47	9000 50	20,115
Total Estimated Land Improvements True Cash Value =			20,115

Ag. Bld 1 2010, Lean-To Utility Shed, 3 Wall
Height: 10 ft

Class:D,Pole

Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	2.81	2100	5,901
Default Walls	4.78	1575	7,529
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Depr. Cost = 8,058
ECF (101 AGRICULTURE)			0.750 => TCV of Bldg: 1 = 6,044

Total Estimated True Cash Value of Agricultural Buildings = 6,044

2026 Est. T.C.V. 009-016-020-50						= 90,159
Est. TCV/Total Floor Area = 2.21, Most recent sale 09/05/2002 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,600	37,600	37,600	12,306	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	0	332	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,100	45,100	45,100	12,638	12,638	0	

009-016-020-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RADEN CHRISTOPHER G
2335 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 16 T22N R8W BEG 178.58 FT S OF NW COR OF SW 1/4 OF NW1/4 TH E 228.4 FT, S 151.6 FT, W 228.4 FT, N 151.6 FT TO POB. .7949A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	152.00	228.00	1.0710	0.8689	110 100	15,560
152 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =	15,560

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	530	50	1,714
D/W/P: Patio Blocks	14.26	6	0	0
Wood Frame	25.60	100	50	1,280
Total Estimated Land Improvements True Cash Value =				2,994

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1142 SF Floor Area = 1597 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	260		
1.5 Story	Siding	Basement	882		
1 Story	Siding	Overhang	14		
Total:				190,249	114,150
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Water/Sewer					
1000 Gal Septic			1	4,386	2,632
Water Well, 50 Feet			1	3,344	2,006
Porches					
WCP (1 Story)			378	11,624	6,974
Balcony					
Wood Balcony			42	1,676	1,006
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	23,910	14,346
Door Opener			1	468	281
Built-Ins					
Appliance Allow.			1	1,897	1,138
Totals:				238,739	143,244

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 176,190

2026 Est. T.C.V. 009-016-020-90					=	194,744
Est. TCV/Total Floor Area = 121.94, Most recent sale 06/17/2022 for 175,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
82,400	82,400	82,400	73,938	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	0	1,996	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-016-020-90

Page: 2

97,400	97,400	97,400	75,934	75,934	75,934

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-016-021-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROMIG GERALD III
2219 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 16 T22N R8W NW 1/4 OF NW 1/4 EXC THAT PART LYING N OF A LINE BEG 950.67 FT
S OF NW COR OF NW 1/4, TH E'LY PAR WITH FORMER RR R/W. 9.9697A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.72 Acres		5600	100		54,432
Residentia ROW @ ZERO			0.25 Acres		0	100		0
		9.97 Total Acres			Total Est. Land Value =			54,432

2026 Est. T.C.V. 009-016-021-00

=

54,432

Est. TCV/Total Floor Area = 34.08, Most recent sale 09/10/2020 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,300	24,300	24,300	11,366	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	306	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,200	27,200	27,200	11,672	11,672	0

009-016-021-70
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

1ST CHANCE GARAGE LLC
2095 S LACHANCE RD
LAKE CITY, MI 49651

2013-01800 SEC 16 T22N R8W FORMER RR R/W LYING OVER & ACROSS NW 1/4OF NW 1/4 & N'LY 198 FT LYING S'LY AND ADJ TO FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4, ALSO BEG 620.67 FT S OF NW COR OF NW 1/4, TH E'LY TO 1/8 LINE, S330 FT, W'LY TO W SEC LINE N 330 FT TO POB 19.0303A M/L

FORMERLY ASSESSED WITH PARCEL A: SEC 16 T22N R8W FORMER RR R/W LYING OVER & ACROSS NW 1/4OF NW 1/4 & N'LY 198 FT LYING S'LY AND ADJ TO FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4, ALSO BEG 620.67 FT S OF NW COR OF NW 1/4, TH E'LY TO 1/8 LINE, S330 FT, W'LY TO W SEC LINE N 330 FT TO POB & PCL A OF THE SURVEY RECORDED IN LIBER S-1 PP 541 & 542 MISSAUKEE COUNTY RECORDS. 21.6603A. SPLIT ON 06/14/2013 INTO 009-016-021-90;

Split/Comb. on 06/14/2013 completed 06/14/2013 TIM
SEPARATELY;
Parent Parcel(s): 009-016-021-70;
Child Parcel(s): 009-016-021-90;

PARCEL A WAS PREVIOUSLY ASSESSED WITH THIS PARCEL - PARCEL A BOOK OF SURVEYS S-1P541

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	660.00	1320.00	1.0000	0.0000	110 100*	0
Residentia 18 -29 @\$5000		18.55 Acres		5000	100	92,750
Residentia ROW @ ZERO		0.48 Acres		0	100	0
* denotes lines that do not contribute to the total acreage calculation.						
660 Actual Front Feet, 19.03 Total Acres			Total Est. Land Value =		92,750	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	530	0	0
Fencing: Wd, Split, 6 ft.	31.31	72	0	0
D/W/P: 4in Concrete	6.47	616	0	0
D/W/P: 3.5 Concrete	6.16	124	0	0
D/W/P: 4in Concrete	6.47	237	0	0
Metal Prefab	18.90	64	50	605
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,105

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls CD Blt 1918

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Crawl Space	672	
1 Story	Siding	Mich Bsmnt.	384	
Total:			158,917	90,220

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	652	
3 Fixture Bath	1	3,721	2,047	

Water/Sewer				
1000 Gal Septic	1	4,386	2,412	
Water Well, 100 Feet	1	5,415	2,978	

Parcel Number: 009-016-021-70

Page: 2

Porches			
WGEF (1 Story)	216	15,394	8,467
Foundation: Shallow	216	-1,333	-733
WPP	12	588	323
Deck			
Treated Wood	180	3,638	2,001
Built-Ins			
Appliance Allow.	1	1,897	1,043
Totals:		193,808	106,595

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 131,111

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1985

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 10 Perimeter: 380

Overall Building Height: 10

Base Rate for Upper Floors = 27.33

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.46 100%

Adjusted Square Foot Cost for Upper Floors = 30.79

Total Floor Area: 4,804

Base Cost New of Upper Floors = 147,915

Reproduction/Replacement Cost = 147,915

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0

Total Depreciated Cost = 53,249

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 49,522

Replacement Cost/Floor Area= 30.79 Est. TCV/Floor Area= 10.31

Total Estimated True Cash Value of Commercial/Industrial Buildings = 49,522

2026 Est. T.C.V. 009-016-021-70		=	276,488
Est. TCV/Total Floor Area = 44.62, Most recent sale 04/30/2019 for 83,710			
2025 Assessed	MBOR	S.E.V.	Base for Cap
114,400	114,400	114,400	86,793
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	23,800	0	0
			2,343
2026 Assessed	MBOR	S.E.V.	Capped
138,200	138,200	138,200	89,136
			89,136
			0

009-016-021-90
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOOMEY RICHARD
2055 S LACHANCE RD
LAKE CITY, MI 49651

2013-01800 PARCEL "A" AS SHOWN IN BOOK OF SURVEYS S-1, PAGE 541, MISSAUKEE COUNTY RECORDS LIBER S-1 P542 PARCEL "A"
BEGINNING AT THE NW CORNER OF SECTION 16, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, THENCE S 89°20'22" E 351.93' ALONG THE NORTH SECTION LINE, THENCE S00°05'46" E 333.15', THENCE N86°48'35" W 352.54' TO THE WEST SECTION LINE, THENCE N00° 05'08" W 377.58' TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF JENNINGS AND LACHANCE ROADS CONTAINING 2.63 + ACRES.
SPLIT/COMBINED ON 06/14/2013 FROM 009-016-021-70;

Split/Comb. on 06/14/2013 completed 06/14/2013 TIM ASSESS PARCEL A
SEPARATELY;
Parent Parcel(s): 009-016-021-70;
Child Parcel(s): 009-016-021-90;

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	351.90	325.56	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A 9000		2.63 Acres			9000	100		23,670
* denotes lines that do not contribute to the total acreage calculation.								
352 Actual Front Feet, 2.63 Total Acres Total Est. Land Value =								23,670

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.08	5000	100	10,400
Total Estimated Land Improvements True Cash Value =				10,400

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2021

Description of Occupancy: 5@ 30'X40' YEAR 2021

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 140

Base Rate for Upper Floors = 39.75

Adjusted Square Foot Cost for Upper Floors = 39.75

Total Floor Area: 1,200 Base Cost New of Upper Floors = 47,700

Reproduction/Replacement Cost = 47,700

5 Identical Units => Reproduction/Replacement Cost of all units = 238,500

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 226,575

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 240,170

Replacement Cost/Floor Area= 39.75 Est. TCV/Floor Area= 40.03

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2021

Description of Occupancy: 3 @ 30'X144' YEAR 2021

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 0

Overall Building Height: 10

Base Rate for Upper Floors = 33.23

Adjusted Square Foot Cost for Upper Floors = 33.23

Total Floor Area: 4,320 Base Cost New of Upper Floors = 143,554

Reproduction/Replacement Cost = 143,554

3 Identical Units => Reproduction/Replacement Cost of all units = 430,662

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 409,129

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 433,677

Replacement Cost/Floor Area= 33.23 Est. TCV/Floor Area= 33.46

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2022

Description of Occupancy: 2022-0539 (1) 20 X 144

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 328

Base Rate for Upper Floors = 39.39

Adjusted Square Foot Cost for Upper Floors = 39.39

Total Floor Area: 2,880 Base Cost New of Upper Floors = 113,443

Reproduction/Replacement Cost = 113,443

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 108,905

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 115,440

Replacement Cost/Floor Area= 39.39 Est. TCV/Floor Area= 40.08

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2022

Description of Occupancy: 2022-0538 (1) 24 X 40

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 128

Base Rate for Upper Floors = 41.58

Adjusted Square Foot Cost for Upper Floors = 41.58

Total Floor Area: 960 Base Cost New of Upper Floors = 39,917

Reproduction/Replacement Cost = 39,917

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 38,320

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 4 = 40,620

Replacement Cost/Floor Area= 41.58 Est. TCV/Floor Area= 42.31

Total Estimated True Cash Value of Commercial/Industrial Buildings = 829,907

2026 Est. T.C.V. 009-016-021-90 = 863,977

Est. TCV/Total Floor Area = 37.89, Most recent sale 07/28/2021 for 21,500

2025 Assessed MBOR S.E.V. Base for Cap IRM

343,900 343,900 343,900 338,929 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 88,100 0 0 9,151 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

432,000 432,000 432,000 348,080 348,080 0

009-016-022-25	2026 Est. T.C.V.	DEVERNEY ANN L
Property Class: 401		9909 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 16 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-1 PP 541 MISSAUKEE COUNTY RECORDS. 2.64A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	337.50	340.74
338 Actual Front Feet, 2.64	0.8774	0.9607
	Rate	%Adj.
	110	100
	Reason	Value
		31,293
	Total Est. Land Value =	31,293
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 3.5 Concrete	6.16	770 0
D/W/P: 4in Ren. Conc.	7.33	1000 0
Whirl Pool Bath	15,056.07	1 0
Wood Frame	25.60	100 50
		1,280
Residential Local Cost Land Improvements		
Description	Rate	Size % Good
LAND IMPROVE 2500	2,500.00	1 95
		2,375
	Total Estimated Land Improvements True Cash Value =	3,655
Cost Est. for Res. Bldg: 1 Single Family HUD		
	Cls CD	Blt 1995
(11) Heating System: Forced Heat & Cool		
Ground Area = 1976 SF Floor Area = 1976 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Basement
		Size
		1,976
		Total:
		259,149
		194,360
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185
3 Fixture Bath	1	3,721
		889
		2,791
Water/Sewer		
1000 Gal Septic	1	4,386
Water Well, 100 Feet	1	5,415
		3,289
		4,061
Deck		
Treated Wood	64	1,908
Treated Wood	64	1,908
Treated Wood	210	4,024
		1,431
		1,431
		3,018
Built-Ins		
Appliance Allow.	1	1,897
		1,423
Garages		
Class: CD Exterior: Pole (Finished)		
Base Cost	2063	58,259
		43,694
	Totals:	341,852
		256,387
Notes:		
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:		
		253,823

2026 Est. T.C.V. 009-016-022-25	=	288,771
Est. TCV/Total Floor Area = 146.14, Most recent sale 07/10/2018 for 140,000		
2025 Assessed	MBOR	S.E.V.
112,400	112,400	112,400
	Base for Cap	IRM
	77,403	2.70
2026	New Eq. Adjustment	Loss
0	32,000	0
	Additions	Tax Adjustment
	0	2,089
		Losses
		0

Parcel Number: 009-016-022-25

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,400	144,400	144,400	79,492	79,492	79,492

009-016-022-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DORLAND JEFFREY P
9849 W JENNINGS RD
Lake City, MI 49651

SEC 16 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 P 541 MISSAUKEE COUNTY RECORDS. 2.65A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	324.00	354.70	0.8864	0.9704	110	100		30,656	
324 Actual Front Feet, 2.64 Total Acres								Total Est. Land Value =	30,656

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		32.26	80 94	2,426
Total Estimated Land Improvements True Cash Value =				2,426

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1983

(11) Heating System: Wall Furnace

Ground Area = 924 SF Floor Area = 924 SF.

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

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	57,417	20,095
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			160	1,875	656
Plumbing					
2 Fixture Bath			1	1,962	687
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 100 Feet			1	5,734	2,007
Deck					
Treated Wood			96	2,414	845
Totals:				74,091	25,931

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

24,375

2026 Est. T.C.V. 009-016-022-50				=	57,457
Est. TCV/Total Floor Area = 62.18, Most recent sale 12/01/1998 for 20,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,500	23,500	23,500	13,474	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	363	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,700	28,700	28,700	13,837	13,837	0

009-016-022-75	2026 Est. T.C.V.	BERGEY MALVIN J & CHRISTI
Property Class: 401		9765 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 PP 541 & 542 MISSAUKEE COUNTY RECORDS. 2.65A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	313.00	368.40	0.8941	0.9796	110 100	30,156
313 Actual Front Feet, 2.65 Total Acres					Total Est. Land Value =	30,156

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
Total:				138,817	111,053

Other Additions/Adjustments

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

Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 50 Feet			1	3,344	2,675

Deck					
Treated Wood			160	3,371	2,697

Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			720	25,121	20,097

Built-Ins					
Appliance Allow.			1	1,897	1,518
Totals:				181,842	145,474

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	178,933

2026 Est. T.C.V. 009-016-022-75				=	209,089	
Est. TCV/Total Floor Area = 181.50, Most recent sale 04/27/2021 for 130,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
89,100	89,100	89,100	75,588	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,400	0	0	2,040	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,500	104,500	104,500	77,628	77,628	77,628	

009-016-023-002026 Est. T.C.V.GUNNERSON TRAVIS &
Property Class: 4012635 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 16 T22N R8W (6*2007) N 1/2 OF SW 1/4 EXC N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 &
EXC THAT PART OF BEG 653.47 FT N OF SE COR, TH N 800 FT, W 800 FT, S 800 FT, E
800 FT TO POB LYING N'LY OF S 1/8 LINE & EXC E'LY 508.47 FT THOF & EXC S 165 FT
OF W 1320 FT THOF. 42.4318A.
SPLIT ON 5/21/2019 PART TO 009-016-023-70;
FORMELRY SEC 16 T22N R8W N 1/2 OF SW 1/4 EXC N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 &
EXC THAT PART OF BEG 653.47 FT N OF SE COR TH N 800 FT, W 800 FT, S 800 FT, E 800
FT TO POB LYING N'LY OF S 1/8 LINE & EXC EASTR'LY 508.47 FT THEREOF. 47.43AC.
SPLIT ON 11/26/2007 INTO 009-016-023-80;

Split/Comb. on 06/03/2019 completed 06/03/2019 TIM ;
Parent Parcel(s): 009-016-023-00;
Child Parcel(s): 009-016-023-70;

Split/Comb. on 11/26/2007 completed 11/26/2007 RAY ;
Parent Parcel(s): 009-016-023-00;
Child Parcel(s): 009-016-023-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 66 - 120	\$3800	42.43 Acres	3800	100		161,242
42.43 Total Acres Total Est. Land Value =						161,242

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	240	69	956
Fencing: Wire Mesh, #9	3.67	200	0	0
Total Estimated Land Improvements True Cash Value =				956

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1971

(11) Heating System: Forced Warm Air
Ground Area = 1440 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	720	
Addition	Siding	Crawl	720	
Total:			83,761	29,316
Other Additions/Adjustments				
Skirting, Brick Veneer			144	4,545 1,591
Plumbing				
Average Fixture(s)			1	783 274
Water/Sewer				
1000 Gal Septic			1	4,109 1,438
Water Well, 50 Feet			1	3,344 1,170
Built-Ins				
Appliance Allow.			1	1,607 562
Deck				
w/Roof (Roof portion)			1560	19,001 6,650
w/Roof (Roof portion)			400	4,900 1,715
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost			1200	22,464 7,862

Parcel Number: 009-016-023-00

Page: 2

Totals:

144,514

50,578

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

47,543

2026	Est. T.C.V. 009-016-023-00				=	209,741	
Est. TCV/Total Floor Area = 145.65							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	98,200	98,200	98,200	46,839	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	6,700	0	0	1,264	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	104,900	104,900	104,900	48,103	48,103	48,103	

009-016-023-702026 Est. T.C.V. STAATS DONALD & SHAWN
Property Class: 4022705 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 16 T22N R8W (0*2019) S 165 FT OF W 1320 FT OF N 1/2 OF SW 1/4. 5A. SPLIT ON
05/21/2019 FROM 009-016-023-00;

Split/Comb. on 06/03/2019 completed 06/03/2019 TIM ;
Parent Parcel(s): 009-016-023-00;
Child Parcel(s): 009-016-023-70;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	5.00	Acres	5000	100	25,000
5.00 Total Acres Total Est. Land Value =						25,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	150	50	2,197
Total Estimated Land Improvements True Cash Value =				2,197

2026 Est. T.C.V. 009-016-023-70				=	27,197
Est. TCV/Total Floor Area = 18.89					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
10,200	10,200	10,200	5,282	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	142	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,600	13,600	13,600	5,424	5,424	0

009-016-023-80
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON MATTHEW & TRAVIS
X S LACHANCE RD
LAKE CITY, MI 49651

SEC. 16 T22N, R8W BEG 1453.47 FT N OF S/4 COR, TH N TO S LINE OF N/2 OF N/2 OF N/2 OF SW/4, TH E 508..47 FT, S TO A PT 508.47 FT W OF POB, TH E TO POB. 9.998
Ac M/L
Split on 11/26/2007 from 009-016-023-00;

Split/Comb. on 11/26/2007 completed 11/26/2007 RAY ;
Parent Parcel(s): 009-016-023-00;
Child Parcel(s): 009-016-023-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@\$3800	10.00	Acres	3800	100		38,000
	10.00	Total Acres	Total Est. Land Value =			38,000
2026 Est. T.C.V. 009-016-023-80					=	38,000
Est. TCV/Total Floor Area = 26.39						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
18,500	18,500	18,500	11,366		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	306	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,000	19,000	19,000	11,672	11,672	0	

009-016-024-002026 Est. T.C.V.GUNNERSON GAY D
Property Class: 4019954 W KELLY RD
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 16 T22N R8W SW 1/4 OF SW 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Cost Est. for Res. Bldg: 1Single Family1SCls DBlt 1948

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SFFloor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-3,128	-1,720
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Base Cost		384	12,403	6,822
	Common Wall: 1 Wall		1	-1,777	-977
	No Concrete Floor		384	-2,097	-1,153
Class: D Exterior: Pole (Unfinished)					
	Base Cost		1950	36,504	20,077
	No Concrete Floor		1950	-10,647	-5,856
Class: D Exterior: Pole (Unfinished)					
	Base Cost		1200	22,464	12,355
	No Concrete Floor		1200	-6,552	-3,604
Totals:				47,170	25,944

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:31,911
1% Completed => Est. True Cash Value 2026 =319

2026 Est. T.C.V. 009-016-024-00				=	56,319	
Est. TCV/Total Floor Area = 0.00						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	25,100	25,100	25,100	3,077	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,100	0	0	83	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	28,200	28,200	28,200	3,160	3,160	0

009-016-024-30
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STAATS DONALD J & ELIZABETH J
2761 S LACHANCE RD
Lake City, MI 49651

. SEC 16 T22N R8W N 660 FT OF W 990 FT OF SW 1/4 OF SW 1/4. 15A.

BLDG ONE CONSTRUCTED OF USED MATERIAL.

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L	3800		15.00 Acres		3800	100		57,000
		15.00	Total Acres		Total Est.		Land Value =	57,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.09	400	50	1,618
Metal Prefab	15.80	192	50	1,517
Wood Frame	22.32	756	50	8,437
Total Estimated Land Improvements			True Cash Value =	11,572

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 0

(11) Heating System: Forced Warm Air

Ground Area = 2487 SF Floor Area = 2487 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	960		
Addition	Siding	Crawl	960		
Addition	Siding	Crawl	567		
		Total:		186,994	65,447

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007

Deck

Treated Wood	72	2,062	722
Treated Wood	40	1,540	539

Built-Ins

Appliance Allow.	1	2,713	950
Totals:		204,742	71,659

Notes:

ECF (201B COMMERCIAL GROUP B) 0.940 => TCV: 67,359

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1985

Description of Occupancy: CAL 210, WITH SCALE

Costs are taken from the Warehouses - Storage cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: D Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 268

Base Rate for Upper Floors = 36.22

Adjusted Square Foot Cost for Upper Floors = 36.22

Parcel Number: 009-016-024-30

Page: 2

Total Floor Area: 4,000

Base Cost New of Upper Floors = 144,880

Reproduction/Replacement Cost = 144,880

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 86,928

Unit in Place Items

Rate Quantity Arch %Good Depr.Cost

/CI14/SERS/DEQU/HOI/FRAL/HBUSL 35000.00 1 1.00 100 35,000

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 129,244

Replacement Cost/Floor Area= 44.97 Est. TCV/Floor Area= 32.31

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Description of Occupancy: CAL 210

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 160

Base Rate for Upper Floors = 32.61

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.42 100%

Adjusted Square Foot Cost for Upper Floors = 38.03

Total Floor Area: 2,100

Base Cost New of Upper Floors = 79,863

Reproduction/Replacement Cost = 79,863

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 47,918

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 50,793

Replacement Cost/Floor Area= 38.03 Est. TCV/Floor Area= 24.19

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1985

Description of Occupancy: STORGE W/LIFT

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 208

Overall Building Height: 14

Base Rate for Upper Floors = 18.27

Adjusted Square Foot Cost for Upper Floors = 18.27

Total Floor Area: 2,604

Base Cost New of Upper Floors = 47,575

Reproduction/Replacement Cost = 47,575

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 28,545

Unit in Place Items

Rate Quantity Arch %Good Depr.Cost

/CI14/SERS/DEQU/HOI/GDRI/AAUTL 15200.00 1 1.00 100 15,200

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 46,370

Replacement Cost/Floor Area= 24.11 Est. TCV/Floor Area= 17.81

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Description of Occupancy: EAST SIDE OF LOT

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 194

Parcel Number: 009-016-024-30

Page: 3

Base Rate for Upper Floors = 17.53

Adjusted Square Foot Cost for Upper Floors = 17.53

Total Floor Area: 2,090	Base Cost New of Upper Floors =	36,637
	Reproduction/Replacement Cost =	36,637
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	Total Depreciated Cost =	21,982
ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 4 =	23,301
Replacement Cost/Floor Area= 17.53	Est. TCV/Floor Area= 11.15	

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0
Description of Occupancy: PERMIT 20210590

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 16 Perimeter: 280

Base Rate for Upper Floors = 18.28

Adjusted Square Foot Cost for Upper Floors = 18.28

Total Floor Area: 4,200	Base Cost New of Upper Floors =	76,776
	Reproduction/Replacement Cost =	76,776
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Total Depreciated Cost =	62,956
ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 5 =	66,734
Replacement Cost/Floor Area= 18.28	Est. TCV/Floor Area= 15.89	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 316,442

2026 Est. T.C.V. 009-016-024-30	=	452,373
Est. TCV/Total Floor Area = 25.88		
2025 Assessed MBOR S.E.V.	Base for Cap IRM	
185,800 185,800 185,800	66,200 2.70	
2026 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 40,400 0	0 1,787 0	
2026 Assessed MBOR S.E.V.	Capped ->Taxable<- PRE/MBT	
226,200 226,200 226,200	67,987 67,987 0	

009-016-024-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WIGGINS JON
W KELLY RD
LAKE CITY, MI 49651

. SEC 16 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 & S 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. 15 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		15.00 Acres	5600	100		84,000
		15.00 Total Acres	Total Est. Land Value =			84,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1973

(11) Heating System: Wall Furnace

Ground Area = 720 SF Floor Area = 720 SF.

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

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	49,935	17,477
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			268	3,141	1,099
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood			96	2,414	1,086 *45% Good
Built-Ins					
Appliance Allow.			1	2,713	950
			Totals:	66,236	23,423
Notes: 12X60					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				22,018	

Cost Est. for Res. Bldg: 2 Mobile Home HUD					
				Cls Average	Blt 1971
(11) Heating System: Wall Furnace					
Ground Area = 600 SF Floor Area = 600 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35					
Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	600		
			Total:	43,381	15,182
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			124	1,453	509
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood			48	1,667	750 *45% Good
Built-Ins					
Appliance Allow.			1	2,713	950

Parcel Number: 009-016-024-60

Page: 2

	Totals:	57,247	20,202
Notes: 12X50 INVADER			
	ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	18,990	

2026	Est. T.C.V. 009-016-024-60			=	125,008	
Est. TCV/Total Floor Area = 94.70						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	53,800	53,800	53,800	27,102	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,700	0	0	731	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	62,500	62,500	62,500	27,833	27,833	0

009-016-025-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON STEVEN R ETAL
W KELLY RD
LAKE CITY, MI 49651

SEC 16 T22N R8W N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 EXC W 265 FT IF N 300 FT THOF.
18.1749A. (3*1998)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
Residentia 18	-29 @\$5000		18.17 Acres		5000	100			90,850
			18.17 Total Acres				Total Est. Land Value =		90,850

Ag. Bld 1 0, Lean-To Loafing Shed
Height: 10 ft

Class:D,Pole

Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	3.38	1800	6,084
Default Walls	5.26	1350	7,101

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50

Depr. Cost = 6,593

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 6,131

Total Estimated True Cash Value of Agricultural Buildings

= 6,131

2026 Est. T.C.V. 009-016-025-00							=	96,981
Est. TCV/Total Floor Area = 73.47								
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM				
36,500	36,500	36,500	12,424	2.70				
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	12,000	0	0	335	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
48,500	48,500	48,500	12,759	12,759	0			

009-016-025-90
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANEJA RAJESH
2555 S LACHANCE RD
Lake City, MI 49651

SEC 16 T22N R8W W 235 FT OF N 290 FT OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4.
1.5645A. (0*1998)
Split on 11/16/2006 into 009-016-025-99;

Split/Comb. on 11/16/2006 completed 11/16/2006 RAY (Adjacent owner)
;
Parent Parcel(s): 009-016-025-90;
Child Parcel(s): 009-016-025-99;

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

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
INFO FOR SIZE 0	235.00	290.00	1.0000	0.0000	0	100*	0
COMMERCIAL <2A M/L		1.56 Acres		18000	100		28,170
* denotes lines that do not contribute to the total acreage calculation.							
235 Actual Front Feet, 1.56 Total Acres			Total Est. Land Value =				28,170

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	5000	100	14,300
D/W/P: 4in Ren. Conc.	7.26	12806	100	92,972
Wood Frame	23.74	144	50	1,709
Unit in Place Item(s)				
Description	Rate	Size	% Good	Cash Value
	0.00	1	88	0
Total Estimated Land Improvements True Cash Value =				108,981

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997
Description of Occupancy: CAL 116

Costs are taken from the Markets - Convenience cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 324

Base Rate for Upper Floors = 106.22

(10) Heating system: Forced Air Furnace Cost/SqFt: 8.62 100%
Adjusted Square Foot Cost for Upper Floors = 114.84

Total Floor Area: 4,722 Base Cost New of Upper Floors = 542,275

Reproduction/Replacement Cost = 542,275
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 216,910

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	33.50	603	1.000	1.000	20,201
Miscellaneous Built-in Construction:						
Cold Storage, for each inch over 2" add	2 Up	0.00	2026	1.000	1.000	0
Total Cost of Lump-Sum Items =						20,201
Total Cost New =						20,201

Architectural Multiplier: 0.50

Reproduction/Replacement Cost = 10,100

03/24/2026

Valuation Report

12:38 PM

DB: Lake2026

Parcel Number: 009-016-025-90

Page: 2

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 4,040

Unit in Place Items

Undergrnd Stg Tank

Rate 20000.00 Quantity 2 Arch 0.70 %Good 50 Depr.Cost 14,000

ECF (201A GENERAL COMMERCIAL)

1.640 => TCV of Bldg: 1 = 385,318

Replacement Cost/Floor Area= 122.91 Est. TCV/Floor Area= 81.60

Total Estimated True Cash Value of Commercial/Industrial Buildings = 385,318

2026 Est. T.C.V. 009-016-025-90 = 522,469

Est. TCV/Total Floor Area = 110.65, Most recent sale 09/01/2020 for 1

2025 Assessed MBOR S.E.V. Base for Cap IRM

236,200 236,200 236,200 168,730 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 25,000 0 0 4,555 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

261,200 261,200 261,200 173,285 173,285 0

009-016-025-99
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON JOANN &
2555 S LACHANCE RD
Lake City, MI 49651

SEC 16 T22N R8W W 265 FT OF N 300 FT OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 EXC W
235 FT OF N 290 FT THEREOF. .2606A. (0*2006)
Split on 11/16/2006 from 009-016-025-90;

Split/Comb. on 11/16/2006 completed 11/16/2006 RAY (From Adjacent Owner)
;
Parent Parcel(s): 009-016-025-90;
Child Parcel(s): 009-016-025-99;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	30.00	300.00	1.6069	0.9306	250	100	11,215
30 Actual Front Feet, 0.21	Total Acres		Total Est. Land Value =		11,215		

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.01	100	50	800
Total Estimated Land Improvements True Cash Value =				800

2026 Est. T.C.V. 009-016-025-99				=	12,015
Est. TCV/Total Floor Area = 2.54					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,800	4,800	4,800	1,428	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	38	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	1,466	1,466	0

009-016-026-00	2026 Est. T.C.V.	BAKER RICKY C
Property Class: 401		9662 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 16 T22N R8W SE 1/4 OF SW 1/4 EXC THAT PART OF BEG 653.47 FT N OF SE COR TH N 800 FT, W 800FT, S 800 FT, E 800 FT TO POB LYING S'LY OF S 1/8 LINE. 27.88A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia INFERIOR@\$1400			20.00 Acres		1400 100	28,000
Residentia 18 -29 @\$5000			7.88 Acres		5000 100	39,400
			27.88 Total Acres	Total Est. Land Value =		67,400

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		28.87	576 50	8,314
Total Estimated Land Improvements			True Cash Value =	8,314

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Good	Blt 1988

(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	980	
			Total:	77,325 34,024
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			168	2,070 911
Plumbing				
Average Fixture(s)			1	1,293 569
Water/Sewer				
1000 Gal Septic			1	5,433 2,391
Water Well, 50 Feet			1	3,351 1,474
Garages				
Class: BC Exterior: Pole (Unfinished)				
Base Cost			832	27,622 12,154
Built-Ins				
Appliance Allow.			1	3,899 1,716
			Totals:	120,993 53,239
Notes: 1988 REDMAN				
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				50,045

2026 Est. T.C.V. 009-016-026-00				=	125,759	
Est. TCV/Total Floor Area = 128.33, Most recent sale 02/26/2013 for 14,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
53,100	53,100	53,100		39,791	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	9,800	0		0	1,074	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
62,900	62,900	62,900		40,865	40,865	0

009-016-026-70
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VERTICAL BRIDGE TOWERS V LLC
9590 W KELLY RD
Lake City, MI 49651

SEC 16 T22N R8W BEG 653.47 FT N OF SE COR OF SW 1/4 TH N 800 FT, W 800 FT, S 800 FT, E 800 FT TO POB. 14.69A.

COMMUNICATION BLDG,EQP & TOWER ASSESSED HERE.
TOWER BUILT IN 2000. CONSTRUCTION COST 382,083.

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

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 10A M/L	3800	14.69 Acres	3800	100		55,822
		14.69 Total Acres			Total Est. Land Value =	55,822

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.12	6000	94	11,957
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
TOWER \$382,083 YEAR 2000	1.00	374441	100	374,441
/CI16/YARI/CHALF/08'/29	31.25	591	100	18,469
/CI16/YARI/CHALF/08'/3	4.54	611	100	2,774
/CI16/YARI/CHALF/08'/GATW15	1,500.00	1	100	1,500
/CI16/YARI/CHALF/08'/GATW5	805.00	1	100	805
Total Estimated Land Improvements True Cash Value =				409,946

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 2006

Description of Occupancy: EQUIPMENT BLDG

Costs are taken from the Warehouses - Storage cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: CQuality: Average

Stories: 1Story Height: 10Perimeter: 80

Base Rate for Upper Floors = 81.96

(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.02 100%

Adjusted Square Foot Cost for Upper Floors = 109.98

Total Floor Area: 306	Base Cost New of Upper Floors =	33,654
	Reproduction/Replacement Cost =	33,654
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0	
	Total Depreciated Cost =	29,952

ECF (201A GENERAL COMMERCIAL)

1.640 => TCV of Bldg: 1 = 49,121

Replacement Cost/Floor Area= 109.98Est. TCV/Floor Area= 160.53

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 2006

Description of Occupancy: EQUIPMENT BLDG

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: CQuality: Average

Stories: 1Story Height: 10Perimeter: 55

Base Rate for Upper Floors = 61.96

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.28 100%

Adjusted Square Foot Cost for Upper Floors = 83.24

Total Floor Area: 192	Base Cost New of Upper Floors =	15,982
	Reproduction/Replacement Cost =	15,982
Eff.Age:5	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0	

Parcel Number: 009-016-026-70

Page: 2

Total Depreciated Cost =		14,384
ECF (201A GENERAL COMMERCIAL)	1.640 => TCV of Bldg: 2 =	23,589
Replacement Cost/Floor Area= 83.24	Est. TCV/Floor Area= 122.86	

Total Estimated True Cash Value of Commercial/Industrial Buildings =

72,710

2026 Est. T.C.V. 009-016-026-70					=	538,478	
Est. TCV/Total Floor Area = 1081.28, Most recent sale 05/24/2022 for 176,239							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
277,100	277,100	277,100	269,446	2.70			
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	-7,600	0	54	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
269,500	269,500	269,500	276,721	269,500	0		

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	165,800	165,800	165,800	87,958	87,958	87,958

009-016-027-95
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HANNA LESLIE L
S BLODGET RD
Lake City, MI 49651

SEC16T22NR8W (0*2020) S 660 FT OF E 220 FT OF W 1/2 OF NE1/4 OF SE 1/4 3.3333 A
SPLIT ON 08/27/2020 FROM 009-016-027-00;

Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;
Parent Parcel(s): 009-016-027-00;
Child Parcel(s): 009-016-027-95;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		220' X 660'	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia INFERIOR@\$1400		3.33 Acres		1400	100	4,666
			3.33 Total Acres	Total Est. Land Value =		4,666

2026 Est. T.C.V. 009-016-027-95 = 4,666						
Est. TCV/Total Floor Area = 3.93, Most recent sale 09/23/2020 for 1,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
2,300	2,300	2,300	2,273		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	27	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
2,300	2,300	2,300	2,334		2,300	2,300

009-016-028-002026 Est. T.C.V.HANNA JAMES D
Property Class: 4012540 S BLODGETT RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2 1/2 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	165.00	660.00	1.0493	1.1334	110	100	21,584
165 Actual Front Feet, 2.50 Total Acres					Total Est. Land Value =		21,584

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		23.39	160 50	1,871
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,821

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 696 SF Floor Area = 696 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	648		
1 Story	Siding	Crawl Space	48		
Total:				94,080	62,322

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	711
2 Fixture Bath		1	2,502	1,501

Water/Sewer				
1000 Gal Septic		1	4,386	2,632
Water Well, 50 Feet		1	3,344	2,006

Porches				
WGEP (1 Story)		100	9,343	5,606

Garages				
Class: CD Exterior: Pole (Finished)				
Door Opener		2	935	561
Base Cost		1200	33,888	20,333

Built-Ins				
Appliance Allow.		1	1,897	1,138

Fireplaces				
Wood Stove		1	2,107	1,264

Totals: 153,667 92,199

Notes:
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 113,405

2026 Est. T.C.V. 009-016-028-00					=	137,810
Est. TCV/Total Floor Area = 198.00, Most recent sale 10/31/2017 for 70,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
59,600	59,600	59,600	38,262	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	1,033	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-016-028-00

Page: 2

68,900	68,900	68,900	39,295	39,295	39,295

009-016-029-002026 Est. T.C.V.DENMAN ADAM

Property Class: 4012730 S BLODGETT RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4, & PCL B-1 OF SURVEY AS
SHOWN IN LIBER S-5 PG 19 EXC PCL A-1 AS SHOWN IN BOOK OF SURVEYS AT S-5 P19
.5.01 AC. M/L

SPLIT ON 01/02/2008 INTO 009-016-029-99;

1/2017 GARAGE CONVERTED TO LIVING, YEAR OF CHANGE UNKNOWN. POSTED AS 2016 CHANGE
- TIM
182576\$59,900 MODEST 3 BEDROOM 1 BATH HOME IN LAKE CITY. FEATURING 1ST FLOOR
LAUNDRY AND AN OPEN FLOOR PLAN. HOME SITS ON 5 ACRES WITH A POND. CENTRALLY
LOCATED BETWEEN LAKE CITY AND CADILLAC. THIS IS A MUST SEE. CHG FROM GRG TO 1S
FOR 04..BEG 03 HS FOR JAMES MAXWELL..
UNRECORDED L/C IN HS FILE

UNCAPPED FOR 05 BY LTR 5-16-05

Split/Comb. on 01/02/2008 completed 01/02/2008 RAY (Exempt..Adj Owner)
;

Parent Parcel(s): 009-016-029-00;
Child Parcel(s): 009-016-029-99;

08/27/2008 009-016-33-99 Combined with this parcel.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	330.00	662.00	0.8823	1.1342	110 100	36,327
330 Actual Front Feet, 5.01 Total Acres Total Est. Land Value =						36,327

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	320	50	1,035
D/W/P: 4in Ren. Conc.	7.33	66	50	242
Wood Frame	24.57	128	50	1,572
Wood Frame	33.62	48	50	807
Total Estimated Land Improvements True Cash Value =				3,656

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1824 SF Floor Area = 1824 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	552		
1 Story	Siding	Crawl Space	552		
1 Story	Siding	Slab	720		
Total:				201,070	140,748

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	829	

Water/Sewer				
1000 Gal Septic	1	4,386	3,070	
Water Well, 50 Feet	1	3,344	2,341	

Garages

Class: CD Exterior: Pole (Unfinished)				
Door Opener	1	468	328	
Base Cost	1200	25,428	17,800	

Parcel Number: 009-016-029-00

Page: 2

Fireplaces			
Wood Stove	1	2,107	1,475
Carports			
Aluminum	800	10,536	7,375
	Totals:	248,524	173,966

Notes: 2018 ADDITION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 213,978

2026 Est. T.C.V. 009-016-029-00				=	253,961
Est. TCV/Total Floor Area = 139.23, Most recent sale 01/27/2017 for 55,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
108,000	108,000	108,000	72,282	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	19,000	0	0	1,951	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,000	127,000	127,000	74,233	74,233	74,233

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-016-030-00	2026 Est. T.C.V.	TAYLOR BRIAN K & LORI
Property Class: 402		2658 S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	165.00	662.00	1.0493	1.1342	110 100	21,600
165 Actual Front Feet, 2.51 Total Acres					Total Est. Land Value =	21,600

2026 Est. T.C.V. 009-016-030-00	=	21,600			
Est. TCV/Total Floor Area = 11.84, Most recent sale 07/10/2020 for 9,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
8,800	8,800	8,800	3,520	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	95	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,800	10,800	10,800	3,615	3,615	0

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-016-031-00	2026 Est. T.C.V.	KOLODZIEJ PATRICIA TRUST
Property Class: 402		S BLODGETT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	165.00	662.00	1.0493	1.1342	110 100	21,600
165 Actual Front Feet, 2.51 Total Acres					Total Est. Land Value =	21,600

2026 Est. T.C.V. 009-016-031-00	=	21,600			
Est. TCV/Total Floor Area = 11.84					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
8,800	8,800	8,800	3,520	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	95	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,800	10,800	10,800	3,615	3,615	0

009-016-032-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CONRAD KALEB
2520 S BLODGETT RD
LAKE CITY, MI 49651

. SEC 16 T22N R8W N 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	165.00	662.00	1.0493	1.1342	110	100	21,600
165 Actual Front Feet, 2.51 Total Acres Total Est. Land Value =							21,600

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	2247 0	0
Wood Frame		23.07	350 50	4,037
Wood Frame		33.65	72 50	1,211
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =				10,248

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1991

(11) Heating System: Wall Furnace
Ground Area = 938 SF Floor Area = 938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Siding	Comp.Shingle	938	
Total:			76,560	33,687
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			162	1,996 878
Plumbing				
Average Fixture(s)			1	1,293 569
Water/Sewer				
1000 Gal Septic			1	5,433 2,391
Water Well, 50 Feet			1	3,351 1,474
Porches				
WCP (1 Story)			208	9,395 4,134
Foundation: Shallow			208	-1,344 -591
Deck				
Treated Wood			100	2,616 1,151
Built-Ins				
Appliance Allow.			1	3,899 1,716
Totals:			103,199	45,409
Notes: HUD WITH POLE SUPPORTED ROOF STRUCTURE				
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				42,684

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 2020

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost

Parcel Number: 009-016-032-00

Page: 2

Other Additions/Adjustments

Porches

CCP (1 Story)	368	9,465	8,992

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1800	42,570	40,441

Totals:	52,035	49,433

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	60,803

2026 Est. T.C.V. 009-016-032-00	=	135,335

Est. TCV/Total Floor Area = 144.28, Most recent sale 02/11/2026 for 205,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
55,500	55,500	55,500	31,951	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	0	862	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,700	67,700	67,700	32,813	32,813	32,813	

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-016-033-00

2026 Est. T.C.V.

HANNA LESLIE L & HAUGHT EVE L

Property Class: 401

2670 S BLODGETT RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 16 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SE1/4, & PCL A-1 AS SHOWN IN BOOK OF SURVEYS AT S-5 P19, EXC PCL B-1 OF SURVEY AS SHOWN IN LIBER S-5 PG 19.

2.49 Ac. M/L

Split on 01/02/2008 into 009-016-033-99;

08-28-08 Combine 009-016-029-99 with this pcl.

Split/Comb. on 01/02/2008 completed 01/02/2008 RAY (Exempt..Adj Owner)

;

Parent Parcel(s): 009-016-033-00;

Child Parcel(s): 009-016-033-99;

08/27/2008 009-016-029-99 Combined with this parcel.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	165.00	657.36	1.0493	1.1322	110	100		21,562
165 Actual Front Feet, 2.49 Total Acres							Total Est. Land Value =	21,562

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1368 SF Floor Area = 1368 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,368		
			Total:	184,831	120,140

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	178	3,612	2,348

Garages

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

Base Cost	528	20,217	13,141
Common Wall: 1 Wall	1	-2,421	-1,574

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	16,528

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals:

246,200

160,030

Notes:

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

196,837

2026 Est. T.C.V. 009-016-033-00

=

218,399

Est. TCV/Total Floor Area = 159.65

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

92,700

92,700

92,700

46,903

2.70

Parcel Number: 009-016-033-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,500	0	0	1,266	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	109,200	109,200	109,200	48,169	48,169	48,169

009-016-034-012026 Est. T.C.V.CARPENTER-THOMPSON MITCH
Property Class: 4019100 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

REMAINDER PARCEL AS SHOWN IN LIBER S6P250 SEC 16 T22N R8W 29.67 A
SPLIT ON 09/10/2025 FROM 009-016-034-00;

Split/Comb. on 09/10/2025 completed 09/10/2025 TIM ;
Parent Parcel(s): 009-016-034-00;
Child Parcel(s): 009-016-034-01, 009-016-034-05;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 30 - 65	\$3800	29.67	Acres	3800	100	112,746
29.67 Total Acres Total Est. Land Value =						112,746

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	21.65	228 50	2,468
Total Estimated Land Improvements True Cash Value =			2,468

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1846

(11) Heating System: Wall/Floor Furnace
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	576		
Total:				76,604	42,133

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,185	652		
Water/Sewer					
1000 Gal Septic	1	4,386	2,412		
Water Well, 50 Feet	1	3,344	1,839		
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost	768	17,610	9,685		
Class: CD Exterior: Pole (Unfinished)					
Base Cost	1024	21,699	11,934		
No Concrete Floor	1024	-6,134	-3,374		
Totals:				118,694	65,281

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 80,296

2026 Est. T.C.V. 009-016-034-01			=	195,510
Est. TCV/Total Floor Area = 339.43				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	41,463	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
97,800	0	0	97,800	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
97,800	97,800	97,800	42,582	97,800 0

009-016-034-05
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CARPENTER-THOMPSON MITCH
9040 W KELLY RD
LAKE CITY, MI 49651

PCL A OF THE SURVEY RECORDED IN LIBER S6P250 SEC 16 T22N R8W 2.46 A
SPLIT ON 09/10/2025 FROM 009-016-034-00;

Split/Comb. on 09/10/2025 completed 09/10/2025 TIM ;
Parent Parcel(s): 009-016-034-00;
Child Parcel(s): 009-016-034-01, 009-016-034-05;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	291.31	297.02	0.9103	0.9283	110	100	27,077
291 Actual Front Feet, 1.99 Total Acres					Total Est. Land Value =		27,077

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.05	500 50	1,512
Wood Frame		22.16	120 50	1,329
Total Estimated Land Improvements True Cash Value =				2,841

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

(11) Heating System: Electric Baseboard
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,080	
Total:			130,610	97,956
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 889
2 Fixture Bath			1	2,502 1,876
Water/Sewer				
1000 Gal Septic			1	4,386 3,289
Water Well, 100 Feet			1	5,415 4,061
Porches				
WCP (1 Story)			160	6,554 4,915
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			576	19,077 14,308
Built-Ins				
Appliance Allow.			1	1,897 1,423
Breezeways				
Frame Wall			96	5,645 4,234
Totals:			177,271	132,951

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 131,621

2026 Est. T.C.V. 009-016-034-05					=	161,539
Est. TCV/Total Floor Area = 149.57						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	29,552	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-016-034-05

Page: 2

80,800	0	0	0	80,800	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,800	80,800	80,800	30,349	80,800	0

009-016-034-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHERMAN DAVID P JR
S BLODGETT RD
LAKE CITY, MI 49651

2012-1590 WD Commencing at the SE corner of Section 16, T22N, R8W, Thence N00°04'57"E 330.02 feet along the East line of said Section 16 to the point of beginning; Thence N89° 17'07'W 396.02 feet parallel to the South line of said Section 16, Thence N00°04'57"E 327.62 feet parallel to said East section line; Thence S89°17'07"E 396.02 feet parallel to said South section line to a point on said East section line; Thence S00°04'57:W 327.62 feet along said East section line to the point of Beginning. Lake Township, Missaukee County, Michigan.

FORMERLY ABBREVIATED AS
SEC 16 T22N R8W (0*2005) BEG N 0D 04' 57" E 330.02 FT FROM SE COR, TH N 89D 17'07" W 396.02 FT; N 0D 04'57" E 327.62 FT, S 89D 17'07" E 396.02 FT, S 0D 04' 57" W 327.62 FT TO POB. --2.9785 A--

05 Split 2.98 Ac from 034-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	328.00	396.02	0.8837	0.9975	110 100	31,803
328 Actual Front Feet, 2.98 Total Acres					Total Est. Land Value =	31,803
2026 Est. T.C.V. 009-016-034-50 = 31,803						
Est. TCV/Total Floor Area = 29.45, Most recent sale 04/27/2012 for 10,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
13,000	13,000	13,000	7,037		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	189	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,900	15,900	15,900	7,226	7,226	7,226	

009-016-034-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON MATTHEW
9402 W KELLY RD
Lake City, MI 49651

SEC 16 T22N R8W (0*2001) W 660 FT OF SW 1/4 OF SE 1/4. 20A. AND 2011 EXEMPT
TRANSFER FROM 016-034-00 ADDING W 165' OF E 1/2 OF SW 1/4 OF SE 1/4 SECT 16 TWP
22N RNG 8W 5 AC MOL

2011: EXEMPT LAND TRANSFER OF PARCEL LINE FROM 009-016-34-00.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia INFERIOR@	\$1400	25.00 Acres	1400	100		35,000
		25.00 Total Acres	Total Est. Land Value =			35,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		19.51	200 50	1,951
Total Estimated Land Improvements True Cash Value =				1,951

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1979

(11) Heating System: Forced Warm Air
Ground Area = 1458 SF Floor Area = 1458 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	840	
Addition	Siding	Crawl	618	
Total:			81,817	28,637
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			168	1,875 656
Plumbing				
Average Fixture(s)			1	783 274
Water/Sewer				
1000 Gal Septic			1	4,109 1,438
Water Well, 50 Feet			1	3,344 1,170
Porches				
WGEP (1 Story)			144	8,915 3,120
Foundation: Shallow			144	-1,054 -369
Built-Ins				
Appliance Allow.			1	1,607 562
Totals:			101,396	35,488

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 33,359

2026 Est. T.C.V. 009-016-034-60			=	70,310
Est. TCV/Total Floor Area = 48.22				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
31,600	31,600	31,600	25,365	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	3,600	0	0	684 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
35,200	35,200	35,200	26,049	26,049 0

009-016-034-80
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CARPENTER THOMPSON MITCH & LAUREN
S BLODGETT RD
LAKE CITY, MI 49651

SEC 16 T22N R8W N 665 FT OF E 1324.22 FT OF S 1/2 OF SE 1/4 EXC E 662.11 FT
THOF. 10.108A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	660.00	660.00	1.0000	0.0000	110	100*		0
Residentia 8 - 17 @\$5600		10.11 Acres			5600	100		56,616
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 10.11 Total Acres								Total Est. Land Value = 56,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/WOOIBCL	13.30	240	100	3,192
Total Estimated Land Improvements True Cash Value =				3,192

2026 Est. T.C.V. 009-016-034-80 = 59,808

Est. TCV/Total Floor Area = 41.02, Most recent sale 01/23/2026 for 57,001

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,400	26,400	26,400	3,984	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500	0	0	107	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,900	29,900	29,900	4,091	4,091	0

009-016-034-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOORE TROY & KINA
2840 S BLODGETT RD
LAKE CITY, MI 49651

SEC 16 T22N R8W N 665 FT OF E 662.11 FT OF S 1/2 OF SE 1/4. 10.108A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.11 Acres	5600	100		56,616
10.11 Total Acres Total Est. Land Value =						56,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.39	256	50	2,738
Wood Frame	21.39	256	50	2,738
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				6,446

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 884 SF Floor Area = 1105 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	884		
Total:				143,882	123,738

Other Additions/Adjustments

Recreation Room	884	16,071	8,035

Plumbing

Average Fixture(s)	1	1,185	1,019
2 Fixture Bath	1	2,502	2,152

Water/Sewer

1000 Gal Septic	1	4,386	3,772
Water Well, 100 Feet	1	5,415	4,657

Deck

Treated Wood	572	7,762	6,675
Treated Wood	33	1,351	1,162
Treated Wood	42	1,542	1,326

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	352	13,478	11,591
Storage Over Garage	352	3,590	3,087
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,428	21,868

Built-Ins

Appliance Allow.	1	1,897	1,631
Totals:		228,489	190,713

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 234,577

2026 Est. T.C.V. 009-016-034-90 = 297,639

Est. TCV/Total Floor Area = 269.36, Most recent sale 07/29/2011 for 75,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
129,700	129,700	129,700	66,753	2.70

Parcel Number: 009-016-034-90

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,100	0	0	1,802	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	148,800	148,800	148,800	68,555	68,555	68,555

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-017-001-00

2026 Est. T.C.V.

GUNERSON JOE PHIL (LE ETAL)

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 17 T22N R8W (0*1999) PCL A OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124.

4.1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	269.38	663.00	0.9283	1.1347	110	100		31,209
269 Actual Front Feet, 4.10 Total Acres							Total Est. Land Value =	31,209

2026 Est. T.C.V. 009-017-001-00

=

31,209

Est. TCV/Total Floor Area = 28.24, Most recent sale 09/05/2002 for 0

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

12,800

12,800

12,800

6,338

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

2,800

0

0

171

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

15,600

15,600

15,600

6,509

6,509

0

009-017-001-05
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON JOE PHIL (LE ETAL)
S LACHANCE RD
,

SEC 17 T22N R8W (0*1999) PCL B OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124.
3.33A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	220.00	660.00	0.9765	1.1334	110	100	26,782
220 Actual Front Feet, 3.33 Total Acres			Total Est. Land Value =				26,782

Cost Est. for Res. Bldg: 1 Mobile Home 1S Cls Low Blt 0

(11) Heating System: Wall Furnace
Ground Area = 605 SF Floor Area = 605 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	605		
Total:				35,938	12,579

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Totals:				40,047	14,017

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 13,176

2026 Est. T.C.V. 009-017-001-05				=	39,958
Est. TCV/Total Floor Area = 66.05, Most recent sale 09/05/2002 for 0					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,200	16,200	16,200	7,542	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	203	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	7,745	7,745	0

009-017-001-10
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON JOE PHIL (LE ETAL)
S LACHANCE RD
,

SEC 17 T22N R8W (0*1999) PCL C OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124.
5.11A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	337.26	660.00	0.8775	1.1334	110	100		36,897	
337 Actual Front Feet, 5.11 Total Acres								Total Est. Land Value =	36,897

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	250	25	1,831
Total Estimated Land Improvements True Cash Value =				1,831

2026	Est. T.C.V. 009-017-001-10				=	38,728	
Est. TCV/Total Floor Area = 64.01, Most recent sale 09/05/2002 for 0							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	15,900	15,900	15,900	2,946	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,500	0	0	79	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	19,400	19,400	19,400	3,025	3,025	0	

009-017-001-15
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON JOE PHIL (LE ETAL)
S LACHANCE RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (0*1999) PCL D OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124.
3.76A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>20@	\$3800	3.76 Acres	3800	100		14,288
3.76 Total Acres Total Est. Land Value =						14,288

2026 Est. T.C.V. 009-017-001-15 = 14,288						
Est. TCV/Total Floor Area = 23.62, Most recent sale 09/05/2002 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
7,000	7,000	7,000	5,341		2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	144	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,100	7,100	7,100	5,485	5,485	0	

009-017-001-20
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WHEELER CASSIE
2088 S LACHANCE RD
LAKE CITY, MI 49651

SEC 17 T22N R8W BEG S 0 DEG 46'22"E 423.27 FT FROM NE COR OF NE 1/4 TH S 0 DEG 46'22"E 200 FT,N 87 DEG 29'10"W 656.04 FT, N 0 DEG 23' 42"W 200 FT, S 87 DEG 29'10"E 654.72 FT TO POB. 3A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Residentia 3 - 7 @\$9000		3.00	Acres	9000	100 27,000
		3.00	Total Acres	Total Est. Land Value =	27,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		22.54	455 50	5,128
Wood Frame		27.13	140 50	1,899
Total Estimated Land Improvements True Cash Value =				7,027

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	219,959	175,967

Other Additions/Adjustments

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

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

Deck				
Treated Wood		60	1,887	1,510
Treated Wood		204	4,039	3,231

Built-Ins				
Appliance Allow.		1	2,713	2,170

Fireplaces				
Wood Stove		1	2,503	2,002
			Totals:	247,424 197,938

Notes: 2002 SWEETHART MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 195,959

2026 Est. T.C.V. 009-017-001-20					=	229,986
Est. TCV/Total Floor Area = 136.90, Most recent sale 07/01/2001 for 15,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
87,900	87,900	87,900	46,198	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,100	0	0	1,247	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
115,000	115,000	115,000	47,445	47,445	47,445	

009-017-001-30
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WILDS TOM
2040 S LACHANCE RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (0*1999) PCL 1 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.01A.
SPLIT ON 10/06/2021 PARTS TO 009-017-001-31, 009-017-011-32, 009-017-011-33, 009-017-001-35, 009-017-001-36.
FORMERLY 2018 BEG AT NE COR OF NE14/ TH N89DEG 43'01"W 1311.12', S 0DEG 23'42"E 271.94FT, S 87DEG 29'10"E 1314.85' N 0DEG 46' 22" W 323.11' TO POB SEC17 T22N R8W
4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37FORMERLY SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 1147.22 FT FROM NE COR TH S 0 DEG 23'42"E 278.88 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 271.94 FT, S 89 DEG 43'01"E 163.9 FT TO POB. 1.04A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	153.84	285.98	1.0678	0.9195	110 100	16,616
154 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =	16,616

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	576	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Duplex 1S Cls CD Blt 2019
Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
Total:				221,504	102,998

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	2	2,371		2,205
3 Fixture Bath	1	3,721		3,461

Water/Sewer				
2000 Gal Septic	1	8,792		8,177
Water Well, 100 Feet	1	5,415		5,036

Porches				
WCP (1 Story)	84	4,156		3,865
WCP (1 Story)	84	4,156		3,865

Totals: 278,726 259,214

Notes: 2022 DUPLEX - POLE

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 256,622

2026 Est. T.C.V. 009-017-001-30					=	275,738
Est. TCV/Total Floor Area = 143.61, Most recent sale 05/25/2018 for 30,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
94,700	94,700	94,700	91,706	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	43,200		0	0	2,476	0

Parcel Number: 009-017-001-30

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	137,900	137,900	137,900	94,182	94,182	0

009-017-001-312026 Est. T.C.V.AVERILL JAMES & MARY

Property Class: 4012016 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W (0*2021) PCL 2 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
P-91. 1.01A.
10/2021 SPLIT FROM 009-017-001-30
FORMERLY 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN
017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37 SEC 17 T22N R8W (0*1999)
BEG N 89 DEG 43'01"W 983.32 FT FROM NE COR TH S 0 DEG 23'42"E 284.67 FT, N 87
DEG 29'10"E 164.1 FT, N 0 DEG 23'42"W 278.28 FT, S 89 DEG 43'01"E 163.9 FT TO
POB. 1.06A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	153.86	285.95	1.0678	0.9195	110 100	16,617
154 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =	16,617

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 700 SF Floor Area = 700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	700		
Total:				100,500	97,485

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,422	1,379	

Water/Sewer					
1000 Gal Septic		1	4,689	4,548	
Water Well, 50 Feet		1	3,344	3,244	

Porches					
CCP (1 Story)		224	6,113	5,930	
Foundation: Shallow		224	-1,375	-1,334	
CCP (1 Story)		224	6,113	5,930	
Foundation: Shallow		224	-1,375	-1,334	

Totals: 119,431 115,848

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 142,493

2026 Est. T.C.V. 009-017-001-31					=	159,110	
Est. TCV/Total Floor Area = 227.30, Most recent sale 10/15/2021 for 15,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	67,000	67,000	67,000	59,637	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	12,600	0	0	1,610	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	79,600	79,600	79,600	61,247	61,247	0	

009-017-001-32
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

POWELL ELIZABETH ANN
2012 S LACHANCE RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2021) PCL 3 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
P-91. 1.15A.
10/2021 SPLIT FROM 009-017-001-30
4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37
SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 819.42 FT FROM NE COR TH S 0 DEG
23'42"E 291.05 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 284.67 FT, S 89
DEG 43'01"E 163.9 FT TO POB. 1.08A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	164.00	305.45	1.0509	0.9348	110	100	17,722
164 Actual Front Feet, 1.15 Total Acres					Total Est. Land Value =		17,722

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.47	114 50	369
Total Estimated Land Improvements True Cash Value =				369

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	864		
			Total:	107,199	103,984

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	1,149
Water/Sewer				
1000 Gal Septic		1	4,386	4,254
Water Well, 50 Feet		1	3,344	3,244

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		700	21,980	21,321
			Totals:	138,094 133,952

Notes: POLE FOUNDATION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 164,761

2026 Est. T.C.V. 009-017-001-32					=	182,852
Est. TCV/Total Floor Area = 211.63, Most recent sale 06/27/2022 for 100,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
78,300	78,300	78,300	71,688	2.70		
2026 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,100		0	0	1,935	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,400	91,400	91,400	73,623	73,623	73,623	

009-017-001-33
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HINGKAMP LUCAS W
2010 S LACHANCE RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2021) PCL 4 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
P-91. 1.12A.
10/2021 SPLIT FROM 009-017-001-30
4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37
SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 655.52 FT FROM NE COR TH S 0 DEG
23'42"E 297.44 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 291.05 FT, S 89
DEG 43'01"E 163.9 FT TO POB. 1.11A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	164.00	297.48	1.0509	0.9286	110	100	17,605
164 Actual Front Feet, 1.12 Total Acres					Total Est. Land Value =		17,605

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 2025

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 2400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,200		
			Total:	241,775	239,356

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	1,173
3 Fixture Bath			1	3,721	3,684
Porches					
WCP (1 Story)			352	10,831	10,723
Foundation: Shallow			352	-1,742	-1,725

Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1520	32,209	31,887

			Totals:	287,979	285,098
Notes: POLE: POST-FRAME (POLE) BUILDING WITH A TWO-STORY RESIDENTIAL SECTION INTEGRATED UNDER THE SAME ROOF AS A					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				350,671	
70% Completed => Est. True Cash Value 2026 =					245,469

2026	Est. T.C.V. 009-017-001-33				=	263,074
Est. TCV/Total Floor Area = 109.61, Most recent sale 02/21/2024 for 15,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	7,200	7,200	7,200	7,200	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	122,700	1,600	0	122,700	194	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	131,500	131,500	131,500	130,094	130,094	0

009-017-001-34
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STARLIN KIM J & TROY E
2008 S LACHANCE RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2021) PCL 5 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
P-91. 1.1A.
10/2021 SPLIT FROM 009-017-001-30
4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37
SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 491.62 FT FROM NE COR TH S 0 DEG
23'42"E 303.83 FT, N 87 DEG 29'10"W 164.10 FT, N 0 DEG 23'42"W 297.44 FT, S 89
DEG 43'01"E 163.9 FT TO POB. 1.13A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	164.00	292.17	1.0509	0.9245	110	100		17,526
164 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								17,526

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2023

(11) Heating System: Forced Heat & Cool
Ground Area = 1140 SF Floor Area = 1140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,140		
Total:				136,721	135,354

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,173
3 Fixture Bath	1	3,721	3,684

Water/Sewer

1000 Gal Septic	1	4,386	4,342
Water Well, 50 Feet	1	3,344	3,311

Garages

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

Base Cost	600	22,044	21,824
Door Opener	1	468	463

Built-Ins

Appliance Allow.	1	1,897	1,878
Totals:		173,766	172,029

Notes: POLES FOUNDATION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 211,596

2026 Est. T.C.V. 009-017-001-34				=	229,122
Est. TCV/Total Floor Area = 200.98, Most recent sale 01/18/2023 for 167,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
98,000	98,000	98,000	87,738	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,600	0	0	2,368	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,600	114,600	114,600	90,106	90,106	90,106

009-017-001-35
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RABOCAJA VALENTINA
2006 S LACHANCE RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2021) PCL 6 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
P-91. 1.08A.
10/2021 SPLIT FROM 009-017-001-30
4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37
SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 327.72 FT FROM NE COR TH S 0 DEG
23'42"E 310.22 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 303.83 FT, S 89
DEG 43'01"E 163.9 FT TO POB. 1.16A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO
INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	164.00	286.86	1.0509	0.9202	110	100		17,446
164 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								17,446

2026 Est. T.C.V. 009-017-001-35 = 17,446

Est. TCV/Total Floor Area = 15.30, Most recent sale 09/29/2023 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
7,100	7,100	7,100	7,100	2.70			

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,600	0	0	191	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,700	8,700	8,700	7,291	7,291	0

03/24/2026

Valuation Report

DB: Lake2026

12:38 PM

009-017-001-362026 Est. T.C.V.HANKINS DEREK

Property Class: 4012004 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W (0*2021) PCL 7 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6

P-91. 1.2.39A.

10/2021 SPLIT FROM 009-017-001-30

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO

INCLUDE -31, -32, -33, -34, -35, -36, -37

SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 163.82 FT FROM NE COR TH S 0 DEG

23'42"E 316.61 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 310.22 FT, S 89

DEG 43'01"E 163.9 FT TO POB. 1.18A.

4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO

INCLUDE -31, -32, -33, -34, -35, -36, -37

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	269.35	386.52	0.9283	0.9915	110	100		27,269
269 Actual Front Feet, 2.39 Total Acres								27,269
Total Est. Land Value =								27,269

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	480	50	1,553
D/W/P: 4in Concrete	6.47	400	50	1,294
Total Estimated Land Improvements True Cash Value =				2,847

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls CD

Blt 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 1350 SF Floor Area = 1998 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	648		
1 Story	Siding	Slab	702		
Total:				235,024	225,624

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,138
3 Fixture Bath	2	7,442	7,144

Water/Sewer

2000 Gal Septic	1	8,792	8,440
Water Well, 100 Feet	1	5,415	5,198

Porches

CCP (1 Story)	200	5,050	4,848

Garages

Class: CD Exterior: Pole (Finished)

Base Cost	768	23,316	22,383
Door Opener	1	468	449

Class: CD Exterior: Pole (Unfinished)

Base Cost	432	11,716	11,247

Built-Ins

Appliance Allow.	1	1,897	1,821

Totals:

300,305

288,292

Notes: POLES FOUNDATION

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

354,599

Parcel Number: 009-017-001-36

Page: 2

2026	Est. T.C.V. 009-017-001-36					=	384,715
Est. TCV/Total Floor Area = 192.55, Most recent sale 12/09/2022 for 265,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	165,100	165,100	165,100	147,845	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	27,300	0	0	3,991	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	192,400	192,400	192,400	151,836	151,836	151,836	

009-017-001-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNERSON MATTHEW A
2468 S LACHANCE RD
Lake City, MI 49651

BEG S89DEG53'54"W 660 FT FROM E 1/4 COR TH S89DEG 53'59" W 668.51 FT, N0DEG 23'42"W 1006.47 FT, S 87 DEG29'10"E 1323.96 FT, S 0 DEG 46'20"E 616.11 FT, S 89DEG 53'54"W 660 FT, S 0 DEG 46'20"E 330 FT TO POB SECT 17 T22N R8W 24.7 A M/L 7/27/2022 SPLIT PART TO 009-017-006-70
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29.70 A
FORMERLY SEC 17 T22N R8W ALL UNITS IN PINE KNOLL ESTATES.
SPLIT/COMBINED ON 03/30/2021 FROM 009-555-019-00, 009-555-001-00, 009-555-002-00 009-555-003-00, 009-555-004-00, 009-555-005-00, 009-555-006-00, 009-555-007-00, 009-555-008-00, 009-555-009-00, 009-555-010-00, 009-555-011-00, 009-555-012-00, 009-555-013-00, 009-555-014-00, 009-555-015-00, 009-555-016-00, 009-555-017-00, 009-555-018-00, 009-555-020-00, 009-555-021-00, 009-555-022-00, 009-555-023-00, 009-555-024-00, 009-555-025-00, 009-555-026-00, 009-555-027-00, 009-555-028-00, 009-555-029-00;

Split/Comb. on 07/27/2022 completed 07/27/2022 TIM ;
Parent Parcel(s): 009-017-001-60;
Child Parcel(s): 009-017-001-61;

Split/Comb. on 03/30/2021 completed 03/30/2021 TIM ;
Parent Parcel(s): 009-555-019-00, 009-555-001-00, 009-555-002-00, 009-555-003-00 009-555-004-00, 009-555-005-00, 009-555-006-00, 009-555-007-00, 009-555-008-00, 009-555-009-00, 009-555-010-00, 009-555-011-00, 009-555-012-00, 009-555-013-00, 009-555-014-00, 009-555-015-00, 009-555-016-00, 009-555-017-00, 009-555-018-00, 009-555-020-00, 009-555-021-00, 009-555-022-00, 009-555-023-00, 009-555-024-00, 009-555-025-00, 009-555-026-00, 009-555-027-00, 009-555-028-00, 009-555-029-00;
Child Parcel(s): 009-017-001-60;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	24.70 Acres	5000	100		123,500
		24.70 Total Acres	Total Est. Land Value =			123,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	107,830	64,697
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
2 Fixture Bath			1	2,502	1,501
Water/Sewer					
1000 Gal Septic			1	4,386	2,632
Water Well, 100 Feet			1	5,415	3,249
Deck					
Treated Wood			64	1,908	1,145
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	21,439	12,863
Common Wall: 1 Wall			1	-2,421	-1,453

Parcel Number: 009-017-001-60

Page: 2

Door Opener	1	468	281
Built-Ins			
Appliance Allow.	1	1,897	1,138
Totals:		144,609	86,764

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 106,720

2026 Est. T.C.V. 009-017-001-60				=	230,220
Est. TCV/Total Floor Area = 266.46					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
91,900	91,900	91,900	50,583	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,200	0	1,365	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,100	115,100	115,100	51,948	51,948	0

009-017-001-70
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOOMEY RICHARD WILLIAM
2468 S LACHANCE RD X806
Lake City, MI 49651

BEG AT E 1/4 COR, TH S 89DEG 53'54"W 660 FT, N 0DEG, 46'20"W 330 FT, N 89DEG 53'54"E 660FT, S 0 DEG 46'20"E 330 FT TO POB SEC17 T22N R8W 5 A M/L.
SPLIT ON 07/27/2022 FROM 009-017-001-60;

Split/Comb. on 07/27/2022 completed 07/27/2022 TIM ;
Parent Parcel(s): 009-017-001-60;
Child Parcel(s): 009-017-001-61;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
INFO FOR SIZE 0	330.00	660.00	1.0000	0.0000	0	100*	0
COMMERCIAL 4-6A	9000	5.00 Acres	9000	100			45,000
* denotes lines that do not contribute to the total acreage calculation.							
330 Actual Front Feet, 5.00 Total Acres			Total Est. Land Value =		45,000		

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.08	10000	100	20,800
Total Estimated Land Improvements True Cash Value =				20,800

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2022
Description of Occupancy: 20220681 #700

Costs are taken from the Warehouses - Mini cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 11 Perimeter: 128
Overall Building Height: 11

Base Rate for Upper Floors = 42.45

Adjusted Square Foot Cost for Upper Floors = 42.45

Total Floor Area: 960	Base Cost New of Upper Floors =	40,752
	Reproduction/Replacement Cost =	40,752
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
	Total Depreciated Cost =	39,122
ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 1 =	41,469
Replacement Cost/Floor Area= 42.45 Est. TCV/Floor Area= 43.20		

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2022
Description of Occupancy: 20220682 #710

Costs are taken from the Warehouses - Mini cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 11 Perimeter: 128
Overall Building Height: 11

Base Rate for Upper Floors = 42.45

Adjusted Square Foot Cost for Upper Floors = 42.45

Total Floor Area: 960	Base Cost New of Upper Floors =	40,752
	Reproduction/Replacement Cost =	40,752
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
	Total Depreciated Cost =	39,122
ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 2 =	41,469

Parcel Number: 009-017-001-70

Page: 2

Replacement Cost/Floor Area= 42.45

Est. TCV/Floor Area= 43.20

Cost Estimates for Commercial/Industrial Building/Section: 3

Built 2022

Description of Occupancy: 20220683 #720

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 11 Perimeter: 140

Overall Building Height: 11

Base Rate for Upper Floors = 40.59

Adjusted Square Foot Cost for Upper Floors = 40.59

Total Floor Area: 1,200

Base Cost New of Upper Floors = 48,708

Reproduction/Replacement Cost = 48,708

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 46,760

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 49,565

Replacement Cost/Floor Area= 40.59 Est. TCV/Floor Area= 41.30

Cost Estimates for Commercial/Industrial Building/Section: 4

Built 2022

Description of Occupancy: 20220684 #730

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 11 Perimeter: 140

Overall Building Height: 11

Base Rate for Upper Floors = 40.59

Adjusted Square Foot Cost for Upper Floors = 40.59

Total Floor Area: 1,200

Base Cost New of Upper Floors = 48,708

Reproduction/Replacement Cost = 48,708

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 46,760

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 4 = 49,565

Replacement Cost/Floor Area= 40.59 Est. TCV/Floor Area= 41.30

Cost Estimates for Commercial/Industrial Building/Section: 5

Built 2022

Description of Occupancy: 20220707 #740

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 11 Perimeter: 128

Overall Building Height: 11

Base Rate for Upper Floors = 42.45

Adjusted Square Foot Cost for Upper Floors = 42.45

Total Floor Area: 960

Base Cost New of Upper Floors = 40,752

Reproduction/Replacement Cost = 40,752

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,122

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 5 = 41,469

Parcel Number: 009-017-001-70

Page: 3

Replacement Cost/Floor Area= 42.45

Est. TCV/Floor Area= 43.20

Cost Estimates for Commercial/Industrial Building/Section: 6

Built 2022

Description of Occupancy: 20220708 #750

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 11 Perimeter: 128

Overall Building Height: 11

Base Rate for Upper Floors = 42.45

Adjusted Square Foot Cost for Upper Floors = 42.45

Total Floor Area: 960

Base Cost New of Upper Floors = 40,752

Reproduction/Replacement Cost = 40,752

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,122

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 6 = 41,469

Replacement Cost/Floor Area= 42.45 Est. TCV/Floor Area= 43.20

Cost Estimates for Commercial/Industrial Building/Section: 7

Built 2022

Description of Occupancy: 20220709 #760

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 11 Perimeter: 140

Overall Building Height: 11

Base Rate for Upper Floors = 40.59

Adjusted Square Foot Cost for Upper Floors = 40.59

Total Floor Area: 1,200

Base Cost New of Upper Floors = 48,708

Reproduction/Replacement Cost = 48,708

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 46,760

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 7 = 49,565

Replacement Cost/Floor Area= 40.59 Est. TCV/Floor Area= 41.30

Cost Estimates for Commercial/Industrial Building/Section: 8

Built 2022

Description of Occupancy: 20220710 #770

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 11 Perimeter: 140

Overall Building Height: 11

Base Rate for Upper Floors = 40.59

Adjusted Square Foot Cost for Upper Floors = 40.59

Total Floor Area: 1,200

Base Cost New of Upper Floors = 48,708

Reproduction/Replacement Cost = 48,708

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 46,760

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 8 = 49,565

Parcel Number: 009-017-001-70

Page: 4

Replacement Cost/Floor Area= 40.59

Est. TCV/Floor Area= 41.30

Cost Estimates for Commercial/Industrial Building/Section: 9

Built 2023

Description of Occupancy: 20230253 #800

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 128

Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960

Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 9 = 42,339

Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 10

Built 2023

Description of Occupancy: 20230254 #801

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 128

Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960

Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 10 = 42,339

Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 11

Built 2023

Description of Occupancy: 20230255 #802

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 128

Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960

Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 11 = 42,339

Parcel Number: 009-017-001-70

Page: 5

Replacement Cost/Floor Area= 43.34

Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 12

Built 2023

Description of Occupancy: 20230256 #803

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 128

Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960

Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 12 = 42,339

Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 13

Built 2023

Description of Occupancy: 20230297 #804

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 128

Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960

Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 13 = 42,339

Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 14

Built 2023

Description of Occupancy: 20230298 #805

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 128

Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960

Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 14 = 42,339

Parcel Number: 009-017-001-70

Page: 6

Replacement Cost/Floor Area= 43.34

Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 15

Built 2023

Description of Occupancy: 20230299 #806

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 128

Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960

Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 15 = 42,339

Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 16

Built 2023

Description of Occupancy: 20230300 #807

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 128

Overall Building Height: 12

Base Rate for Upper Floors = 43.34

Adjusted Square Foot Cost for Upper Floors = 43.34

Total Floor Area: 960

Base Cost New of Upper Floors = 41,607

Reproduction/Replacement Cost = 41,607

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 39,943

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 16 = 42,339

Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10

Cost Estimates for Commercial/Industrial Building/Section: 17

Built 0

Description of Occupancy: PB25-0029 #809

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 16 Perimeter: 312

Base Rate for Upper Floors = 35.78

Adjusted Square Foot Cost for Upper Floors = 35.78

Total Floor Area: 5,760

Base Cost New of Upper Floors = 206,093

Reproduction/Replacement Cost = 206,093

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 197,849

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 17 = 209,720

Replacement Cost/Floor Area= 35.78 Est. TCV/Floor Area= 36.41

Parcel Number: 009-017-001-70

Page: 7

Cost Estimates for Commercial/Industrial Building/Section: 18

Built 2025

Description of Occupancy: PB25-0134 #808

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 16 Perimeter: 300

Overall Building Height: 16

Base Rate for Upper Floors = 36.01

Adjusted Square Foot Cost for Upper Floors = 36.01

Total Floor Area: 5,400

Base Cost New of Upper Floors = 194,454

Reproduction/Replacement Cost = 194,454

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 186,676

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 18 = 197,876

Replacement Cost/Floor Area= 36.01 Est. TCV/Floor Area= 36.64

Cost Estimates for Commercial/Industrial Building/Section: 19

Built 2025

Description of Occupancy: 202523,24,133,134#900,10,20,30

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 200

Overall Building Height: 14

Base Rate for Upper Floors = 38.34

Adjusted Square Foot Cost for Upper Floors = 38.34

Total Floor Area: 2,400

Base Cost New of Upper Floors = 92,016

Reproduction/Replacement Cost = 92,016

4 Identical Units => Reproduction/Replacement Cost of all units = 368,064

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 353,341

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 19 = 374,542

Replacement Cost/Floor Area= 38.34 Est. TCV/Floor Area= 39.01

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,484,986

2026 Est. T.C.V. 009-017-001-70					=	1,550,786
Est. TCV/Total Floor Area = 41.82, Most recent sale 07/27/2022 for 10,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
302,400	302,400	302,400	292,185	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
391,100	81,900	0	391,100	7,888	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
775,400	775,400	775,400	691,173	691,173	0	

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-017-001-75
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON JOE PHIL (LE ETAL)
OLD RR RD
LAKE CITY, MI 49651

. SEC 17 T22N R8W BEG 50 FT S OF C/L OF FORMER RR R/W ON N & S 1/8 LINE TH S
1278 FT, E 660 FT, N TO S LINE FORMER RR R/W W'LY TO POB. 19.36A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$5000		19.36 Acres			5000	100		96,800
		19.36 Total Acres					Total Est. Land Value =	96,800

2026 Est. T.C.V. 009-017-001-75

=

96,800

Est. TCV/Total Floor Area = 2.61, Most recent sale 09/05/2002 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
35,800	35,800	35,800	18,453	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	12,600	0	0	498	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,400	48,400	48,400	18,951	18,951	0

009-017-002-01
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

REINHART JAN S & BRENDA
W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (2*2025) REMAINDER PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS
S-6 P-205. 71.27A
SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>80@\$3800	71.27 Acres		3800	100		270,826
	71.27 Total Acres		Total Est. Land Value =			270,826

2026 Est. T.C.V. 009-017-002-01 = 270,826						
Est. TCV/Total Floor Area = 7.30						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
131,800	131,800	131,800	55,963		2.70	
2026 New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses	
0	3,600	0		1,511	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,400	135,400	135,400	57,474	57,474	57,474	

009-017-002-02
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KRUG JAMES & KAYLA
W ROSTED RD
LAKE CITY, MI 49651

COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01 '10"W 1268.40 FEET ALONG THE NORTH & SOUTH¼ LINE TO THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING 3 COURSES S87°50'38"E, 426.75 FEET; THENCE EASTERLY 297.84 FEET ALONG THE ARC OF A 34377.48 FOOT RADIUS CURVE TO LEFT, LONG CHORD BEARING S88°05'3 L "E, 297.84 FEET; THENCE S88°20'24"E, 527.95 FEET TO THE POINT OF BEGINNING; TH N16°31'03"W 516.13 FT, TH S89°54'24"W104.16 FT, TH S16°31'03"E 513.08 FT, TH E1/4 TO POB SEC 17 T22N R8W 1.23 A M/L SUBJECT TO EASEMENTS FOR INGRESS AND EGRESS OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-205

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Residentia INFERIOR@\$1400		1.23 Acres	1400	100	100%	EASMENT FOR ADJ	PARCELS	1,722	
		1.23 Total Acres			Total Est.	Land Value =		1,722	
2026 Est. T.C.V. 009-017-002-02								=	1,722
Est. TCV/Total Floor Area = 0.05									
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM				
900	900	900	900		2.70				
2026	New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses		
0	0	0	0		0		0		
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT		
900	900	900	924		900		0		

009-017-002-22
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KRUG JAMES & KAYLA
10378 W ROSTED RD
LAKE CITY, MI 49651

PCL N OF THE SURVEY RECORDED IN LIBER S-6 P205
SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>80@\$3800	11.55 Acres	11.55 Acres	3800	100		43,890
	11.55 Total Acres		Total Est. Land Value =			43,890

2026 Est. T.C.V. 009-017-002-22					=	43,890
Est. TCV/Total Floor Area =	1.18,	Most recent sale 02/25/2025 for 62,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,400	21,400	21,400	9,229	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	12,671	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,900	21,900	21,900	9,478	21,900	0	

009-017-002-24
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROBERTS BRADLEY & ANDREA
W ROSTED RD
LAKE CITY, MI 49651

PCL M OF THE SURVEY RECORDED IN LIBER S-6 P205
SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>80@\$3800	10.49	Acres	3800	100		39,862
	10.49	Total Acres			Total Est. Land Value =	39,862

2026 Est. T.C.V.	009-017-002-24			=	39,862
Est. TCV/Total Floor Area = 1.08, Most recent sale 08/22/2025 for 60,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
19,400	19,400	19,400	8,626	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	11,274	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,900	19,900	19,900	8,858	19,900	0

009-017-002-26
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROBERTS BRADLEY & ANDREA
W ROSTED RD
LAKE CITY, MI 49651

PCL L OF THE SURVEY RECORDED IN LIBER S-6 P205
SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia PARTOF>80@\$3800		9.44 Acres		3800	100		35,872
		9.44 Total Acres			Total Est.	Land Value =	35,872

2026 Est. T.C.V. 009-017-002-26							=	35,872
Est. TCV/Total Floor Area = 0.97, Most recent sale 01/09/2026 for 56,640								
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM			
17,500	17,500	17,500	8,626		2.70			
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	400		0	0	232	0		
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
17,900	17,900	17,900	8,858		8,858		8,858	

009-017-002-282026 Est. T.C.V. REINHART JAN S & BRENDA
Property Class: 402W ROSTED RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

PCL K OF THE SURVEY RECORDED IN LIBER S-6 P205
SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia PARTOF>80@\$3800	10.80	10.80	Acres	3800	100		41,040
	10.80	Total Acres		Total Est.	Land Value =		41,040

2026 Est. T.C.V.	009-017-002-28				=	41,040
Est. TCV/Total Floor Area =	1.11					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	8,626	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	232	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,500	20,500	20,500	8,858	8,858	8,858	

009-017-002-30
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

REINHART JAN S & BRENDA
W ROSTED RD
LAKE CITY, MI 49651

PCL J OF THE SURVEY RECORDED IN LIBER S-6 P205
SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia PARTOF>80@\$3800	10.80	10.80	Acres	3800	100		41,040
	10.80	Total Acres			Total Est.	Land Value =	41,040

2026 Est. T.C.V.	009-017-002-30				=	41,040
Est. TCV/Total Floor Area =	1.11					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,000	20,000	20,000	8,626	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	232	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,500	20,500	20,500	8,858	8,858	8,858	

009-017-002-32
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EISENGA KYLE & ROXANNE
W ROSTED RD
LAKE CITY, MI 49651

PCL I OF THE SURVEY RECORDED IN LIBER S-6 P205
SPLIT ON 10/28/2024 FROM 009-017-002-00;

2025J-00011 ROAD AGREEMENT ALONG EASEMENT 2024-02702

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia	PARTOF>80@	\$3800	10.80	Acres	3800	100		41,040
		10.80	Total Acres		Total Est.	Land Value =		41,040

2026 Est. T.C.V. 009-017-002-32 = 41,040							
Est. TCV/Total Floor Area = 1.11, Most recent sale 01/02/2026 for 62,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
20,000	20,000	20,000	8,626		2.70		
2026 New	Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses
0	500	0	0		232		0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
20,500	20,500	20,500	8,858		8,858		8,858

009-017-002-34
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

REINHART JAN S & BRENDA
W ROSTED RD
LAKE CITY, MI 49651

PCL H OF THE SURVEY RECORDED IN LIBER S-6 P205
SPLIT ON 10/28/2024 FROM 009-017-002-00;

Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30,
009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	399.03	408.51	0.8414	1.0053	110	100	37,127
Residentia PARTOF>80@\$3800		4.45 Acres			3800	100	16,910
399 Actual Front Feet, 8.19 Total Acres			Total Est. Land Value =				54,037

2026 Est. T.C.V. 009-017-002-34				=	54,037
Est. TCV/Total Floor Area = 1.46					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,400	23,400	23,400	3,554	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	95	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,000	27,000	27,000	3,649	3,649	3,649

009-017-002-362026 Est. T.C.V.KOOLSTRA DWIGHT MATTHEW
Property Class: 40110646 W ROSTED RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC17 T22N R8W PCL G OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "G"

PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01 '1 0"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE S89°54'24"W 675.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 425.51 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE N87°50'38"W 95.06 FEET; THENCE WESTERLY 205.13 FEET ALONG THE ARC OF A 34377.48 FOOT CURVE TO THE LEFT (LONG CHORD BEARING N88°00'53"W 205.13 FEET); THENCE N00°00'00"E 414.34 FEET; THENCE N89°54'24"W 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.89 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;

Parent Parcel(s): 009-017-002-00;

Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *				PARCEL G				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	419.63	0.9036	1.0120	110	100		30,178
300 Actual Front Feet, 2.89			Total Acres		Total Est. Land Value =			30,178

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	15	0	0
D/W/P: 4in Ren. Conc.	8.17	265	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 1536 SF Floor Area = 1536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,536		
			Total:	219,403	210,603
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,365
3 Fixture Bath			1	4,478	4,299
Water/Sewer					
1000 Gal Septic			1	4,689	4,501
Water Well, 100 Feet			1	5,734	5,505
Porches					
WCP (1 Story)			184	8,028	7,707
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	23,910	22,954

Parcel Number: 009-017-002-36

Page: 2

Common Wall: 1 Wall	1	-2,589	-2,485
Built-Ins			
Appliance Allow.	1	2,713	2,604
Totals:		267,788	257,053

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 316,175

2026 Est. T.C.V. 009-017-002-36	=	347,353
Est. TCV/Total Floor Area = 226.14, Most recent sale 05/04/2021 for 255,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
148,300 148,300 148,300 130,376 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 25,400 0 0 3,520 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
173,700 173,700 173,700 133,896 133,896 133,896		

009-017-002-382026 Est. T.C.V.MCDONALD ALLEN L & KAY M
Property Class: 40110598 W ROSTED RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC17 T22N R8W PCL F OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "F"

PART OF THE SOUTHWEST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01 '1 0"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01 '1 0"W 399.00 FEET; THENCE S89°54'24"W 375.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 437.29 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE N87°50'38"W 300.21 FEET; THENCE N00°00'00"W 425.51 FEET; THENCE N89°54'24"E 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.97 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;

Parent Parcel(s): 009-017-002-00;

Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					PARCEL F				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	300.00	431.24	0.9036	1.0190	110	100		30,385	
300 Actual Front Feet, 2.97			Total Acres		Total Est. Land Value =			30,385	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	288	95	2,235
Total Estimated Land Improvements True Cash Value =				2,235

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2023

(11) Heating System: Forced Heat & Cool

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
Total:				215,552	213,399

Other Additions/Adjustments

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

Water/Sewer				
1000 Gal Septic	1	4,689		4,642
Water Well, 100 Feet	1	5,734		5,677

Porches				
WCP (1 Story)	96	4,936		4,887

Deck				
Treated Wood	100	2,461		2,436

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	23,910		23,671
Common Wall: 1 Wall	1	-2,589		-2,563
Door Opener	1	527		522

Parcel Number: 009-017-002-38

Page: 2

Totals:

261,120

258,512

Notes:

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

317,970

2026 Est. T.C.V. 009-017-002-38					=	350,590
Est. TCV/Total Floor Area = 284.57, Most recent sale 09/07/2023 for 294,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
148,900	148,900	148,900	133,617	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,400	0	0	3,607	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
175,300	175,300	175,300	137,224	137,224	137,224	

009-017-002-40
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZAK WILLIAM & COLLEEN
W ROSTED RD
LAKE CITY, MI 49651

SEC17 T22N R8W PCL E OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "E"

PART OF THE SOUTHWEST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE S89°54'24"W 75.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 449.08 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE N87°50'38"W 300.21 FEET; THENCE N00°00'00"W 437.29 FEET; THENCE N89°54'24"E 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.05 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;

Parent Parcel(s): 009-017-002-00;

Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *				PARCEL E			
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	300.00	442.86	0.9036	1.0258	110	100	30,587
300 Actual Front Feet, 3.05 Total Acres				Total Est. Land Value =		30,587	

2026 Est. T.C.V. 009-017-002-40					=	30,587	
Est. TCV/Total Floor Area = 24.83, Most recent sale 02/20/2026 for 32,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
12,500	12,500		12,500	7,043	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	0	190	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,300	15,300		15,300	7,233	7,233	0	

009-017-002-42
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TORRY MARK & MARY
10468 W ROSTED RD
LAKE CITY, MI 49651

SEC17 T22N R8W PCL D OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "D"

PART OF THE SOUTH½ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH½ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; TO THE POINT OF BEGINNING; THENCE N89°54'24"E 224.40 FEET; THENCE S00°00'00"E 460.86 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE N87°50'38'W 300.21 FEET; THENCE N00°00'00"W 449.08 FEET; THENCE N89°54'24"E 75.60 FEET TO THE POINT OF BEGINNING. CONTAINING 3.13 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;

Parent Parcel(s): 009-017-002-00;

Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *				PARCEL D			
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	300.00	454.48	0.9036	1.0324	110	100	30,786
300 Actual Front Feet, 3.13 Total Acres				Total Est. Land Value =		30,786	

2026 Est. T.C.V. 009-017-002-42					=	30,786	
Est. TCV/Total Floor Area = 24.99, Most recent sale 06/24/2025 for 30,000							
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM		
12,600		12,600	12,600	7,043	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0		2,800	0	0	8,357	0	
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,400		15,400	15,400	7,233	15,400	0	

009-017-002-44
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CURTIS LARRY A & MARRY E TRUST
10420 W ROSTED RD
LAKE CITY, MI 49651

SEC17 T22N R8W PCL C OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "C"
PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH½ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE N89°54'24"E 224.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°54'24"E 300.00 FEET; THENCE S00°00'00"E 472.50 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE ALONG SAID CENTERLINE WESTERLY 97.86 FEET ALONG THE ARC OF 34377.48 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N87°55'31"W 97.86 FEET); THENCE CONTINUING ALONG SAID CENTERLINE N87°50'38"W 202.34 FEET; THENCE N00°00'00"W 460.86 FEET TO THE POINT OF BEGINNING. CONTAINING 3.21 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *					PARCEL C			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	466.09	0.9036	1.0390	110	100		30,981
300 Actual Front Feet, 3.21 Total Acres					Total Est. Land Value =			30,981

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	457	50	1,590
Total Estimated Land Improvements True Cash Value =				1,590

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

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,433
Porches					
WCP	(1 Story)		360	12,434	12,310
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1536	36,326	35,963
Totals:				44,282	43,840

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 53,923

2026	Est. T.C.V. 009-017-002-44					=	86,494
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/27/2024 for 27,250							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	37,200	37,200	37,200	37,200	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-017-002-44

Page: 2

	0	6,000	0	0	1,004	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	43,200	43,200	43,200	38,204	38,204	0

009-017-002-46
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUOAN JAMES R
10384 W ROSTED RD
LAKE CITY, MI 49651

SEC17 T22N R8W PCL B OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "B" PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH½ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE N89°54'24"E 524.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°54'24"E 300.00 FEET; THENCE S00°00'00"E 482.28 FEET TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE N88°20'24"W 100.17 FEET ALONG SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE WESTERLY 199.98 FEET ALONG THE ARC OF 34377.48 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N88°10'25"W 199.98 FEET); THENCE N00°00'00"W 472.50 FEET TO THE POINT OF BEGINNING. CONTAINING 3.29 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SPLIT/COMBINED ON 09/16/2019 FROM 009-017-002-00;

Split/Comb. on 09/16/2019 completed 09/16/2019 TIM ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-46, 009-017-002-44, 009-017-002-42, 009-017-002-40, 009-017-002-38, 009-017-002-36;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
				* Factors *		PARCEL B	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
A 200' @ 110/FF	300.00	477.71	0.9036	1.0454	110	100	
300 Actual Front Feet, 3.29 Total Acres							Total Est. Land Value =
							31,172
							31,172

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

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

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			2	1,054
Base Cost			1200	28,380
			Totals:	24,956
				24,706

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 30,388

2026 Est. T.C.V. 009-017-002-46				=	61,560
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/10/2023 for 24,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,400	26,400	26,400	25,156	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,400	0	0	679	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,800	30,800	30,800	25,835	25,835	0

009-017-002-48	2026 Est. T.C.V.	TAYLOR LAURA J
Property Class: 401		10360 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Deck

Parcel Number: 009-017-002-48			Page: 2
Composite	150	3,471	3,263
	Totals:	232,002	218,081
Notes:			
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			268,240

2026 Est. T.C.V. 009-017-002-48					=	300,332
Est. TCV/Total Floor Area = 223.46, Most recent sale 01/05/2023 for 240,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
128,700	128,700	128,700	115,781	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	21,500	0	0	3,126		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,200	150,200	150,200	118,907	118,907	118,907	

009-017-002-502026 Est. T.C.V.CICHELLI RYAN

Property Class: 40110944 W ROSTED RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W (0*2007) BEG AT W/4 COR TH N0°20'15"E 493.19 FT, N 89°53'58"E 504.59 FT, S 0°20'24"W 1814.51 FT, S 89°54'17"W 504.56 FT, N0°20'24"E 1321.26 FT TO POB. 21.02 Ac. M/L
Split on 05/16/2007 from 009-017-002-00;

HTTPS://CICCHELLISECONDCHANCE.COM/

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-50, 009-017-002-60, 009-017-002-64, 009-017-002-68;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18 -29 @\$5000		21.02 Acres	5000	100		105,100
		21.02 Total Acres	Total Est. Land Value =			105,100

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	500	50	8,460
Fencing: Wd, Solid, 6 ft.	33.84	940	50	15,905
Fencing: Wd, Solid, 6 ft.	33.84	500	50	8,460
Wood Frame	27.63	128	50	1,768
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	3	100	30,000
Total Estimated Land Improvements True Cash Value =				64,593

2026 Est. T.C.V. 009-017-002-50					=	169,693
Est. TCV/Total Floor Area = 126.26, Most recent sale 04/04/2017 for 62,300						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
69,500	69,500	69,500	54,129	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,300	0	1,461	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,800	84,800	84,800	55,590	55,590	0	

009-017-002-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

REINHART JAN S & BRENDA J
10810 W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2007) PCL B-1 OF THE SURVEY RECORDED IN LIBER S-5 P 36 16.55
Ac. M/L.
Split on 05/16/2007 from 009-017-002-00;

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-50, 009-017-002-60, 009-017-002-68;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residential	PARTOF>20@	\$3800	16.55 Acres		3800	100		62,890
		16.55	Total Acres		Total Est.	Land Value =		62,890

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	20.05	468	50	4,691
Wood Frame	20.05	560	50	5,614
Total Estimated Land Improvements True Cash Value =				10,305

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2432 SF Floor Area = 2432 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,200		
1 Story	Siding	Slab	800		
1 Story	Siding	Crawl Space	432		
Total:				261,161	221,986

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	1,007	
2 Fixture Bath	1	2,502	2,127	

Water/Sewer				
1000 Gal Septic	1	4,386	3,728	
Water Well, 100 Feet	1	5,415	4,603	

Porches				
WCP (1 Story)	64	3,514	2,987	
Foundation: Shallow	64	-692	-588	
WCP (1 Story)	49	2,907	2,471	
Foundation: Shallow	49	-593	-504	
CCP (1 Story)	126	3,354	2,851	
CCP (1 Story)	144	3,794	3,225	

Garages				
Class: CD Exterior: Pole (Unfinished)				
Door Opener	2	935	795	
Base Cost	1200	25,428	21,614	
Class: CD Exterior: Pole (Unfinished)				
Base Cost	350	10,213	8,681	
Class: CD Exterior: Pole (Unfinished)				
Base Cost	3008	63,740	54,179	

Built-Ins				
Appliance Allow.	1	1,897	1,612	

Parcel Number: 009-017-002-60

Page: 2

Fireplaces			
Wood Stove	1	2,107	1,791
Deck			
w/Roof (Roof portion)	981	13,175	11,199
Totals:		404,428	343,764

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 422,830

2026 Est. T.C.V. 009-017-002-60				=	496,025
Est. TCV/Total Floor Area = 203.96					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
217,900	217,900	217,900	132,872	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,100	0	3,587	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
248,000	248,000	248,000	136,459	136,459	136,459

009-017-002-64
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STATEN JEFFREY & MEGAN
10800 W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2007) PCL B-2 & B-4 OF THE SURVEY RECORDED IN LIBER S-5 P 36
16.02 A & 2.84 A. M/L 2016-01721 4/13/2016 EXEMPT PARCEL BOUNDRY TRANSFER TO
017-002-64 DESCRIBED AS PARCEL B-4 ON BOOK OF SURVEYS S-5P36 2.84A M/L B-4
DESCRIBED IN QD 2016-01721 AS PART OF SECTION 17, T22N, R8W, LAKE TOWNSHIP,
MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE WEST
1/4 CORNER OF SECTION 17, T22N, R8W; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS
W 1321.26 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO A POINT ON THE SOUTH
1/8 LINE OF SAID SECTION 17; THENCE N 89 DEGREES, 54 MINUTES, 17 SECONDS E
1028.58 FEET ALONG SAID SOUTH 1/8 LINE TO THE POINT OF BEGINNING; THENCE N 06
DEGREES, 28 MINUTES 09 SECONDS E 664.14 FEET; THENCE N 30 DEGREES, 08 MINUTES,
55 SECONDS W 110.24 FEET; THENCE N 89 DEGREES, 54 MINUTES, 17 SECONDS E 185.02
FEET; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS W 755.23 FEET TO A POINT ON
SAID SOUTH 1/8 LINE; THENCE S 89 DEGREES, 54 MINUTES, 17 SECONDS W 200.00 FEET
ALONG SAID SOUTH 1/8 LINE TO THE POINT OF BEGINNING. CONTAINING 2.84 ACRES MORE
OR LESS. SUBJECT TO THE RIGHT-OFWAY FOR ROSTED ROAD. SUBJECT TO EASEMENTS,
RESERVATIONS AND RESTRICTIONS OF RECORD.
FROMERLY SEC 17 T22N R8W (0*2007) PCL B-2 OF THE SURVEY RECORDED IN LIBER S-5 P
36 16.02 AC. M/L
SPLIT ON 5-16-2007 FROM 009-017-002-00

2016-01721 4/13/2016 EXEMPT PARCEL BOUNDRY TRANSFER FROM 017-002-00 TO
017-002-64 DESCRIBED AS PARCEL B-4 ON BOOK OF SURVEYS S-5P36 2.84A M/L; PARENT
PARCEL(S): 009-017-002-00; CHILD PARCEL(S): 009-017-002-71 REFERENCE BECOMES
PART OF 017-002-64
2007 SPLIT FROM 017-002-00 FOR 2008.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>20@\$3800	18.86 Acres		3800	100		71,668
	18.86 Total Acres		Total Est. Land Value =			71,668

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		29.49	96 50	1,415
	Total Estimated Land Improvements	True Cash Value =		1,415

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On
Ground Area = 1198 SF Floor Area = 1964 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	576		
2 Story	Siding	Crawl Space	622		
		Total:		248,547	203,791
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,166
3 Fixture Bath			1	4,478	3,672
2 Fixture Bath			1	2,996	2,457
Water/Sewer					
1000 Gal Septic			1	4,689	3,845
Water Well, 100 Feet			1	5,734	4,702
Porches					
WPP			28	1,578	1,294
Deck					

03/24/2026 12:38 PM		Valuation Report		DB: Lake2026	
Parcel Number: 009-017-002-64				Page: 2	
Treated Wood	198	3,958	3,246		
Treated Wood	19	851	698		
w/Roof (Roof portion)	320	4,838	3,967		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	579	28,875	23,677		
Door Opener	1	527	432		
Class: D Exterior: Pole (Unfinished)					
Base Cost	768	15,452	12,671		
No Concrete Floor	768	-4,193	-3,438		
Built-Ins					
Appliance Allow.	1	2,713	2,225		
Fireplaces					
Prefab 1 Story	1	2,542	2,084		
Totals:		325,007	266,489		
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			327,781		

2026	Est. T.C.V. 009-017-002-64					=	400,864
Est. TCV/Total Floor Area = 204.11, Most recent sale 09/12/2022 for 300,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	176,800	176,800	176,800	154,753	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	23,600	0	0	4,178	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	200,400	200,400	200,400	158,931	158,931	158,931	

009-017-002-68
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STATEN JEFFREY & MEGAN
W ROSTED RD
LAKE CITY, MI 49651

2016-02532 AFF & 2016-01721 SEC 17 T22N R8W (0*2007) PCL B-3 OF THE SURVEY
RECORDED IN LIBER S-5 P 36 COMMENCING AT THE WEST 1/4 CORNER OF SECTION 17,
T22N, R8W; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS W 1321.26 FEET ALONG THE
WEST LINE OF SAID SECTION 17 TO A POINT ON THE SOUTH 1/8 LINE OF SAID SECTION
17; THENCE N 89 DEGREES, 54 MINUTES, 17 SECONDS E 504.56 FEET ALONG SAID SOUTH
1/8LINE TO THE POINT OF BEGINNING; THENCE N 00 DEGREES, 20 MINUTES, 24 SECONDS E
755.23 FEET PARALLEL TO SAID WEST SECTION LINE; THENCE N 89 DEGREES, 54 MINUTES,
17 SECONDS E 400.36 FEET PARALLEL TO SAID SOUTH 1/8LINE; S30-08'55"E 139.97
FEET; THENCE S 06 DEGREES, 28 MINUTES, 09 SECONDS W 638.25 FEET TO A POINT ON
SAID SOUTH 1/8LINE; THENCE S 89 DEGREES, 54 MINUTES, 17 SECONDS W 403.23 FEET
ALONG SAID SOUTH 1/8 LINE TO THE POINT OF BEGINNING. CONTAINING 7.58 ACRES MORE
OR LESS. SUBJECT TO THE RIGHT OF WAY FOR ROSTED ROAD. SUBJECT TO EASEMENTS,
RESERVATIONS AND RESTRICTIONS OF RECORD. 7.58 AC. M/L
SPLIT ON 05/16/2007 FROM 009-017-002-00;

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-017-002-00;
Child Parcel(s): 009-017-002-50, 009-017-002-60, 009-017-002-64,
009-017-002-68;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>20@	\$3800	7.58 Acres	3800	100		28,804
		7.58 Total Acres			Total Est. Land Value =	28,804

2026 Est. T.C.V. 009-017-002-68 = 28,804						
Est. TCV/Total Floor Area = 14.67, Most recent sale 09/12/2022 for 300,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
14,000	14,000	14,000	10,717		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	289	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,400	14,400	14,400	11,006	11,006	11,006	

009-017-002-70
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON MATTHEW ALLAN
ROSTED RD
LAKE CITY, MI 49651

EC 17 T22N R8W (0*2004) BEGS 0 DEG 01'10"E 320.89 FT & S 87 DEG 29'10"E 138.36 FT FROM N 1/4 COR, TH S 87 DEG 29'10"E 1176.49 FT, SO DEG 23'39"E 2284.46 FT, SO DEG 22'15"E 1420.25 FT, N 88 DEG 24'44"W 85.41 FT, N 16 DEG 31'03"W 100.22 FT, N 16 DEG 31'03"W 1377.78 FT, N 16 DEG 31'03"W 638.51 FT, N 16 DEG 35' 35"W 1288.02 FT, N 16 DEG 30'30"W 511.43 FT TO POB. 53.6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Residentia 30 - 65	\$3800	38.60 Acres		3800	100			146,680	
Residentia INFERIOR@	\$1400	15.00 Acres		1400	100		OVERHEAD POWER LINE EASEMENT		21,000
		53.60 Total Acres					Total Est. Land Value =	167,680	

2026 Est. T.C.V. 009-017-002-70									
								=	167,680
Est. TCV/Total Floor Area = 85.38, Most recent sale 08/20/2004 for 94,500									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
81,900	81,900		81,900		43,589		2.70		
2026 New Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
0	1,900		0		0		1,176		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
83,800	83,800		83,800		44,765		44,765		0

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-017-002-90

2026 Est. T.C.V.

NAHED LAURA L

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 17 T22N R8W (0*2002) THAT PART OF W 1/2 OF NE 1/4 LYING N OF N LINE OF FORMER RR R/W. 7.38A.

ADJUSTED LAND RATE FOR 05..WAS PREVIOUSLY CALCULATED AT 10 AC RATE IN ERROR.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@\$3800		7.38 Acres		3800	100	28,044
		7.38 Total Acres		Total Est. Land Value =		28,044

2026 Est. T.C.V. 009-017-002-90 = 28,044

Est. TCV/Total Floor Area = 14.28, Most recent sale 06/01/2002 for 11,375

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
13,700	13,700	13,700	10,457	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	282	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,000	14,000	14,000	10,739	10,739	0

009-017-003-002026 Est. T.C.V.BARTZ LOUIS A & CAROLE L
Property Class: 402S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W (0*1999) BEG S 0 DEG 20'23"W 76.62 FT FROM NW CORTH S 87 DEG 29'10"E 5288.52 FT, S 0 DEG 46'22"E 100.16 FT, N 87 DEG 29'10"W 2630.67 FT, S 0 DEG 01 '38"E 226.14 FT, S 60 DEG 13'22"W 3074.36 FT, N 0 DEG 20'23"E 1969.71 FT TO POB. 76.11A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia INFERIOR@\$1400		76.11 Acres		1400	100	106,554
		76.11 Total Acres		Total Est. Land Value =		106,554

2026 Est. T.C.V. 009-017-003-00 = 106,554						
Est. TCV/Total Floor Area = 54.25, Most recent sale 06/01/1999 for 67,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
53,300	53,300	53,300	50,278		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,357	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
53,300	53,300	53,300	51,635	51,635		51,635

03/24/2026

Valuation Report

DB: Lake2026

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009-017-007-00

2026 Est. T.C.V.

ALLEN JOSHUA J & AMANDA L

Property Class: 401

10955 W ROSTED RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 17 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 10.7A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.70 Acres			5600	100		59,920
		10.70 Total Acres					Total Est. Land Value =	59,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	648	0	0
D/W/P: Asphalt Paving	2.89	550	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements				2,425
			True Cash Value =	2,425

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1400 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
			Total:	192,961	146,650

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	901
3 Fixture Bath	1	3,721	2,828

Water/Sewer

1000 Gal Septic	1	4,386	3,333
Water Well, 100 Feet	1	5,415	4,115

Deck

Treated Wood w/Roof (Deck Portion)	448	6,612	5,025
Treated Wood w/Roof (Roof portion)	448	6,052	4,600
Treated Wood	120	2,776	2,110
Treated Wood	104	2,477	1,883
Treated Wood	20	877	667

Garages

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

Base Cost	960	31,123	23,653
Door Opener	1	468	356

Class: CD Exterior: Pole (Unfinished)

Door Opener	2	935	711
Base Cost	2176	46,109	35,043

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	19,325

Built-Ins

Appliance Allow.	1	1,897	1,442

Breezeways

Frame Wall	390	18,158	13,800

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	256	1,027	945	*92% Good

Parcel Number: 009-017-007-00

Page: 2

Totals:

351,607

267,387

Notes:

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

328,886

2026	Est. T.C.V. 009-017-007-00				=	391,231	
Est. TCV/Total Floor Area = 279.45, Most recent sale 09/20/2024 for 330,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	171,000	171,000	171,000	171,000	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	24,600	0	0	4,617	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	195,600	195,600	195,600	175,617	175,617	175,617	

03/24/2026

Valuation Report

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DB: Lake2026

009-017-007-20

2026 Est. T.C.V.

BORCHERS KURT F & LAURA R AND

Property Class: 402

W ROSTED RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 17 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 10.26A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.26 Acres	5600	100			57,456
		10.26 Total Acres			Total Est. Land Value =		57,456

2026 Est. T.C.V. 009-017-007-20

=

57,456

Est. TCV/Total Floor Area = 41.04

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,700	25,700	25,700	11,707	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	316	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,700	28,700	28,700	12,023	12,023	12,023

03/24/2026
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Valuation Report

DB: Lake2026

009-017-007-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BORCHERS KURT F & LAURA R &
10685 W ROSTED RD
LAKE CITY, MI 49651

SSEC 17 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 12.95A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		12.95 Acres	5600	100				72,520
		12.95 Total Acres					Total Est. Land Value =	72,520

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	376	50	1,237
Metal Prefab/Conc.	22.22	216	50	2,400
Total Estimated Land Improvements True Cash Value =				3,637

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1144 SF Floor Area = 2496 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,144		
1 Story	Siding	Overhang	208		
Total:				297,342	237,874

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

WCP (1 Story)	288	10,233	8,186

Deck

Treated Wood	312	5,341	4,273

Garages

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

Base Cost	576	23,910	19,128
Common Wall: 1 Wall	1	-2,589	-2,071

Class: C Exterior: Pole (Unfinished)

Base Cost	1040	24,596	19,677
No Concrete Floor	1040	-6,770	-5,416

Built-Ins

Appliance Allow.	1	2,713	2,170

Carports

Aluminum	528	7,545	6,036

Totals: 378,644 302,915

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 372,585

2026 Est. T.C.V. 009-017-007-40 = 448,742
Est. TCV/Total Floor Area = 179.78, Most recent sale 06/01/1998 for 16,000
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-017-007-40

Page: 2

	193,800	193,800	193,800	119,357	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,600	0	0	3,222	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	224,400	224,400	224,400	122,579	122,579	122,579

009-017-007-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHENARD PETER E
10811 W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 3.11A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	450.00	0.9036	1.0299	110	100		30,710
300 Actual Front Feet, 3.10 Total Acres Total Est. Land Value =								30,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	495	0	0
D/W/P: 4in Ren. Conc.	8.17	432	0	0
Wood Frame	24.96	192	50	2,396
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				4,821

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1456 SF Floor Area = 2184 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,456		
			Total:	292,034	248,181

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	416	14,348	12,196

Garages

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

Base Cost	650	31,408	26,697
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:

		357,760	304,049

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 373,980

2026 Est. T.C.V. 009-017-007-60 = 409,511

Est. TCV/Total Floor Area = 187.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
173,400	173,400	173,400	99,444	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,400	0	0	2,684	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-017-007-60

Page: 2

204,800	204,800	204,800	102,128	102,128	102,128

03/24/2026

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Valuation Report

DB: Lake2026

009-017-007-70

2026 Est. T.C.V.

ERICKSON MICHAEL & TINA

Property Class: 401

10757 W ROSTED RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 17 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 3.11A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	450.00	0.9036	1.0299	110	100		30,710
300 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 30,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1320	0	0
D/W/P: 4in Concrete	6.96	119	0	0
D/W/P: 4in Concrete	6.96	18	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 1144 SF Floor Area = 1144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,144		
Total:				174,823	143,351

Other Additions/Adjustments

Recreation Room	216	4,098	3,360

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	1	4,478	3,672

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Deck

Pine w/Roof (Deck Portion)	107	2,074	1,701
Pine w/Roof (Roof portion)	107	1,905	1,562
Treated Wood	712	9,071	7,438
Treated Wood	20	896	735

Built-Ins

Appliance Allow.	1	2,713	2,225

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1152	27,245	22,341
Totals:		239,148	196,098

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 241,201

2026 Est. T.C.V. 009-017-007-70 = 274,411

Est. TCV/Total Floor Area = 239.87, Most recent sale 10/18/2017 for 135,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

117,100 117,100 117,100 80,191 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-017-007-70

Page: 2

	0	20,100	0	0	2,165	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	137,200	137,200	137,200	82,356	82,356	82,356

009-017-007-80	2026 Est. T.C.V.	LOONEY AMANDA L
Property Class: 401		10639 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 17 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 1.03A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/FF	150.00 300.00 1.0746 0.9306 110 100	16,500
150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =		16,500
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
Ad-Hoc Unit-In-Place Items		
Description	Rate	Size % Good Cash Value
/CI16/YARI/CHALF/04'/211	14.00	66 50 462
/CI16/YARI/VINF/451L	33.00	80 50 1,320
Total Estimated Land Improvements True Cash Value =		1,782
Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1996		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1144 SF Floor Area = 1144 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1 Story	Siding Basement	1,144
Total:		159,013 111,309
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185 829
3 Fixture Bath	1	3,721 2,605
Water/Sewer		
1000 Gal Septic	1	4,386 3,070
Water Well, 100 Feet	1	5,415 3,790
Porches		
WCP (1 Story)	96	4,444 3,111
WPP	264	4,697 3,288
Deck		
Treated Wood	120	2,776 1,943
Garages		
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	576	21,439 15,007
Common Wall: 1 Wall	1	-2,421 -1,695
Door Opener	1	468 328
Built-Ins		
Appliance Allow.	1	1,897 1,328
Totals:		207,020 144,913
Notes:		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		178,243

2026	Est. T.C.V. 009-017-007-80					=	196,525
Est. TCV/Total Floor Area = 171.79, Most recent sale 12/07/2017 for 75,000							
2025	Assessed		MBOR		S.E.V.	Base for Cap	IRM
	83,300		83,300		83,300	55,904	2.70
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	15,000	0		0	1,509	0

Parcel Number: 009-017-007-80

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	98,300	98,300	98,300	57,413	57,413	57,413

009-017-008-022026 Est. T.C.V.SIDDALL TRISTAN
Property Class: 40110190 W ROSTED RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W (0*2000) BEG 1057 FT S & 840 FT W OF NE COR OF SE 1/4, W 150 FT, S TO C/L ROSTED ROAD, E'LY 150 FT, N TO POB. 1.1019A.

1976 BARRON MH FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	319.44	1.0746	0.9453	110	100		16,761
150 Actual Front Feet, 1.10 Total Acres			Total Est. Land Value =			16,761		

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Wall Furnace
Ground Area = 910 SF Floor Area = 910 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
			Total:	44,998	15,750
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 50 Feet			1	3,344	1,170
			Totals:	52,451	18,358

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 17,257

2026 Est. T.C.V. 009-017-008-02				=	34,018
Est. TCV/Total Floor Area = 37.38, Most recent sale 04/26/2023 for 25,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
13,600	13,600	13,600	13,600	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	367	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,000	17,000	17,000	13,967	13,967	13,967

009-017-008-15
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROOT RENTALS LLC
10092 W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (2*1997) BEG 1057 FT S & 390 FT W OF E 1/4 COR THW 150 FT, S 370 FT, E 150 FT, N 370 FT TO POB. 1.2741A.

97 SPLIT 1.27 AC TO 008-18 FOR 98
96 SPLIT 3.3 AC TO 008-20 FOR 97

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	150.00	370.00	1.0746	0.9807	110	100	17,388
150 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value =		17,388

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
Metal Prefab		20.63	80	95 1,567
Total Estimated Land Improvements True Cash Value =				1,567

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1995

(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Plywood	Comp.Shingle	924		
			Total:	59,173	44,972
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			160	1,875	1,425
Plumbing					
Average Fixture(s)			1	1,010	768
3 Fixture Bath			1	2,944	2,237
Water/Sewer					
1000 Gal Septic			1	4,689	3,564
Water Well, 100 Feet			1	5,734	4,358
Deck					
Treated Wood			48	1,667	1,267
Built-Ins					
Appliance Allow.			1	2,713	2,062
Totals:				79,805	60,653

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 57,014

2026 Est. T.C.V. 009-017-008-15				=	75,969
Est. TCV/Total Floor Area = 82.22, Most recent sale 02/01/2002 for 10,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
30,800	30,800	30,800	22,320	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,200	0	0	602	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,000	38,000	38,000	22,922	22,922	0

009-017-008-18
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARKER PATRICK DEE & CAROL JANEAN
10130 W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (0*1997) BEG 1057 FT S & 540 FT W OF E 1/4 COR THW 150 FT, S 370 FT, E 150 FT, N 370 FT TO POB. 1.2741A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	150.00	370.00	1.0746	0.9807	110	100	17,388
150 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value =		17,388

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	27.77	64 91	1,617
Total Estimated Land Improvements True Cash Value =			1,617

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Forced Warm Air

Ground Area = 784 SF Floor Area = 784 SF.

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

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	784		
			Total:	42,050	14,718
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			140	1,562	547
Plumbing					
Average Fixture(s)			1	783	274
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 100 Feet			1	5,150	1,802
Deck					
Treated Wood			32	1,299	455
Built-Ins					
Appliance Allow.			1	1,607	562
Totals:				56,560	19,796

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 18,608

2026 Est. T.C.V. 009-017-008-18					=	37,613
Est. TCV/Total Floor Area = 47.98, Most recent sale 09/26/2025 for 25,250						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
15,400	15,400	15,400	15,400	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	3,400	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,800	18,800	18,800	15,815	18,800	0	

009-017-008-20
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCLAIN DOUGLAS F & MELISSA A
2730 S LACHANCE RD
LAKE CITY, MI 49651

SEC 17 T22N R8W BEG 1057 FT S OF E 1/4 COR W'LY 390 FT S 370 FT TO C/L ROSTED ROAD, E'LY 390 FTN 377.19 TO POB. 3.3127A.

GOOD LOC..CORNER LOT

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
INFO FOR SIZE 0	390.00	370.00	1.0000	0.0000	0	100*	0
COMMERCIAL 2-4A	9000		3.31 Acres		9000	100	29,817
* denotes lines that do not contribute to the total acreage calculation.							
390 Actual Front Feet,			3.31 Total Acres		Total Est. Land Value =		29,817

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		20.41	340 94	6,523
Ad-Hoc Unit-In-Place Items				
Description		Rate	Size % Good	Cash Value
/CI16/YARI/OUTL/2AVG/FLO5		802.50	1 100	803
Total Estimated Land Improvements True Cash Value =				7,326

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 2003

Description of Occupancy: CAL 58

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average

Stories: 1 Story Height: 16 Perimeter: 256

Base Rate for Upper Floors = 77.53

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.90 85%

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.80 15%

Combined Heating System adjustment: 8.44 100%

Adjusted Square Foot Cost for Upper Floors = 85.97

Total Floor Area: 3,840

Base Cost New of Upper Floors = 330,106

Reproduction/Replacement Cost = 330,106

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost = 224,472

ECF (201A GENERAL COMMERCIAL)

1.640 => TCV of Bldg: 1 = 368,134

Replacement Cost/Floor Area= 85.97 Est. TCV/Floor Area= 95.87

Total Estimated True Cash Value of Commercial/Industrial Buildings = 368,134

2026 Est. T.C.V. 009-017-008-20				=	405,277
Est. TCV/Total Floor Area = 105.54					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
172,400	172,400	172,400	87,150	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	30,200	0	0	2,353	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
202,600	202,600	202,600	89,503	89,503	0

009-017-008-252026 Est. T.C.V.GREGORY MICHAEL RAY SR & MABEL E

Property Class: 40110150 W ROSTED RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 17 T22N R8W BEG 1057 FT S & 690 FT W OF E 1/4 POST TH W 170 FT S TO C/L
ROSTED RD, E 170 FT N TO POB. 1.2606A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	161.00	340.90	1.0557	0.9608	110 100	17,964
161 Actual Front Feet, 1.26 Total Acres					Total Est. Land Value =	17,964

Cost Est. for Res. Bldg: 1Mobile HomeHUDCls LowBlt 1980

(11) Heating System: Forced Warm Air

Ground Area = 980 SFFloor Area = 980 SF.

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

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	50,016	17,506
Other Additions/Adjustments					
			Totals:	50,016	17,506
Notes:					
			ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	16,456	

Cost Est. for Res. Bldg: 2Mobile HomeHUDCls LowBlt 1980

(11) Heating System: Forced Warm Air

Ground Area = 980 SFFloor Area = 980 SF.

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

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	50,016	17,506
Other Additions/Adjustments					
			Totals:	50,016	17,506
Notes:					
			ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	16,456	

2026 Est. T.C.V. 009-017-008-25				=	50,876	
Est. TCV/Total Floor Area = 25.96, Most recent sale 09/17/2020 for 17,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
20,300	20,300		20,300	20,300	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	548	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
25,400	25,400	25,400	20,848	20,848	10,424	

009-017-008-30
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON VICKIE
2676 S LACHANCE RD
Lake City, MI 49651

. SEC 17 T22N R8W E 990 FT OF N 1057 FT OF NE 1/4 OF SE 1/4 EXC N 528 FT THOF & EXC BEG 32 RDS S OF NE COR TH W 20 RDS, S 16 RDS, E 20 RDS, N 16 RDS TO POB. & EXCEPT 2013-02312 QD Part of the Northeast 1/4 of the Southeast 1/4, Section 17, T22N, R8W, Lake Township, Missaukee County, Michigan more fully described as COMM at the East 1/4 corner of said Section 17, thence S 0 DEG 43'20" E 792.00 feet along the East line of said Section 17 to the Point of Beginning, thence S00°43'20"E 5.60 feet along said East Section line, thence S89°22'44''W 330.00 feet along an existing fence line, thence N00°43'20"W 8.60 feet, thence N89DEG 53'58''E 330.00 feet to the Point of Beginning. Containing 0.05 acres more or less. Subject to easements, reservations and restrictions of record. 9.9689A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.02 Acres			5600 100	56,112
		10.02 Total Acres			Total Est. Land Value =	56,112

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		27.96	120 50	1,677
Wood Frame		24.21	240 50	2,905
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
		Total Estimated Land Improvements	True Cash Value =	6,957

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1980

(11) Heating System: Forced Warm Air
Ground Area = 796 SF Floor Area = 796 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	728	
Addition	Siding	Crawl	68	
		Total:	55,561	19,446
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic		1	4,689	1,641
Water Well, 50 Feet		1	3,344	1,170
Deck				
Treated Wood w/Roof (Deck Portion)		108	2,618	916
Treated Wood w/Roof (Roof portion)		108	1,921	672
Treated Wood w/Roof (Deck Portion)		128	2,977	1,042
Treated Wood w/Roof (Roof portion)		128	2,237	783
		Totals:	73,347	25,670

Notes: 1980 RELOCATED

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

24,130

Ag. Bld 1 0, Lean-To Loafing Shed	Class:D,Pole	Quality:Low Cost
Height: 10 ft		
Description	Rate	Size Cost New
Base Cost	3.96	624 2,471
Default Walls	6.16	468 2,883
Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50	Depr. Cost =	2,677

Parcel Number: 009-017-008-30

Page: 2

ECF (4012 RURAL METES & BOUNDS)

0.930 => TCV of Bldg: 1 =

2,490

Total Estimated True Cash Value of Agricultural Buildings

=

2,490

2026 Est. T.C.V. 009-017-008-30

=

89,689

Est. TCV/Total Floor Area = 112.67, Most recent sale 09/05/1998 for 39,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
39,300	39,300	39,300	19,215	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	518	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,800	44,800	44,800	19,733	19,733	19,733	

009-017-008-40	2026 Est. T.C.V.	ROSE JENNIFER J
Property Class: 401		2520 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 17 T22N R8W N 260 FT OF E 320 FT OF NE 1/4 OF SE 1/4. 1.91A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	260.00	320.00	0.9365	0.9457	110	100	25,331
260 Actual Front Feet, 1.91 Total Acres Total Est. Land Value =							25,331

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	21.68	225 50	2,439
Total Estimated Land Improvements True Cash Value =			2,439

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1144 SF Floor Area = 1144 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,144	
Total:			137,975	103,480
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	889
Water/Sewer				
1000 Gal Septic		1	4,386	3,289
Water Well, 50 Feet		1	3,344	2,508
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		764	17,541	13,156
Built-Ins				
Appliance Allow.		1	1,897	1,423
Totals:			166,328	124,745

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	153,436

2026 Est. T.C.V. 009-017-008-40	=	181,206
Est. TCV/Total Floor Area = 158.40, Most recent sale 02/19/2016 for 0		
2025 Assessed	MBOR	S.E.V.
77,000	77,000	77,000
		46,685
2026 New Eq. Adjustment	Loss	Additions
0	13,600	0
		1,260
2026 Assessed	MBOR	S.E.V.
90,600	90,600	90,600
		47,945
		47,945
		47,945

009-017-008-502026 Est. T.C.V.MCGOWAN SHANE J

Property Class: 4012580 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 17 T22N R8W N 528 FT OF NE 1/4 OF SE 1/4 EXC W 330 FT THOF & EXC N 260 FT
OF E 320 FT THOF. 10.09A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.09 Acres		5600	100	56,504
		10.09 Total Acres		Total Est.	Land Value =	56,504

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		26.22	96 45	1,133
	Total Estimated Land Improvements True Cash Value =			1,133

Cost Est. for Res. Bldg: 1Single FamilyHUDCls CDBlt 1990

(11) Heating System: Forced Hot Water

Ground Area = 1620 SFFloor Area = 1620 SF.

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

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,620		
			Total:	192,299	134,608
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	829
3 Fixture Bath			1	3,721	2,605
Water/Sewer					
1000 Gal Septic			1	4,386	3,070
Water Well, 50 Feet			1	3,344	2,341
Deck					
Treated Wood			240	4,399	3,079
Built-Ins					
Appliance Allow.			1	1,897	1,328
Fireplaces					
Wood Stove			1	2,107	1,475
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,428	17,800
			Totals:	238,766	167,135

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:165,464

2026 Est. T.C.V. 009-017-008-50=223,101						
Est. TCV/Total Floor Area = 137.72, Most recent sale 09/18/2020 for 55,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
89,600	89,600	89,600	60,586	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,000	0	0	1,635	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,600	111,600	111,600	62,221	62,221	62,221	

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-017-008-90	2026 Est. T.C.V.	PARKER PATRICK D & CAROL J
Property Class: 401		10240 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W W 330 FT OF NE 1/4 OF SE 1/4 & W 330 FT OF N 60 FT OF SE/4 OF SE/4 10.11 AC. M/L.
COMBINATION OF 2 PARCELS ON 9/14/2007

COMBINE ON 09/24/2007 COMPLETED 09/24/2007 RAY ;
PARENT PARCEL(S): 009-017-008-90, 009-017-008-00;
CHILD PARCEL(S): 009-017-008-90;

--

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

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.11 Acres		5600	100	56,616
		10.11 Total Acres		Total Est. Land Value =		56,616

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.72	100	0	0
Wood Frame	31.15	64	50	997
Total Estimated Land Improvements		True	Cash Value =	997

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1989

(11) Heating System: Wall Furnace
Ground Area = 1160 SF Floor Area = 1160 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1064		
Addition	Siding	Crawl	96		
		Total:		63,427	22,199

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,925	674
Plumbing			
3 Fixture Bath	1	2,628	920
Water/Sewer			
1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170
Deck			
Treated Wood	240	4,399	1,540
w/Roof (Roof portion)	384	5,219	1,827
w/Roof (Roof portion)	240	3,466	1,213
w/Roof (Roof portion)	384	5,219	1,827
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	19,077	6,677
Totals:		113,090	39,582

Notes: 1989 NEW MOON

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 37,207

2026 Est. T.C.V. 009-017-008-90	=	94,820		
Est. TCV/Total Floor Area = 81.74, Most recent sale 09/06/2019 for 31,500				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
40,900	40,900	40,900	23,571	2.70

Parcel Number: 009-017-008-90

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		6,500	0	0	636	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	47,400		47,400	47,400	24,207	24,207	0

009-017-009-002026 Est. T.C.V.LAKE TOWNSHIP

Property Class: 201S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W BEG 32 RDS S OF NE COR OF NE 1/4 OF SE 1/4 TH S 16 RDS, W 20 RDS
N 16 RDS, E 20 RDS TO POB. ALSO BEG 792 FT S OF E 1/4 COR, TH S 0 DEG 43'20"E
5.6 FT, S 89 DEG 22'44"W 330 FT, N 0 DEG 43'20"W 8.6 FT, N 89 DEG 53'58"E 330 FT
TO POB 2.0538A

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

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	264.00	330.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			2.00 Acres		18000	100		36,000
* denotes lines that do not contribute to the total acreage calculation.								
264 Actual Front Feet,			2.00 Total Acres		Total Est. Land Value =			36,000

2026 Est. T.C.V. 009-017-009-00 = 0

Est. TCV/Total Floor Area = 0.00

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

009-017-012-102026 Est. T.C.V.

STAATS DONALD J & SHAWN L

Property Class: 40110091 W ROSTED RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W (2*2003) BEG 922 FT N & 373 FT W OF SE COR OF SE 1/4, TH W 115 FT, N TO C/L ROSTED ROAD, E 115 FT, S TO POB. .8923A.

03 SPLIT COMM'L BLDG TO 012-20 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	115.00	286.00	1.1484	0.9196	110	100		13,358
115 Actual Front Feet, 0.76 Total Acres					Total Est. Land Value =			13,358

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	23.09	168	25	970
Wood Frame	23.98	144	25	863
Total Estimated Land Improvements True Cash Value =				1,833

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-3,721	-2,605
Water/Sewer					
1000 Gal Septic			1	4,386	3,070
Water Well, 50 Feet			1	3,344	2,341
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			468	16,516	11,561
Totals:				20,525	14,367

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 17,671

2026 Est. T.C.V. 009-017-012-10 = 32,862							
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2024 for 29,900							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
14,100	14,100	14,100	14,100		2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,300	0	0	380	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
16,400	16,400	16,400	14,480	14,480		0	

009-017-012-21
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LARRABEE BRIAN TRUST
10055 W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W BEG 922 FT N OF SE COR OF SE 1/4 W 373 FT N TO C/L ROSTED RD E
373FT, S TO POB 2.8943 A M/L
SPLIT/COMBINED ON 08/07/2023 FROM 009-017-012-20;
COMBINED ON 12/01/2025 FROM 009-017-012-25, 009-017-012-20;

Split/Comb. on 12/01/2025 completed 12/01/2025 TIM ;
Parent Parcel(s): 009-017-012-25, 009-017-012-20;
Child Parcel(s): 009-017-012-21;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	373.00	338.01	0.8557	0.9588	110	100	33,663
373 Actual Front Feet, 2.89 Total Acres					Total Est. Land Value =		33,663

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1032 SF Floor Area = 1032 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,032	
			Total:	124,148 99,320
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	988 790
Water/Sewer				
1000 Gal Septic			1	4,109 3,287
Water Well, 50 Feet			1	3,344 2,675
Porches				
CCP (1 Story)			180	4,216 3,373
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Common Wall: 2 Wall			1	-4,453 -3,562
Door Opener			1	415 332
Base Cost			168	7,456 5,965
Deck				
w/Roof (Roof portion)			120	1,754 1,403
			Totals:	141,977 113,583

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 139,707

2026 Est. T.C.V. 009-017-012-21					=	173,370
Est. TCV/Total Floor Area = 167.99						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	40,662	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
86,700	0	0	0	41,759	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,700	86,700	86,700	41,759	41,759	0	

009-017-012-302026 Est. T.C.V.KNUTESON ALENA & STUCK MARC
Property Class: 40110160 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 17 T22N R8W BEG 968 FT W OF SE COR OF SE 1/4 TH N TO C/L ROSTED ROAD, E
280 FT, S 624 FT E 175 FT S TO S SEC LINE, W 455 FT TO POB. 10.4151A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.41 Acres			5600 100	58,296
		10.41 Total Acres			Total Est. Land Value =	58,296

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.89	3700 0	0
D/W/P: 4in Ren. Conc.		7.33	226 0	0
D/W/P: 3.5 Concrete		6.16	600 0	0
Wood Frame		23.98	144 50	1,726
Wood Frame		20.50	352 50	3,608
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
		Total Estimated Land Improvements True Cash Value =		7,834

Cost Est. for Res. Bldg: 1Single Family HUDCls CDBlt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,456	
		Total:	174,594	130,944
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	889
3 Fixture Bath		1	3,721	2,791
Water/Sewer				
1000 Gal Septic		1	4,386	3,289
Water Well, 100 Feet		1	5,415	4,061
Porches				
CSEP (1 Story)		512	18,417	13,813
Deck				
Treated Wood w/Roof (Deck Portion)		192	3,792	2,844
Treated Wood w/Roof (Roof portion)		192	2,903	2,177
Treated Wood w/Roof (Deck Portion)		420	6,346	4,759
Treated Wood w/Roof (Roof portion)		420	5,687	4,265
w/Roof (Roof portion)		320	4,374	3,280
Garages				
Class: CD Exterior: Pole (Unfinished)				
Door Opener		1	468	351
Base Cost		1200	25,428	19,071
Class: D Exterior: Pole (Unfinished)				
Base Cost		832	16,449	12,337
Door Opener		1	415	311
Built-Ins				
Appliance Allow.		1	1,897	1,423
		Totals:	275,477	206,605

Parcel Number: 009-017-012-30

Page: 2

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:

204,539

2026 Est. T.C.V. 009-017-012-30						=	270,669
Est. TCV/Total Floor Area = 185.90, Most recent sale 09/09/2025 for 280,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
118,900	118,900	118,900		67,604	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	16,400	0	0	67,696	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
135,300	135,300	135,300		69,429	135,300	0	

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-017-012-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STAATS DONALD J & STAATS SHAWN L
2874 S LACHANCE RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (2*2016) BEG 630 FT N OF SE COR OF SE 1/4, TH N 292 FT, W 688 FT
S 338 FT, E 175 FT, S 269 FT, E 213 FT, N 315 FT, E 300 FT TO POB. 6.3371A.
10/21/2016 2016-03490 SPLIT 1.08A TO 009-017-012-66
FORMERLY SEC 17 T22N R8W (2*2004) BEG 315 FT N OF SE COR OF SE1/4, TH N 607 FT,
W 688 FT, S 338 FT, E 175 FT, S 269 FT, E 513 FT TO POB. 8.5065 A.

Split/Comb. on 11/09/2016 completed 11/09/2016 TIM
Parent Parcel(s): 009-017-012-60;
Child Parcel(s): 009-017-012-64;

Split/Comb. on 10/21/2016 completed 10/21/2016 TIM 2016-03490
Parent Parcel(s): 009-017-012-60;
Child Parcel(s): 009-017-012-66;

2016-03490 SPLIT 1.08A
04 SPLIT 1.54 AC TO 012-68 FOR 05

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	292.00	945.36	0.9097	1.2399	110	100		36,230
292 Actual Front Feet, 6.34 Total Acres								
Total Est. Land Value =								36,230

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	300	0	0
D/W/P: 4in Concrete	6.47	500	0	0
Wood Frame	21.54	240	50	2,585
Wood Frame	24.86	120	50	1,491

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,026

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

(11) Heating System: Forced Heat & Cool
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
Total:				99,801	89,821

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,185 1,066

Water/Sewer

1000 Gal Septic 1 4,386 3,947

Water Well, 50 Feet 1 3,344 3,010

Garages

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

Base Cost 720 27,367 24,630

Totals: 136,083 122,474

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 150,643

2026 Est. T.C.V. 009-017-012-60 = 191,899

Est. TCV/Total Floor Area = 249.87, Most recent sale 11/22/2022 for 140,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	82,200	82,200	82,200	69,798	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,700	0	0	1,884	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	95,900	95,900	95,900	71,682	71,682	71,682

009-017-012-64
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STAATS DONALD JAMES
2888 S LACHANCE RD
LAKE CITY, MI 49651

BEG 315 FT N OF SE COR OF SE 1/4, TH N 315 FT, W 300 FT, S 315 FT, E 300 FT TO
POB SEC 17 T22N R8W 2.1694 A M/L
FORMERLY BEG 630' N OF SE COR OF SE 1/4 TH N 292', W 688', S 338', E 175', S
269', E 213', N 315', E 300' TO POB SEC 17 T22N R8W 6.3371A 11/2016 SPLIT FROM
009-017-012-60

COMBINE ON 5/2022 WITH 009-017-012-66
SPLIT/COMB. ON 11/09/2016 COMPLETED 11/09/2016 TIM ;
PARENT PARCEL(S): 009-017-012-60;
CHILD PARCEL(S): 009-017-012-64;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	315.00	300.00	0.8926	0.9306	110	100	28,784
315 Actual Front Feet, 2.17 Total Acres					Total Est. Land Value =		28,784

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

(11) Heating System: Forced Warm Air, Wood Furnace Add-On
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1280		
			Total:	67,034	23,462
Other Additions/Adjustments					
Skirting, Plywd/Hrdbrd			192	2,404	841
Plumbing					
3 Fixture Bath			1	2,628	920
Water/Sewer					
1000 Gal Septic			1	4,386	1,535
Water Well, 50 Feet			1	3,344	1,170
Built-Ins					
Appliance Allow.			1	1,897	664
			Totals:	81,693	28,592
Notes:					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				26,876	

2026 Est. T.C.V. 009-017-012-64				=	55,660
Est. TCV/Total Floor Area = 43.48, Most recent sale 11/28/2016 for 2,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
22,400	22,400	22,400	16,318	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	440	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,800	27,800	27,800	16,758	16,758	16,758

009-017-012-68
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SLUITER DUSTIN
10080 W KELLY RD
LAKE CITY, MI 49651

BEG S 89DEG 54'37" W 363 FT FROM SE COR OF SE1/4 TH S89DEG 54'37"W 150 FT, N 0DEG 43'20" W 315FT, N89DEG 54'37"E 213FT, S0DEG 43' 20"E 115FT, S89DEG 54'37" W 63FT, S 0 DEG 43'20"E 200 FT TO POB SEC 17 T22N R82 1.251 A
2/22/2021 SPLIT .2169 A TO 017-012-69
FORMERLY SEC 17 T22N R8W (0*2004) BEG S 89 DEG 54' 37" W 300 FT FROM SE COR OF SE/4, TH S 89D 54' 37" W 213 FT, N 0 DEG 43' 20" W 315 FT, N 89D 54' 37" E 213 FT, S O DEG 43' 20" W 315 FT TO POB. 1.5403 A

Split/Comb. on 02/22/2021 completed 02/22/2021 TIM ;
Parent Parcel(s): 009-017-012-68;
Child Parcel(s): 009-017-012-69;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	150.00	363.29	1.0746	0.9762	110 100	17,309
150 Actual Front Feet, 1.25 Total Acres					Total Est. Land Value =	17,309

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

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,512	
			Total:	200,471 164,386
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,166
3 Fixture Bath		1	4,478	3,672
Separate Shower		1	1,310	1,074
Water/Sewer				
1000 Gal Septic		1	4,689	3,845
Water Well, 100 Feet		1	5,734	4,702
Deck				
Treated Wood		144	3,217	2,638
Treated Wood		18	806	661
Treated Wood		16	716	587
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		768	29,207	23,950
Door Opener		2	1,054	864
Built-Ins				
Appliance Allow.		1	2,713	2,225
			Totals:	255,817 209,770
Notes: 2004 REDMAN MHD				

Parcel Number: 009-017-012-68

Page: 2

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:

207,672

2026 Est. T.C.V. 009-017-012-68					=	225,931	
Est. TCV/Total Floor Area = 149.43, Most recent sale 04/16/2021 for 152,500							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
88,200	88,200	88,200		70,928	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	24,800	0	0	1,915	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,000	113,000	113,000		72,843	72,843	72,843	

009-017-012-69
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WRIGHT STEVEN DOUGLAS
10060 W KELLY RD
LAKE CITY, MI 49651

SEC 17 T22N R8W (0*2020) BEG S 89 DEG 54' 37" W 300 FT FROM SE COR OF SE 1/4,
TH S 89D 54' 37" W 63 FT, N 0 DEG 43' 20" W 200 FT, N 89D 54' 37" E 63 FT, S 0
DEG 43' 20" W 200 FT TO POB. .2893 A
SPLITON 02/22/2021 FROM 009-017-012-68;

Split/Comb. on 02/22/2021 completed 02/22/2021 TIM ;
Parent Parcel(s): 009-017-012-68;
Child Parcel(s): 009-017-012-69;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	63.00	200.00	1.3348	0.8409	110	100	7,779
63 Actual Front Feet, 0.29 Total Acres			Total Est. Land Value =				7,779

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail		18.08	50 0	0
Wood Frame		32.26	80 50	1,290
Total Estimated Land Improvements True Cash Value =				1,290

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1997

(11) Heating System: Wall Furnace
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Siding	Comp.Shingle	840	
Total:			53,832	29,607
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			152	1,781 980
Plumbing				
Average Fixture(s)			1	1,010 555
2 Fixture Bath			1	1,962 1,079
Water/Sewer				
1000 Gal Septic			1	4,689 2,579
Water Well, 50 Feet			1	3,344 1,839
Deck				
Treated Wood			72	2,062 1,134
Built-Ins				
Appliance Allow.			1	2,713 1,492
Totals:			71,393	39,265

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 36,909

2026 Est. T.C.V. 009-017-012-69					=	45,978
Est. TCV/Total Floor Area = 54.74, Most recent sale 07/15/2025 for 95,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,800	18,800	18,800	14,565	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	8,435	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,000	23,000	23,000	14,958	23,000	23,000	

009-017-012-702026 Est. T.C.V.DANIELSKI JOHN PATRICK ET AL

Property Class: 40110135 W ROSTED RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 17 T22N R8W BEG IN C/L ROSTED RD 688 FT W OF E SEC LINE, TH S 286 FT, E
200 FT, N 286 FT, W 200 FT TO POB. 1.3131A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	200.00	268.00	1.0000	0.9047	110 100	19,904
200 Actual Front Feet, 1.23 Total Acres					Total Est. Land Value =	19,904

Cost Est. for Res. Bldg: 1Mobile HomeHUD

Cls FairBlt 1976

(11) Heating System: Wall Furnace

Ground Area = 600 SFFloor Area = 600 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	600		
			Total:	37,854	13,249
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			144	1,650	577
Plumbing					
Average Fixture(s)			1	899	315
Water/Sewer					
1000 Gal Septic			1	4,386	1,535
Water Well, 50 Feet			1	3,344	1,170
Built-Ins					
Appliance Allow.			1	1,897	664
Deck					
Treated Wood			24	1,052	368
			Totals:	51,082	17,878

Notes: 1976

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

16,805

2026 Est. T.C.V. 009-017-012-70				=	36,709
Est. TCV/Total Floor Area = 61.18					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,800	14,800	14,800	10,430	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	281	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,400	18,400	18,400	10,711	10,711	10,711

009-017-012-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MISHLER MARY E ETAL
10211 ROSTED RD
Lake City, MI 49651

SEC 17 T22N R8W (4*2005)
S 1239 FT OF W 352 FT OF SE/4 OF SE/4 EXC S 627 FT THEREOF. 4.954 A

REMOVED MH ETC FOR 06 PER DON BLUE. MH BACK ON ROLL FOR 07 PER MARY MISHLER

05 Split 5.06 Ac to 012-85 for 06 1 DIV XFERED TO 017-012-85 PER L--4260
(4-25-06)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	352.00	627.00	0.8682	1.1189	110	100		37,615
352 Actual Front Feet, 5.07			Total Acres		Total Est. Land Value =			37,615

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.43	252	50	2,700
Total Estimated Land Improvements True Cash Value =				2,700

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1967

(11) Heating System: Wall Furnace

Ground Area = 880 SF Floor Area = 880 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	480		
Addition	Siding	Crawl	400		
Total:				59,882	20,960

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	899	315
Water/Sewer			
1000 Gal Septic	1	4,386	1,535
Water Well, 100 Feet	1	5,415	1,895
Built-Ins			
Appliance Allow.	1	1,897	664
Deck			
Treated Wood	880	10,938	3,828
Totals:		83,417	29,197

Notes: Richardson #28914

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 27,445

2026 Est. T.C.V. 009-017-012-80				=	67,760
Est. TCV/Total Floor Area = 77.00, Most recent sale 07/31/2006 for 40,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
27,800	27,800	27,800	11,054	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,100	0	0	298	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,900	33,900	33,900	11,352	11,352	11,352

009-017-012-85	2026 Est. T.C.V.	WRIGHT MICHAEL D & KATHLEEN A						
Property Class: 402		W KELLY RD						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
SEC 17 T22N R8W (0*2005) W 352 FT OF S 627 FT OF SE 1/4 OF SE 1/4. 5.0667A.								
2023 COMBINATION WITH 009-017-012-99 ON 01/31/2023.								
FOMERLY SEC 17 T22N R8W (0*2005) W 352 FT OF S 627 FT OF SE/4 OF SE/4 EXC W								
20 FT THOF 4.7788AC.								
SPLIT ON 09/14/2006 INTO 009-017-012-99;								
12/2022 COMBINATION OF PARCELS 009-017-012-85 & 009-017-012-99								
COMBINE 009-017-012-99								
SPLIT/COMB. ON 09/14/2006 COMPLETED 09/14/2006 RAY ;								
PARENT PARCEL(S): 009-017-012-85;								
CHILD PARCEL(S): 009-017-012-99;								

05 SPLIT 5.06 AC FROM 012-80 FOR 06 1 DIV XFERED TO THIS PCL PER L-4260								
(4-25-06)								
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	351.90	627.00	0.8683	1.1189	110	100		37,607
352 Actual Front Feet,	5.07	Total Acres			Total Est.	Land Value =		37,607
Cost Est. for Res. Bldg: 1			Single Family	GRG		Cls	C	Blt 2007
(11) Heating System: No Heating/Cooling								
Ground Area = 0 SF			Floor Area = 0 SF.					
Phy/Ab.Phy/Func/Econ/Comb.			% Good=90/100/100/100/90					
Building Areas								
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost		
Other Additions/Adjustments								
Plumbing								
3 Fixture Bath				1	-4,478	-4,030		
Deck								
w/Roof (Roof portion)				560	8,361	7,525		
Garages								
Class: C Exterior: Pole (Unfinished)								
Base Cost				2016	47,678	42,910		
				Totals:	51,561	46,405		
Notes:								
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			57,078					
2026 Est. T.C.V. 009-017-012-85			= 94,685					
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/28/2022 for 13,500								
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM			
41,000	41,000	41,000	34,100		2.70			
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment		Losses	
0	6,300	0	0		920		0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
47,300	47,300	47,300	35,020		35,020		0	

009-017-012-90	2026 Est. T.C.V.	RICHARDS BRIAN						
Property Class: 401		2990 S LACHANCE RD						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 17 T22N R8W E 300 FT OF S 315 FT OF SE 1/4 OF SE 1/4. 2.1694A.								
2011(1)MH REMOVED								
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	315.00	0.9036	0.9420	110	100		28,090
300 Actual Front Feet,	2.17	Total Acres			Total Est.		Land Value =	28,090
Land Improvement Cost Estimates								
Description					Rate		Size % Good	Cash Value
D/W/P: 3.5 Concrete					5.77		144 45	374
D/W/P: Asphalt Paving					2.70		440 91	1,081
Total Estimated Land Improvements True Cash Value =								1,455
Cost Est. for Res. Bldg: 1 Mobile Home HUD								
							Cls Average	Blt 1973
(11) Heating System: Wall Furnace								
Ground Area = 910 SF Floor Area = 910 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35								
Building Areas								
Type	Ext. Walls	Roof/Fnd.			Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal			910			
					Total:	56,723	19,853	
Other Additions/Adjustments								
Skirting, Metal or Vinyl, Vertical					158	1,852	648	
Plumbing								
Average Fixture(s)					1	1,010	353	
Water/Sewer								
1000 Gal Septic					1	4,689	1,641	
Water Well, 50 Feet					1	3,344	1,170	
Deck								
Treated Wood w/Roof (Deck Portion)					80	2,182	764	
Treated Wood w/Roof (Roof portion)					80	1,479	518	
w/Roof (Roof portion)					1386	20,624	7,218	
Garages								
Class: C Exterior: Pole (Unfinished)								
Base Cost					960	23,434	8,202	
Built-Ins								
Appliance Allow.					1	2,713	950	
Breezeways								
Frame Wall					64	4,320	1,512	
					Totals:	122,370	42,829	
Notes:								
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:						40,259		

Parcel Number: 009-017-012-90

Page: 2

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,216		
			Total:	136,993	123,293

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	988	889
3 Fixture Bath			1	3,128	2,815

Water/Sewer					
1000 Gal Septic			1	4,109	3,698
Water Well, 100 Feet			1	5,150	4,635

Porches					
WGEP (1 Story)			128	10,120	9,108
Foundation: Shallow			128	-991	-892

Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			576	12,332	11,099
Door Opener			2	830	747

Built-Ins					
Appliance Allow.			1	1,607	1,446

Breezeways					
Frame Wall			64	2,647	2,382
			Totals:	176,913	159,220

Notes: 2000 REDMAN

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 195,841

Cost Est. for Res. Bldg: 3 Single Family HUD Cls D Blt 1983

(11) Heating System: Forced Air w/ Ducts
Ground Area = 878 SF Floor Area = 878 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	878		
			Total:	83,759	58,632

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	988	692

Deck					
Treated Wood			76	2,022	1,415
Treated Wood			239	4,290	3,003

Built-Ins					
Appliance Allow.			1	1,607	1,125
			Totals:	92,666	64,867

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 64,218

Parcel Number: 009-017-012-90

Page: 3

	140,500	140,500	140,500	57,573	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,400	0	0	1,554	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	164,900	164,900	164,900	59,127	59,127	0

009-018-001-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HERRINGTON ANDREW
11651 W ROSTED RD
LAKE CITY, MI 49651

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE CENTERLINE OF ROSTED ROAD, SECTION 18, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED TO WIT: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 18, T22N, R8W; THENCE N89° 33'57"W 1281.88 FEET ALONG THE SOUTH LINE OF SAID SECTION 18 TO A POINT ON THE WEST 1/8;LINE OF SAID SECTION 18; THENCE N00°25'09"W 994.43 FEET ALONG SAID WEST 1/8 LINE TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE N60°07'00"E 407.12 FEET ALONG SAID CENTERLINE; THENCE 393.02 FEET ALONG THE ARC OF A 818.51 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARING N73°52'22"E 389.26 FEET), ALONG SAID CENTERLINE; THENCE N87°37'44"E 213.81 FEET ALONG SAID CENTERLINE TO A POINT ON THE SOUTH 1/8 LINE OF SECTION 18; THENCE S89°48'38"E 352.26 FEET ALONG SAID SOUTH 1/8 LINE TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 18; THENCE S00°09'34"W 1322.77 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY FOR ROSTED ROAD.

FORMERLY DESCRIBED AS:
. SEC 18 T22N R8W SE 1/4 OF SW 1/4 LYING S OF C/L ROSTED RD 37.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 30 - 65	\$3800	37.50 Acres	3800	100		142,500
		37.50 Total Acres	Total Est. Land Value =			142,500
2026 Est. T.C.V. 009-018-001-00 = 142,500						
Est. TCV/Total Floor Area = 47.44, Most recent sale 01/13/2022 for 129,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
69,400	69,400	69,400	48,714		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	1,315	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,300	71,300	71,300	50,029	50,029	0	

009-018-001-13
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HARVEY WILLIAM N
2665 S SEELEY RD
CADILLAC, MI 49601

SEC 18 T22N R8W (0*2000) BEG S 0 DEG 54'09"E 660 FT FROM W 1/4 COR TH S 0 DEG 54'09"E 172.5 FT, S 89 DEG 56'50"E 600 FT, S 0 DEG 54'09"E 172.51 FT, S 89 DEG 56'47"E 673.04 FT, N0 DEG 14'42"E 345 FT, N 89 DEG 56'54"W 1279.95 FT TO POB. 7.8252A.

03 SPLIT FROM 018-012-001 FOR 94
SPLIT TO 001-14, 15 ,16, 17 FOR 01 0 DIVISIONS

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		7.82 Acres		5600	100	43,792
		7.82 Total Acres			Total Est. Land Value =	43,792

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.		33.84	120 0	0
D/W/P: 4in Ren. Conc.		8.17	462 0	0
D/W/P: 4in Concrete		6.96	480 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
		Total Estimated Land Improvements True Cash Value =		2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2002

(11) Heating System: Forced Heat & Cool
Ground Area = 1272 SF Floor Area = 1908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Slab	1,272	
			Total:	226,461 185,699
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,166
3 Fixture Bath			1	4,478 3,672
Water/Sewer				
1000 Gal Septic			1	4,689 3,845
Water Well, 100 Feet			1	5,734 4,702
Porches				
CCP (1 Story)			32	1,103 904
Deck				
Treated Wood			144	3,217 2,638
w/Roof (Roof portion)			180	3,022 2,478
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			576	23,910 19,606
Common Wall: 1 Wall			1	-2,589 -2,123
Class: C Exterior: Pole (Unfinished)				
Base Cost			2880	68,112 55,852
No Concrete Floor			2880	-18,749 -15,374
Built-Ins				
Appliance Allow.			1	2,713 2,225
			Totals:	323,523 265,290

Parcel Number: 009-018-001-13

Page: 2

Notes:

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

326,306

Ag. Bld 1 2008, No-Wall Loafing Shed

Class:D,Pole

Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.55	1296	4,601
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76	Depr. Cost =		3,497
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =			3,252

Total Estimated True Cash Value of Agricultural Buildings

=

3,252

2026	Est. T.C.V. 009-018-001-13				=	375,725
Est. TCV/Total Floor Area = 196.92, Most recent sale 12/01/1999 for 17,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	163,400	163,400	163,400	104,679	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,500	0	0	2,826	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	187,900	187,900	187,900	107,505	107,505	107,505

009-018-001-14
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PIAR HEIDI M TRUST
S SEELEY RD
LAKE CITY, MI 49651

SEC 18 T22N R8W (0*2000) BEG S 0 DEG 54'09"E 832.5 FT FROM W 1/4 COR TH S 0 DEG 54'09"E 172.5 FT, S 89 DEG 56'47"E 600 FT, N 0 DEG 54'09"W 172.51 FT, N 89 DEG 56'50"W 600 FT TO POB. 2.5067A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 1 -	2.99@\$9000	2.50 Acres	9000	100		22,500
		2.50 Total Acres	Total Est. Land Value =			22,500

2026 Est. T.C.V. 009-018-001-14						
= 22,500						
Est. TCV/Total Floor Area = 11.79						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
11,300	11,300	11,300	3,641		2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	98	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,300	11,300	11,300	3,739	3,739	0	

03/24/2026

Valuation Report

DB: Lake2026

12:38 PM

009-018-001-15

2026 Est. T.C.V.

WELLMAN JOSEPH & NANCY

Property Class: 401

11650 W ROSTED RD

Map #:

LAKE TOWNSHIP

CADILLAC, MI 49601

. SEC 18 T22N R8W BEG N 0 DEG 54'09" W 1964.2 FT & S 89 DEG 56'54" E 2014.78 FT
FROM SW COR OF SEC 18 TH S 89 DEG 56'54" E 588.99 FT, S 0 DEG 14'38" W 472 FT, S
87 DEG 43'44"W 450 FT, S 0 DEG 14'38" W 175 FT TO C/LROSTED RD, S 87 DEG 43'44"
W 116.77 FT TO THE BEG OF A 818.51 FT RADIUS CURVE TO THE LEFT LONG CHORD S 77
DEG 11'27.3"W 299.3919 FT, N 17 DEG 38'40" W 264.06 FT, N 35 DEG 59'29" E 599.09
FT TO POB. 10.52A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.52 Acres	5600	100		58,912
		10.52 Total Acres	Total Est. Land Value =			58,912

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2400	50	3,720
D/W/P: 4in Ren. Conc.	8.17	560	50	2,287
Fencing: Wire Mesh, #9	3.78	100	0	0
Wood Frame	26.96	144	50	1,941
Wood Frame	23.38	320	50	3,741
Total Estimated Land Improvements True Cash Value =				11,689

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C

Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = 1320 SF Floor Area = 1320 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,320		
Total:				182,696	137,021

Other Additions/Adjustments

Plumbing

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

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Deck

Treated Wood	36	1,454	1,090
Treated Wood	360	5,868	4,401
w/Roof (Roof portion)	400	6,032	4,524

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	395
Base Cost	1200	28,380	21,285

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

Base Cost	576	23,910	17,932
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Prefab 1 Story	1	2,542	1,906

Totals:

265,993

199,491

Parcel Number: 009-018-001-15

Page: 2

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:

197,496

2026 Est. T.C.V. 009-018-001-15						=	268,097
Est. TCV/Total Floor Area = 203.10, Most recent sale 11/16/2020 for 134,186							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
109,200	109,200		109,200	81,135		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses
	0	24,800	0	0	2,190		0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
134,000	134,000		134,000	83,325	83,325		83,325

009-018-001-18	2026 Est. T.C.V.	WRIGHT GAROLD D & ELLEN J TRUST
Property Class: 401		W ROSTED RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 18 T22N R8W THAT PART OF SW 1/4 LYING N'LY OF ROSTEDRD & S'LY & E'LY OF A PCL DESC AS BEG N 0 DEG 54'09" W 1964.2 FT & S 89 DEG 56' 54" E 2014.78 FT FROM SW COR OF SEC 18. TH S 89 DEG 56'54" E 588.99 FT, S 0 DEG 14'38" W 472 FT, S 87 DEG 43'44" W 450 FT, S 0 DEG 14'38" W 175 FT TO C/L ROSTED RD, S 87 DEG 43'44" W 116.77 FT TO THE BEG OF A 818.51 FT RADIUS CURVE TO THE LEFT LONG CHORD S 77 DEG 11'27.3" W 299.3919 FT, N 17 DEG 38'40" W 264.06 FT, N 35 DEG 59'29" E 599.09 FT TO POB EXC BEG N 0 DEG 54'09"W 249.83 FT, N 60 DEG 13'03"E 2082.53 FT, & N 87 DEG 43' 44" E 617.145 FT FROM SW COR OF SEC 18 AS POB. TH N 87 DEG 43'44"E 150 FT, N 0 DEG 14'38"E 175 FT, S 87 DEG 43'44"W 150 FT, S 0 DEG 14'38"W 175 FT TO POB 1.2A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 1 - 2.99@\$9000		1.20 Acres	9000	100		10,800
		1.20 Total Acres	Total Est. Land Value =			10,800

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			816	27,401	23,291
Totals:				27,401	23,291

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 28,648

2026 Est. T.C.V. 009-018-001-18				=	39,448
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,500	18,500	18,500	10,437	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	281	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,700	19,700	19,700	10,718	10,718	10,718

009-018-001-19
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WRIGHT GAROLD D & ELLEN J TRUST
11516 W ROSTED RD
CADILLAC, MI 49601

SEC 18 T22N R8W BEG N 0 DEG 54'09"W 249.83 FT, N 60 DEG 13'03"E 2082.53 FT, & N 87 DEG 43'44" E 617.145 FROM SW COR OF SEC 18 AS POB. TH N 87 DEG 43'44"E 150 FT N 0 DEG 14' 38"E 175 FT, S 87 DEG 43'44"W 150 FT, S 0 DEG 14'38"W 175 FT TO POB. .6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	150.00	175.00	1.0746	0.8133	110 100	14,420
150 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =						14,420

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.89	1500 0	0
Metal Prefab		15.08	120 50	905
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				2,805

Cost Est. for Res. Bldg: 1

Single Family 1S

Cls CD

Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,008	
Total:			142,865	107,147
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	889
Water/Sewer				
1000 Gal Septic		1	4,386	3,289
Water Well, 100 Feet		1	5,415	4,061
Deck				
Treated Wood		144	3,146	2,359
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		320	14,624	10,968
Common Wall: 1 Wall		1	-2,421	-1,816
Built-Ins				
Appliance Allow.		1	1,897	1,423
Totals:			171,097	128,320

Notes:

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

157,834

2026 Est. T.C.V. 009-018-001-19					=	175,059
Est. TCV/Total Floor Area = 173.67						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,400	74,400	74,400	46,264	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,100	0	0	1,249	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,500	87,500	87,500	47,513	47,513	47,513	

009-018-001-20
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MILLER THOMAS P
2755 S SEELEY RD
CADILLAC, MI 49601

. SEC 18 T22N R8W (3*1997) BEG N 0 DEG 54' 09" W 1261.98 FT FROM SW COR SEC 18
TH N 0 DEG 54' 09" W 357.22 FT, S 89 DEG 56' 46.6" E 1273.04 FT,S O DEG 14'38" W
345 FT, S 89 DEG 30'10.3" W 1266 FT TO POB EXC N 138 FT OF W315.7 FT THOF.
9.2298A.

SPLIT FROM 001-10 97 SPLIT 1 AC TO 001-24 FOR 98
ADD WD & SKT FOR 08.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		9.23 Acres		5600	100	51,688
		9.23 Total Acres		Total Est. Land Value =		51,688

Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail			18.08	30 0	0
Residential Local Cost Land Improvements					
Description			Rate	Size % Good	Cash Value
LAND IMPROVE 2500			2,500.00	1 94	2,350
			Total Estimated Land Improvements True Cash Value =		2,350

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1983

(11) Heating System: Wall Furnace
Ground Area = 700 SF Floor Area = 700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	700		
			Total:	46,192	16,167
Other Additions/Adjustments					
	Skirting, Metal or Vinyl, Vertical		128	1,500	525
Plumbing					
	Average Fixture(s)		1	1,010	353
Water/Sewer					
	1000 Gal Septic		1	4,689	1,641
	Water Well, 50 Feet		1	3,344	1,170
Deck					
	Pine		288	4,046	1,416
	w/Roof (Roof portion)		312	4,721	1,652
Built-Ins					
	Appliance Allow.		1	2,713	950
			Totals:	68,215	23,874

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 22,442

2026 Est. T.C.V. 009-018-001-20				=	76,480
Est. TCV/Total Floor Area = 109.26					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
33,200	33,200	33,200	9,336	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	5,000	0	0	252	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,200	38,200	38,200	9,588	9,588	9,588

009-018-001-24
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JAHNER DONALD R & CLARK STEPHANIE A
2717 S SEELEY RD
CADILLAC, MI 49601-8939

SEC 18 T 22N R8W (0*1997) BEG N 0 DEG 54'09"W 1481.2 FT FROM SW COR OF SW 1/4 TH
N 0 DEG 54'09"W 138 FT,S 89 DEG 56'47"E 315.7 FT, S 0 DEG 54' 09"E 138 FT, N 89
DEG 56'47"W 315.7 FT TO POB. 1.0002A.
SPLIT FROM 001-20 FOR 98

ADD WD FOR 2010 - 20808069 \$44,900

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	138.00	315.70	1.0972	0.9425	110	100	15,699
138 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value =				15,699

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1300 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,300		
			Total:	154,178	123,342
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	948
3 Fixture Bath			1	3,721	2,977
Separate Shower			1	1,146	917
Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 100 Feet			1	5,415	4,332
Deck					
Treated Wood			80	2,133	1,706
Treated Wood			120	2,776	2,221
Built-Ins					
Appliance Allow.			1	1,897	1,518
Fireplaces					
Prefab 1 Story			1	2,147	1,718
			Totals:	178,984	143,188

Notes: Century MY9845367ABW

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCv: 141,756

2026 Est. T.C.V. 009-018-001-24				=	157,455	
Est. TCv/Total Floor Area = 121.12, Most recent sale 01/29/2008 for 42,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
61,200	61,200	61,200	31,346	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,500	0	0	846	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
78,700	78,700	78,700	32,192	32,192	0	

009-018-001-25
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOBLEY DOUGLAS D & BEVERLY A
2595 S SEELEY RD
CADILLAC, MI 49601

. SEC 18 T22N R8W S 1/2 OF N 660 FT OF SW 1/4. 20A.

CHG PB TO FINISHED PER 05 BOR +4200 AS ADJ.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Residentia 18	-29 @\$5000	20.00 Acres	5000	100	100,000
		20.00 Total Acres	Total Est. Land Value =		100,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	1727 0	0
D/W/P: Asphalt Paving		3.10	6800 0	0
Wood Frame		26.29	160 50	2,103
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =				7,103

Cost Est. for Res. Bldg: 1 Single Family LOG

Cls C Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Pine Logs	Basement	1,456	
		Total:	226,277	192,335
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,209
3 Fixture Bath		1	4,478	3,806
Water/Sewer				
1000 Gal Septic		1	4,689	3,986
Water Well, 100 Feet		1	5,734	4,874
Porches				
CCP (1 Story)		520	13,343	11,342
CCP (1 Story)		144	4,126	3,507
Garages				
Class: C Exterior: Pole (Finished)				
Door Opener		1	527	448
Base Cost		3200	99,936	84,946
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)				
Base Cost		840	32,474	27,603
Door Opener		1	527	448
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		390	16,403	13,943
Built-Ins				
Appliance Allow.		1	2,713	2,306
Carports				
Aluminum		2240	32,010	27,208
		Totals:	444,659	377,961
Notes:				

Parcel Number: 009-018-001-25

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					464,892	
2026 Est. T.C.V. 009-018-001-25					=	571,995
Est. TCV/Total Floor Area = 392.85						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
244,000	244,000	244,000		132,414	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	42,000	0		0	3,575	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<- PRE/MBT	
286,000	286,000	286,000		135,989	135,989	135,989

03/24/2026
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Valuation Report

DB: Lake2026

009-018-001-30	2026 Est. T.C.V.	LABEAU EDWARD T & JOANN &
Property Class: 401		2371 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

SEC 18 T22N R8W (6*2001) BEG N 0 DEG 56'29"W 334.5 FT FROM W 1/4 COR TH N 0 DEG 56'29"W 663.5 FT, S 89 DEG 24'47"E 1324.32 FT, S 0 DEG 16'57"E 656.38 FT, N 89 DEG 42'59"W 1316.6 FT TO POB. 20A.

01 SPLIT TO 001-34, 35, 36, 37, 38, 39 FOR 02

01 SPLIT TO 001-34, 35, 36, 37, 38, 39 FOR 02

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000	20.00	Acres	5000	100			100,000
		20.00	Total Acres				Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	156	50	450
Wood Frame	18.01	384	50	3,458
Total Estimated Land Improvements True Cash Value =				3,908

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = 1405 SF Floor Area = 1405 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,405		
			Total:	173,983	121,790

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	692
3 Fixture Bath	1	3,128	2,190

Water/Sewer

1000 Gal Septic	1	4,109	2,876
Water Well, 100 Feet	1	5,150	3,605

Porches

WCP (1 Story)	51	2,691	1,884

Deck

Treated Wood	652	8,248	5,774
Treated Wood w/Roof (Deck Portion)	100	2,340	1,638
Treated Wood w/Roof (Roof portion)	100	1,488	1,042
Treated Wood	116	2,641	1,849

Garages

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

Base Cost	520	15,309	10,716

Built-Ins

Appliance Allow.	1	1,607	1,125
Totals:		221,682	155,181

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 190,873

2026 Est. T.C.V. 009-018-001-30 = 294,781

Est. TCV/Total Floor Area = 209.81, Most recent sale 07/23/2009 for 85,000

Parcel Number: 009-018-001-30

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	126,300	126,300	126,300	57,956	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,100	0	0	1,564	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	147,400	147,400	147,400	59,520	59,520	59,520

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Valuation Report

DB: Lake2026

009-018-001-34

2026 Est. T.C.V.

AUGUSTAT JERRY & RACHEL

Property Class: 401

2469 S SEELEY RD

Map #:

LAKE TOWNSHIP

CADILLAC, MI 49601

SEC 18 T22N R8W (0*2001) BEG AT W 1/4 COR TH N 0 DEG 56'29"W 334.5 FT, S 89 DEG 42'59"W 1316.6 FT, S 0 DEG 16'57"E 328.18 FT, N 89 DEG 59'22" W 1312.71 FT TO POB. 10A.

01 SPLIT FROM 001-30 FOR 02

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres			5600	100		56,000
		10.00 Total Acres					Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1352	50	5,523
D/W/P: 3.5 Concrete	6.58	773	50	2,543
Total Estimated Land Improvements			True Cash Value =	8,066

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 2021

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1992 SF Floor Area = 2324 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,264		
1.25 Story	Siding	Crawl Space	728		
1 Story	Siding	Overhang	150		
		Total:		304,155	298,083

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,394
3 Fixture Bath	1	4,478	4,388

Water/Sewer

1000 Gal Septic	1	4,689	4,595
Water Well, 100 Feet	1	5,734	5,619

Porches

WCP (1 Story)	192	8,262	8,097
WCP (1 Story)	360	12,434	12,185

Garages

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

Base Cost	600	24,582	24,090
Common Wall: 2 Wall	1	-5,177	-5,073
Door Opener	1	527	516

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	516
Base Cost	1440	34,056	33,375

Built-Ins

Appliance Allow.	1	2,713	2,659

Fireplaces

Prefab 1 Story	1	2,542	2,491

Totals:

400,944392,935

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 483,310

Parcel Number: 009-018-001-34

Page: 2

2026	Est.	T.C.V.	009-018-001-34	=	547,376	
Est. TCV/Total Floor Area = 235.53, Most recent sale 02/28/2019 for 25,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	236,000	236,000	236,000	189,150	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,700	0	0	5,107	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	273,700	273,700	273,700	194,257	194,257	194,257

Parcel Number: 009-018-001-35

Page: 2

Prefab 2 Story	1	3,109	2,798
	Totals:	500,185	450,209

Notes:

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

553,757

2026 Est. T.C.V. 009-018-001-35					=	609,271
Est. TCV/Total Floor Area = 187.87, Most recent sale 03/31/2022 for 430,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
260,200	260,200	260,200	223,727	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	44,400	0	6,040	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
304,600	304,600	304,600	229,767	229,767	229,767	

03/24/2026
12:38 PM

Valuation Report

DB: Lake2026

009-018-001-36
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WESTMAN JAMES K & SARAH
2255 S SEELEY RD X501
Cadillac, MI 49601

SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.80 FT & N 0 DEG 16'57"W
984.54 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 52'30"E 1315.39
FT, S 0 DEG 11'23"W 328.96 FT, S 89 DEG 54'31"W 1312.68 FT TO POB. 9.91A.

01 SPLIT FROM 001-30 FOR 02

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.91 Acres			5600	100		55,496
		9.91 Total Acres					Total Est. Land Value =	55,496

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				1,290

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2006

(11) Heating System: Radiant (in-floor), Wood Furnace Add-On
Ground Area = 952 SF Floor Area = 1428 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	952		
			Total:	222,232	188,888

Other Additions/Adjustments

Exterior			
Brick Veneer	40	662	563
Plumbing			
Average Fixture(s)	1	1,422	1,209
Water/Sewer			
1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874
Porches			
WCP (1 Story)	180	7,909	6,723
Deck			
Treated Wood	224	4,305	3,659
w/Roof (Roof portion)	112	1,985	1,687
w/Roof (Roof portion)	140	2,430	2,065
Balcony			
Wood Balcony	48	2,097	1,782
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	784	20,055	17,047
Built-Ins			
Appliance Allow.	1	2,713	2,306
Carports			
Aluminum	320	4,573	3,887
	Totals:	280,806	238,676

Notes:

Parcel Number: 009-018-001-36

Page: 2

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

293,571

2026 Est. T.C.V. 009-018-001-36						=	350,357
Est. TCV/Total Floor Area = 245.35, Most recent sale 06/26/2018 for 195,900							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
152,100	152,100	152,100	107,248	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	23,100	0	0	2,895	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
175,200	175,200	175,200	110,143	110,143	110,143		

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM		
	30,300		30,300	30,300	18,174	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		3,100	0	0	490		0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
	33,400		33,400	33,400	18,664	18,664		0

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	19,600	19,600	19,600	11,252	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	600	0	0	303	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	20,200	20,200	20,200	11,555	11,555	0	

009-018-001-39
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STURDAVANT ROBERT D & DURANT SANDRA
2255 S SEELEY RD X 901
CADILLAC, MI 49601

SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.8 FT FROM W 1/4 COR TH S 89 DEG 59'23"E 1304.56 FT, N 0 DEG 11'23"E 328.96 FT, S 89 DEG 58' 34"W 1307.27 FT, S 0 DEG 16'57"E 328.18 FT TO POB. 9.85A.

01 SPLIT FROM 001-30 FOR 02 NO DIV RTS
STILL AT 50% FOR 10 RECHECK 11

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		9.85 Acres	5600	100		55,160
		9.85 Total Acres	Total Est. Land Value =			55,160

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.47	486 50	1,572
Wood Frame		20.80	320 50	3,328
Total Estimated Land Improvements True Cash Value =				4,900

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2010

(11) Heating System: No Heating/Cooling
Ground Area = 912 SF Floor Area = 1140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Piers	912	
		Total:	105,252	94,727
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath		1	-3,721	-3,349
Porches				
WPP		385	6,048	5,443
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		1008	32,327	29,094
Fireplaces				
Wood Stove		1	2,107	1,896
		Totals:	142,013	127,811
Notes: NO PERMITS - SANDY STURDAVANT STATES NO PLUMBING OR ELECTRICAL 12/4/2018				
		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		157,207

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C 5 Blt 2018				
(11) Heating System: Forced Heat & Cool				
Ground Area = 2052 SF Floor Area = 2052 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96				
Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	2,052	
		Total:	282,638	271,307
Other Additions/Adjustments				
Plumbing				

Parcel Number: 009-018-001-39

Page: 2

Average Fixture(s)	1	1,422	1,365	
3 Fixture Bath	1	4,478	4,299	
Water/Sewer				
1000 Gal Septic	1	4,689	4,501	
Water Well, 100 Feet	1	5,734	5,505	
Porches				
CCP (1 Story)	240	6,473	6,214	
CCP (1 Story)	240	6,473	6,214	
Deck				
Treated Wood	64	1,953	1,875	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	23,910	22,954	
Common Wall: 2 Wall	1	-5,177	-4,970	
Door Opener	2	1,054	1,012	
Built-Ins				
Appliance Allow.	1	2,713	2,604	
Local Cost Items				
GENERATOR	1	1	1	*95% Good

Totals:

336,361

322,881

Notes:

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

397,144

2026 Est. T.C.V. 009-018-001-39		=	614,411
Est. TCV/Total Floor Area = 192.48, Most recent sale 02/24/2002 for 28,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
268,800	268,800	268,800	171,809
			IRM
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	38,400	0	0
			Tax Adjustment
			4,638
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
307,200	307,200	307,200	->Taxable<-
			PRE/MBT
			176,447
			176,447
			176,447

009-018-001-40	2026 Est. T.C.V.	GUSHA SHERYL KAE
Property Class: 401		2900 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601
. SEC 18 T22N R8W BEG N 0 DEG 54'09"W 249.83 FT FROM SW COR OF SW 1/4 TH N 0 DEG 54'09"W 603.40 FT, N 68 DEG 41'33"E 277.29 FT, N 14 DEG 14'33"E 160.59 FT, S 57 DEG 26'27"E 22.47 FT, S 35 DEG 53'32"E 180.899 FT, S 14 DEG 21'17"E 103.91 FT, S 22 DEG 46' 14.5"E 174.786 FT, S 31 DEG 11'12"E 129.605 FT, S 60 DEG 13'03"W 661.15 FT TO POB. 6.44AC M/L.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600	6.44 Acres 5600 100	36,064
	6.44 Total Acres Total Est. Land Value =	36,064
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Wood Frame	23.98 144 94	3,246
	Total Estimated Land Improvements True Cash Value =	3,246
Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1994		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1560 SF Floor Area = 1560 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Crawl Space 1,560	
	Total: 180,544 135,407	
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,185	889
3 Fixture Bath	1 3,721	2,791
Water/Sewer		
1000 Gal Septic	1 4,386	3,289
Water Well, 100 Feet	1 5,415	4,061
Built-Ins		
Appliance Allow.	1 1,897	1,423
Fireplaces		
Prefab 1 Story	1 2,147	1,610
	Totals: 199,295 149,470	
Notes: 1994 REDMAN #334T2610299T		
	ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:	147,975
2026 Est. T.C.V. 009-018-001-40 = 187,285		
Est. TCV/Total Floor Area = 120.05, Most recent sale 09/27/2006 for 60,000		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
74,600	74,600 74,600 35,893 2.70	
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 19,000 0 0 969 0		
2026 Assessed	MBOR S.E.V. Capped ->Taxable<- PRE/MBT	
93,600	93,600 93,600 36,862 36,862 36,862	

009-018-001-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KIMBRUE SHANNON & STACEY
2525 S SEELEY RD
CADILLAC, MI 49601

. SEC 18 T22N R8W N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 18	-29 @\$5000		20.00 Acres		5000	100	100,000
		20.00	Total Acres		Total Est. Land Value =		100,000

Land Improvement Cost Estimates					
Description			Rate	Size	% Good Cash Value
Gazeboo(s): Standard			4,999.50	1	35 1,750
Total Estimated Land Improvements True Cash Value =					1,750

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1993

(11) Heating System: Wall Furnace

Ground Area = 1008 SF Floor Area = 1008 SF.

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

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1008		
Total:				48,884	17,110
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			192	2,143	750
Plumbing					
Average Fixture(s)			1	783	274
3 Fixture Bath			1	2,285	800
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood			36	1,395	488
Treated Wood			144	3,079	1,078
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			960	18,499	6,475
Door Opener			2	830	290
Built-Ins					
Appliance Allow.			1	1,607	562
Totals:				86,958	30,435

Notes: 1993 PATRIOT

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 28,609

2026 Est. T.C.V. 009-018-001-50				= 130,359		
Est. TCV/Total Floor Area = 129.32, Most recent sale 08/01/2025 for 138,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,400	49,400	49,400	35,577	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	0	29,623	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,200	65,200	65,200	36,537	65,200	0	

03/24/2026

12:38 PM

Valuation Report

DB: Lake2026

009-018-001-65

2026 Est. T.C.V.

CARLSTROM ROBERT G III &
S SEELEY RD
LAKE CITY, MI 49651

Property Class: 402

Map #:

LAKE TOWNSHIP

SSEC 18 T22N R8W N 1/2 OF NE 1/4. 80A.

R/T-5 NO ELECTRIC-5
RE,MOVE -5 FOR WOODED/UNWOODED

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	60.00	Acres	3800	100			228,000
Residentia INFERIOR@	\$1400	20.00	Acres	1400	100			28,000
		80.00	Total Acres				Total Est. Land Value =	256,000

2026 Est. T.C.V. 009-018-001-65 = 256,000

Est. TCV/Total Floor Area = 253.97, Most recent sale 10/01/1995 for 57,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	125,000	125,000	125,000	30,361	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,000	0	0	819	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	128,000	128,000	128,000	31,180	31,180	0

009-018-001-812026 Est. T.C.V.NEAR MARK P & JUDY R
Property Class: 4012135 S SEELEY RD
Map #:LAKE TOWNSHIPCADILLAC, MI 49601

SEC 18 T22N R8W N 1/2 OF NW 1/4 LYING S OF CADILLAC & LAKE CITY RR R/W EXC PCL A OF THE SURVER RECORDED IN LIBER S6-P.
SPLIT ON 09/09/2024 FROM 009-018-001-80.
FORMERLY SEC 18 T22N R8W N 1/2 OF NW 1/4 LYING S OF CADILLAC & LAKE CITY RR R/W. 74A.

Split/Comb. on 09/09/2024 completed 09/09/2024 TIM ;
Parent Parcel(s): 009-018-001-80;
Child Parcel(s): 009-018-001-81, 009-018-001-85;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia INFERIOR@\$1400		72.58 Acres	1400	100	> 30A IS WETLAND/SWAMP	101,612
72.58 Total Acres Total Est. Land Value =						101,612

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	414	50	1,339
D/W/P: 4in Ren. Conc.	7.33	720	50	2,639
Fencing: Wire Mesh, #9	3.73	504	50	940
Wood Frame	20.05	402	50	4,030
Total Estimated Land Improvements True Cash Value =				8,948

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,352	
			Total:	183,026 155,571
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	1,007
3 Fixture Bath		1	3,721	3,163
Separate Shower		1	1,146	974
Water/Sewer				
1000 Gal Septic		1	4,386	3,728
Water Well, 100 Feet		1	5,415	4,603
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		768	20,598	17,508
Storage Over Garage		576	5,875	4,994
Class: C Exterior: Pole (Unfinished)				
Door Opener		1	527	448
Base Cost		1200	28,380	24,123
Built-Ins				
Appliance Allow.		1	1,897	1,612
Deck				
Composite		384	6,482	5,510
			Totals:	262,638 223,241
Notes: 2133 HOUSE				

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						274,586
2026 Est. T.C.V. 009-018-001-81						= 385,146
Est. TCV/Total Floor Area = 284.87						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
173,100	173,100	173,100	128,470	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,500	0	0	3,468	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,600	192,600	192,600	131,938	131,938	131,938	

009-018-001-85
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CARMER MATTHEW
2135 S SEELEY RD
CADILLAC, MI 49601

PARCEL A OF THE SURVEY RECORDED IN LIBER S6-P
SPLIT 09/09/2024 FROM 009-018-001-80.

Split/Comb. on 09/09/2024 completed 09/09/2024 TIM ;
Parent Parcel(s): 009-018-001-80;
Child Parcel(s): 009-018-001-81, 009-018-001-85;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	75.44	819.93	1.2760	1.1965	110	100		12,670	
75 Actual Front Feet, 1.42 Total Acres					Total Est. Land Value =			12,670	

2026 Est. T.C.V. 009-018-001-85					=	12,670	
Est. TCV/Total Floor Area = 9.37, Most recent sale 09/23/2024 for 30,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	5,200	5,200	5,200	5,200	2.70		
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
	0	1,100	0	0	140	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	6,300	6,300	6,300	5,340	5,340	5,340	

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-018-008-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANKNEY RYAN & DYKGRAFF ZOEY
2785 S SEELEY RD
CADILLAC, MI 49601

SEC 18 T21N R8W (0*1997) BEG S 89 DEG 31'28"E 1282.55 FT & N 00 DEG 17'23"W
461.48 FT FROM SW COR OF SEC18 TH N 00 DEG 17'23"W 533.62 FT, S 60 DEG 09'20"W
233.42 FT, S 29 DEG 51'30"E 112.82 FT, S 00 DEG 17'23"E 320.81 FT, N89 DEG
42'37"E 147.64 FT TO POB. 1.75A.

97 SPLIT BAL OF ACRES/BLDGS TO 008-84, 94 & 97 FOR 1998

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	147.00	518.57	1.0800	1.0671	110	100		18,635
147 Actual Front Feet, 1.75 Total Acres								Total Est. Land Value = 18,635

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	108	50	311
Wood Frame	22.43	112	50	1,256

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	100	50	700
Total Estimated Land Improvements				True Cash Value = 2,267

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls D

Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/20/100/100/15

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,344		
Total:				118,764	17,813

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	148

Water/Sewer

1000 Gal Septic	1	4,109	616
Water Well, 100 Feet	1	5,150	772

Porches

WPP	32	1,499	225

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	896	17,472	2,621
No Concrete Floor	392	-2,140	-321

Deck

w/Roof (Roof portion)	350	4,309	646

Totals:

	150,151	22,520

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 22,295

2026 Est. T.C.V. 009-018-008-80 = 43,197

Est. TCV/Total Floor Area = 32.14, Most recent sale 09/05/2018 for 10,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
18,200	18,200	18,200	14,650	2.70

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,400	0	0	395	0	

Parcel Number: 009-018-008-80

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	21,600	21,600	21,600	15,045	15,045	0

009-018-008-84
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SEELEY ROAD HOMES LLC
2947 S SEELEY RD
CADILLAC, MI 49601

SEC 18 T21N R8W (0*1997) THAT PART OF SW 1/4 OF SW 1/4 LYING E'LYOF SEELEY ROAD
EXC BEG S 89 DEG 31'28"E 1282.55 FT & N 00 DEG 17'23"W 461.48 FT FROM SW COR OF
SEC 18, TH N 00 DEG 17' 23" W 533.62 FT, S 60 DEG 09'20"W 233.42FT, S 29 DEG
51'30"E 112.82 FT, S 00 DEG17'23"E 320.81 FT, N 89 DEG 42'37"E 147.64 FT TO POB.
10.79A.

REMOVE MH ADD 1977 HOLLY PARK FOR 2004 SEE CHILD PCL
97 SPLIT FROM 008-80
ADD 616 SQ 1S/CR AT 55% COMPLETE(+8700), 336 SQ GRG(+1800), 128SQ SHED(+200),
1008 SQ ROOF STRUCTURE TO PB(+900) FOR 08. NO PERMITS IN FILE.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.79 Acres		5600	100	60,424
		10.79 Total Acres		Total Est. Land Value =		60,424

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		24.57	128 50	1,572
Wood Frame		24.57	128 50	1,572
Total Estimated Land Improvements True Cash Value =				3,144

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 2000

(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Siding	Comp.Shingle	980	
			Total:	54,630 25,130
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			148	1,696 780
Plumbing				
Average Fixture(s)			1	899 414
Water/Sewer				
1000 Gal Septic			1	4,386 2,018
Water Well, 50 Feet			1	3,344 1,538
Deck				
Treated Wood			64	1,908 878
Treated Wood			30	1,270 584
Built-Ins				
Appliance Allow.			1	1,897 873
			Totals:	70,030 32,215
Notes:				
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				30,282

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2312 SF Floor Area = 2312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,696		
1 Story	Siding	Crawl Space	616		
Total:				219,918	175,936

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	988	790

Water/Sewer					
1000 Gal Septic			1	4,109	3,287
Water Well, 50 Feet			1	3,344	2,675

Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			336	11,474	9,179
No Concrete Floor			336	-1,835	-1,468
Class: D Exterior: Pole (Unfinished)					
Base Cost			900	17,541	14,033
No Concrete Floor			900	-4,914	-3,931
Class: D Exterior: Pole (Unfinished)					
Base Cost			336	8,605	6,884
No Concrete Floor			336	-1,835	-1,468

Built-Ins					
Appliance Allow.			1	1,607	1,286

Deck					
w/Roof (Roof portion)			240	3,132	2,506

Totals: 262,134 209,709

Notes: POLE CONSTUCTION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 257,942

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: SELF STORGE BLDG 1

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 0 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 41.38

Adjusted Square Foot Cost for Upper Floors = 41.38

Total Floor Area: 960 Base Cost New of Upper Floors = 39,725
Reproduction/Replacement Cost = 39,725
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 23,835

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 22,167
Replacement Cost/Floor Area= 41.38 Est. TCV/Floor Area= 23.09

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: SELF STORAGE BLDG 2

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 46.75

Parcel Number: 009-018-008-84

Page: 3

Adjusted Square Foot Cost for Upper Floors = 46.75

Total Floor Area: 960

Base Cost New of Upper Floors = 44,880

Reproduction/Replacement Cost = 44,880

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 26,928

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 25,043

Replacement Cost/Floor Area= 46.75 Est. TCV/Floor Area= 26.09

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 33.18

Adjusted Square Foot Cost for Upper Floors = 33.18

Total Floor Area: 1,008

Base Cost New of Upper Floors = 33,445

Reproduction/Replacement Cost = 33,445

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0

Total Depreciated Cost = 16,388

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(13) Roof Structure:						
Wood Joists, Wood or Composition Deck	1 Up	4.76	1008	1.000	1.000	4,798
(14) Roof Cover:						
Alum./Steel Corrugated or Crimped	1 Up	2.53	1008	1.000	1.000	2,550
Total Cost of Upper Stories =						7,348
1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000						
Total Cost New =						7,348

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 7,348

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0

Total Depreciated Cost = 3,601

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 3 = 18,590

Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 18.44

Total Estimated True Cash Value of Commercial/Industrial Buildings = 65,800

2026 Est. T.C.V. 009-018-008-84 = 417,592

Est. TCV/Total Floor Area = 67.14

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
180,700	180,700	180,700	91,282	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	28,100	0	0	2,464	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
208,800	208,800	208,800	93,746	93,746	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	44,900	44,900	44,900	14,941	14,941	0

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-018-008-97

2026 Est. T.C.V.

SEELEY ROAD HOMES LLC

Property Class: 402

S SEELEY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

S 18 T22N R8W (0*1997) BEG AT SW COR OF SW 1/4 TH N 0 DEG 56' 59"W 150.05 FT,
S 89 DEG 31'28"E 562.75 FT, S 02 DEG 42'38"W 150.06 FT, N 89 DEG 31'28"W 521.79
FT TO POB. 1.92A.

97 SPLIT FROM 008-80 FOR 98

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

WETLAND ON BACK 1/2

DescriptionFrontageDepthFrontDepthRate %Adj. ReasonValue

A 200' @ 110/FF 150.06 557.35 1.0745 1.0865 110 100 19,269

150 Actual Front Feet, 1.92 Total Acres Total Est. Land Value = 19,269

2026 Est. T.C.V. 009-018-008-97 = 19,269

Est. TCV/Total Floor Area = 40.14

2025 AssessedMBORS.E.V.Base for CapIRM

7,9007,9007,9001,2552.70

2026 New Eq. AdjustmentLossAdditionsTax AdjustmentLosses

01,70000330

2026 AssessedMBORS.E.V.Capped->Taxable<-PRE/MBT

9,6009,6009,6001,2881,2881,288

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-018-009-00

2026 Est. T.C.V.

STATE OF MICHIGAN

Property Class: 402

W ROSTED RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 18 T22N R8W S 1/2 OF NE 1/4, SW 1/4 OF SE 1/4 & N 1/2 OF SE 1/4 EXC THAT
PART OF SE 1/4 LYING S'LY OF ROSTED ROAD. 199.6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 121 - 300@	\$3800	199.72 Acres			3800 100	758,955
		199.72 Total Acres			Total Est. Land Value =	758,955

2026 Est. T.C.V. 009-018-009-00 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-018-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STEER MICHELLE M
11213 W ROSTED RD
LAKE CITY, MI 49651

SEC 18 T22N R8W W 1/2 OF W 1/2 OF N 1/2 OF SE 1/4 OF SE 1/4 AND THAT PART OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4 LYING S'LY OF ROSTED ROAD. 5.1A.

REPLACED 14X70 W 12X56 FOR 96
ADD 2000 HOLLY PARK `4X60 MH FOR 01
STILL 2 MH..SEE PICS

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100	36,300
330 Actual Front Feet, 5.00 Total Acres			Total Est. Land Value =				36,300

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	225 89	1,318
Total Estimated Land Improvements			True Cash Value =	1,318

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 2000

(11) Heating System: Wall Furnace
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Siding	Comp.Shingle	840	
Total:			54,898	30,193
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			148	1,735 954
Plumbing				
Average Fixture(s)			1	1,010 555
Water/Sewer				
1000 Gal Septic			1	4,689 2,579
Water Well, 50 Feet			1	3,344 1,839
Built-Ins				
Appliance Allow.			1	2,713 1,492
Deck				
Treated Wood			20	896 493
Totals:			69,285	38,105

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCv: 35,819

Cost Est. for Res. Bldg: 2 Mobile Home 1S Cls Low Blt 0

(11) Heating System: Wall Furnace
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	672	
Total:			37,434	13,102
Other Additions/Adjustments				

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

Parcel Number: 009-018-010-00

Page: 2

Skirting, Metal or Vinyl, Vertical	136	1,518	531
Plumbing			
Average Fixture(s)	1	783	274
Water/Sewer			
1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170
Deck			
Treated Wood	25	1,095	383
Built-Ins			
Appliance Allow.	1	1,607	562
Totals:		49,890	17,460
Notes:			
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:			16,412

2026 Est. T.C.V. 009-018-010-00					=	89,849	
Est. TCV/Total Floor Area = 59.42, Most recent sale 03/03/2015 for 16,364							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
36,100	36,100	36,100		23,381	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	8,800	0		0	631	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,900	44,900	44,900		24,012	24,012	0	

009-018-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GRAMES KENETH E & LORA F
11165 W ROSTED RD
Cadillac, MI 49601

SEC 18 T22N R8W BEG N 01 DEG 24'42"E 1321.21 FT & N 89 DEG 21'39"W 660.01 FT
FROM SE COR OF SE 1/4, TH S 01 DEG 01'32"W 660.56 FT, N 89 DEG 21'45"W 329.89 FT
N 0 DEG 59'25"E 583.90 FT, S 74 DEG 31'27"E 203.1 FT, N 01 DEG 00'35"E 172.11
FT, S 89 DEG 14'16"E 133.62 FT, S 01 DEG 01'32"W 43.14 FT TO POB. 4.68A.

SPLIT ON 02/09/2015 INTO 009-018-011-80;

FORMERLY AS: SEC 18 T22N R8W E 1/2 OF W 1/2 OF N 1/2 OF SE 1/4 OF SE 1/4 AND
THAT PART OF E 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4 LYING S'LY OF ROSTED ROAD.
5.1A.

Split/Comb. on 02/09/2015 completed 02/09/2015 TIM
DWELLINGS;
Parent Parcel(s): 009-018-011-00;
Child Parcel(s): 009-018-011-01;

SPLIT AUTO LOT FROM DWELLINGS

SPLIT AUTO LOT FROM

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	33.00	172.11	0.8824	0.8099	110	100	2,594
A 200' @ 110/FF	296.89	667.50	0.8824	1.1366	110	100	32,753
330 Actual Front Feet, 4.68 Total Acres					Total Est. Land Value =		35,347

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	190	0	0
Fencing: Wire Mesh, #9	3.78	100	0	0
Wood Frame	22.54	572	0	0
Wood Frame	23.72	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1979

(11) Heating System: Wall Furnace
Ground Area = 1134 SF Floor Area = 1134 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
Addition	Siding	Crawl	224		
Total:				75,606	26,462

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	158	1,852	648

Plumbing			
Average Fixture(s)	1	1,010	353

Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	960	34,550	12,092
Class: C Exterior: Pole (Unfinished)			

Parcel Number: 009-018-011-00		Page: 2	
Base Cost	600	16,566	5,798
No Concrete Floor	600	-3,906	-1,367
Built-Ins			
Appliance Allow.	1	2,713	950
Deck			
w/Roof (Roof portion)	190	3,165	1,108
Totals:		139,589	48,855
Notes: 14X70 REDMAN			
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:		45,924	

2026	Est. T.C.V. 009-018-011-00				=	86,021
Est. TCV/Total Floor Area = 75.86, Most recent sale 01/10/2007 for 45,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	35,600	35,600	35,600	21,047	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,400	0	0	568	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	43,000	43,000	43,000	21,615	21,615	21,615

009-018-011-80	2026 Est. T.C.V.	GRAMES KENETH E & LORA F
Property Class: 201		11167 W ROSTED RD
Map #:	LAKE TOWNSHIP	Cadillac, MI 49601
SEC 18 T22N R8W BEG N 01 DEG 24'42"E 1321.21 FT & N 89 DEG 21'39"W 793.62 FT FROM SE COR OF SE 1/4, TH S 01 DEG 01'32"W 128.68 FT, N 74 DEG 31'27"W 203.1 FT, N 0 DEG 59'25"E 120.52 FT, S 89 DEG 14'16"E 196.7 FT, S 01 DEG 01'32"W 43.43 FT TO POB. .66A. SPLIT/COMBINED ON 02/09/2015 FROM 009-018-011-00;		
Split/Comb. on 02/09/2015 completed 02/09/2015 TIM SPLIT AUTO LOT FROM DWELLINGS; Parent Parcel(s): 009-018-011-00; Child Parcel(s): 009-018-011-01; -----		
Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value INFO FOR SIZE 0 196.70 146.16 1.0000 0.0000 0 100* 0 COMMERCIAL <2A M/L 0.66 Acres 18000 100 11,880 * denotes lines that do not contribute to the total acreage calculation. 197 Actual Front Feet, 0.66 Total Acres Total Est. Land Value = 11,880		
Land Improvement Cost Estimates Description Rate Size % Good Cash Value Fencing: Wd, Split, 2 Rail 15.85 40 50 317 D/W/P: Crushed Rock 2.08 1000 0 0 Total Estimated Land Improvements True Cash Value = 317		
Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1979 Costs are taken from the Shed - Office Structure cost schedules. <<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 68 Overall Building Height: 8 Base Rate for Upper Floors = 76.11 (10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.55 100% Adjusted Square Foot Cost for Upper Floors = 80.66 Total Floor Area: 264 Base Cost New of Upper Floors = 21,294 Reproduction/Replacement Cost = 21,294 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 17,461 ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 18,509 Replacement Cost/Floor Area= 80.66 Est. TCV/Floor Area= 70.11		
Total Estimated True Cash Value of Commercial/Industrial Buildings = 18,509		
2026 Est. T.C.V. 009-018-011-80 = 30,706 Est. TCV/Total Floor Area = 116.31 2025 Assessed MBOR S.E.V. Base for Cap IRM 13,300 13,300 13,300 5,809 2.70 2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses 0 2,100 0 0 156 0 2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT 15,400 15,400 15,400 5,965 5,965 0		

009-018-012-002026 Est. T.C.V.IRON WHEELS MOTORCYCLE CLUB IN
Property Class: 40111085 W ROSTED RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 18 T22N R8W N 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4 & THAT PART OF E 1/2 OF NE 1/4 OF SE 1/4 LYING S'LY OF ROSTED ROAD. 5.2A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110 100	36,300
330 Actual Front Feet, 5.00 Total Acres					Total Est. Land Value =	36,300

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,689	3,986
Water Well, 100 Feet			1	5,734	4,874
Porches					
CCP (1 Story)			720	20,390	17,331
CCP (1 Story)			15	741	630
Garages					
Class: C Exterior: Pole (Finished)					
Base Cost			1200	37,476	31,855
Totals:				69,030	58,676

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 72,171

2026 Est. T.C.V. 009-018-012-00 = 108,471						
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/25/2018 for 2,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
47,300	47,300	47,300	41,549	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	1,121	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,200	54,200	54,200	42,670	42,670	0	

03/24/2026

Valuation Report

12:39 PM

DB: Lake2026

009-018-013-00

2026 Est. T.C.V.

COMPS ALAN M

Property Class: 402

W ROSTED RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 18 T22N R8W N 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	1.0000	0.0000	110	100*		0
Residentia 3 - 7 @\$9000		5.00 Acres			9000	100		45,000
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet, 5.00 Total Acres			Total Est. Land Value =			45,000		

2026 Est. T.C.V. 009-018-013-00

=

45,000

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,000	15,000	15,000	5,527	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	0	149	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,500	22,500	22,500	5,676	5,676	0

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-018-014-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCAFE DOUGLAS G & JANE

11030 W KELLY RD

LAKE CITY, MI 49651

. SEC 18 T22N R8W E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet, 5.00 Total Acres								36,300
Total Est. Land Value =								36,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	461	0	0
D/W/P: 4in Ren. Conc.	8.17	1094	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 2019

(11) Heating System: Forced Heat & Cool

Ground Area = 1336 SF Floor Area = 1336 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
1 Story	Siding	Slab	216		
Total:				206,516	196,190

Other Additions/Adjustments

Recreation Room	1120	21,246	10,623	
Plumbing				
Average Fixture(s)	1	1,422	1,351	
Water/Sewer				
1000 Gal Septic	1	4,689	4,455	
Water Well, 100 Feet	1	5,734	5,447	
Porches				
WCP (1 Story)	119	5,796	5,506	
Deck				
Treated Wood	90	2,335	2,218	
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener	2	1,054	1,001	
Base Cost	2112	49,949	47,452	
Breezeways				
Frame Wall	120	6,298	5,983	
Totals:			305,039	280,226

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 344,678

2026 Est. T.C.V. 009-018-014-00 = 385,978

Est. TCV/Total Floor Area = 288.91, Most recent sale 07/06/2015 for 17,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
165,100	165,100	165,100	121,977	2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-018-014-00

Page: 2

	0	27,900	0	0	3,293	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
193,000	193,000	193,000	125,270	125,270	125,270	

009-018-015-002026 Est. T.C.V.MCDONALD DENISE MARIE
Property Class: 401W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 18 T22N R8W W 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100	36,300
330 Actual Front Feet, 5.00 Total Acres					Total Est. Land Value =		36,300

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
Wood Frame	20.84	160	46 1,534
Total Estimated Land Improvements True Cash Value =			1,534

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1967

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Total:				39,625	13,869

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	783	274	
Water/Sewer				
1000 Gal Septic	1	4,109	1,438	
Water Well, 50 Feet	1	3,344	1,170	
Built-Ins				
Appliance Allow.	1	1,607	562	
Totals:		49,468	17,313	

Notes: 1967 HOMETTE MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 16,274

2026 Est. T.C.V. 009-018-015-00				=	54,108
Est. TCV/Total Floor Area = 75.15					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
22,000	22,000	22,000	12,104	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,100	0	0	326	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,100	27,100	27,100	12,430	12,430	0

009-018-016-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PINTRICK RICHARD W & SHARON J
11204 W KELLY RD
LAKE CITY, MI 49651

2013-01926 WD The East 1/2 of the West 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 22 North, Range 8 West and The West 1/2 of the West 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, in Township 22 North, Range 8 10A M/L

. SEC 18 T22N R8W SW 1/4 OF SE 1/4 OF SE 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres		5600	100	56,000
		10.00 Total Acres			Total Est. Land Value =	56,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.10	5600 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
		Total Estimated Land Improvements True Cash Value =		2,375

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 853
Water/Sewer				
1000 Gal Septic			1	4,689 2,813
Water Well, 50 Feet			1	3,344 2,006
Porches				
CCP (1 Story)			192	5,357 3,214
Foundation: Shallow			192	-1,260 -756
CCP (1 Story)			334	8,597 5,158
Foundation: Shallow			334	-1,700 -1,020
Built-Ins				
Appliance Allow.			1	2,713 1,628
Garages				
Class: C Exterior: Pole (Finished)				
Base Cost			2165	67,613 40,568
Class: C Exterior: Pole (Unfinished)				
Base Cost			1615	38,195 22,917
Class: C Exterior: Pole (Unfinished)				
Base Cost			1280	30,272 18,163
No Concrete Floor			1280	-8,333 -5,000
			Totals:	150,909 90,544

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 111,369

Parcel Number: 009-018-016-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	75,700	75,700	75,700	50,100	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	9,200	0	0	1,352	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	84,900	84,900	84,900	51,452	51,452	51,452	

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-019-001-70

2026 Est. T.C.V.

BOROWSKI RICHARD H & JANNETTE

Property Class: 401

11275 W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 19 T22N R8W (0*2003) E 216 FT OF N 400 FT OF W 1/2 OF NE 1/4.1.9835A.

03 SPLIT FROM 001-00 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	216.00	400.00	0.9809	1.0000	110	100		23,307
216 Actual Front Feet, 1.98 Total Acres					Total Est. Land Value =			23,307

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2000	50	3,100
D/W/P: 3.5 Concrete	6.58	100	50	329
Wood Frame	28.80	100	50	1,440
Total Estimated Land Improvements True Cash Value =				4,869

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	980		
			Total:	160,845	104,549

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

WGEF (1 Story)	36	5,538	3,600

Deck

Treated Wood	420	6,493	4,220

Garages

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

Base Cost	368	17,756	11,541
Common Wall: 1 Wall	1	-2,589	-1,683

Class: C Exterior: Pole (Unfinished)

Base Cost	1800	42,570	27,670

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:

248,505

161,527

Notes: SCHULT SUNWOOD MODULAR HOME

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

198,678

Parcel Number: 009-019-001-70

Page: 2

2026	Est.	T.C.V.	009-019-001-70	=	226,854	
Est. TCV/Total Floor Area = 231.48, Most recent sale 05/01/2003 for 87,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	97,200	97,200	97,200	39,672	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,200	0	0	1,071	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	113,400	113,400	113,400	40,743	40,743	40,743

Parcel Number: 009-019-001-75		Page: 2	
No Concrete Floor	432	-2,812	-2,390
Class: C Exterior: Pole (Finished)			
Base Cost	1728	53,965	45,870
Built-Ins			
Appliance Allow.	1	2,713	2,306
Lump Sum Items			
FV CABIN		500	425
	Totals:	347,612	295,471
Notes: GAS HEATER			
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		363,429

2026	Est. T.C.V. 009-019-001-75				=	567,231	
Est. TCV/Total Floor Area = 393.91							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	255,800	255,800	255,800	153,044	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	27,800	0	0	4,132	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	283,600	283,600	283,600	157,176	157,176	157,176	

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-019-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SILVERS JACK
11201 W KELLY RD
LAKE CITY, MI 49651

SEC 19 T22N R8W (10*1998) E 1/2 OF NE 1/4 EXC BEG 242.58 FT W OF NE COR OF E 1/2 OF NE 1/4 TH W 208.71 FT, S 208.71 FT, E 208.71 FT, N 208.71 FT TO POB. 79A.

98 SPLIT 1 AC TO 002-90 FOR 99
GRG FOR 99..NO PERMIT
ADD 50.00 FF FOR RIVER FOR 05

Right on LaChance to Kelly Rd - Right on Kelly Rd. - Property located near end of road.ADDITIONAL PICTURES

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	20.00	Acres		3800	100		76,000
Residentia INFERIOR@	\$1400	59.00	Acres		1400	100		82,600
		79.00	Total Acres				Total Est. Land Value =	158,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.16	120	94	2,499
Metal Prefab	17.23	48	94	777
Total Estimated Land Improvements True Cash Value =				3,276

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1972

(11) Heating System: Space Heater
Ground Area = 256 SF Floor Area = 256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	256		
Total:				32,998	18,148

Other Additions/Adjustments

Totals: 32,998 18,148

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 22,322

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1998

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 21.95

Adjusted Square Foot Cost for Upper Floors = 21.95

Total Floor Area: 575	Base Cost New of Upper Floors =	12,622
	Reproduction/Replacement Cost =	12,622
Eff.Age:10	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0	
	Total Depreciated Cost =	8,331

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 7,747
Replacement Cost/Floor Area= 21.95 Est. TCV/Floor Area= 13.47

Total Estimated True Cash Value of Commercial/Industrial Buildings = 7,747

2026 Est. T.C.V. 009-019-002-00 = 191,945

Est. TCV/Total Floor Area = 230.98, Most recent sale 04/29/2010 for 115,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	92,900	92,900	92,900	63,732	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,100	0	0	1,720	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	96,000	96,000	96,000	65,452	65,452	65,452

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-019-002-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MADDOX HOLLY A
11061 W KELLY RD
LAKE CITY, MI 49651

SEC 19 T22N R8W (0*1998) BEG 242.58 FT W OF NE COR OF E 1/2 OF NE 1/4 TH W
208.71 FT, S 208.71 FT, E 208.71 FT, N 208.71 FT TO POB. 1A.

98 SPLIT FROM 002-00 FOR 99 HOME RELOCATED TO 002-90 FOR 99

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.70	208.70	0.9894	0.8499	110	100		19,304
209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								19,304

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	120	0	0
Wood Frame	28.69	80	50	1,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,097

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1990

(11) Heating System: Electric Baseboard
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
Total:				128,052	83,233

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	200	3,888	2,527
Treated Wood	30	1,270	825
w/Roof (Roof portion)	120	1,922	1,249

Garages

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

Base Cost	576	21,439	13,935
Base Cost	240	10,750	6,987

Built-Ins

Appliance Allow.	1	1,897	1,233
Totals:		180,635	117,410

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 144,414

2026 Est. T.C.V. 009-019-002-90 = 165,815
Est. TCV/Total Floor Area = 157.02, Most recent sale 04/08/2025 for 175,000
2025 Assessed MBOR S.E.V. Base for Cap IRM
71,200 71,200 71,200 35,958 2.70

Parcel Number: 009-019-002-90

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		11,700	0	0	46,942	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	82,900		82,900	82,900	36,928	82,900	82,900

03/24/2026

Valuation Report

DB: Lake2026

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009-019-003-00

2026 Est. T.C.V.

STATE OF MICHIGAN

Property Class: 401

S SEELEY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 19 T22N R8W E 1/2 OF W 1/2 & SW FRL 1/4 OF SW FRL 1/4 & SE 1/4. 361.16 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

Residentia 121 - 300@

\$3800

361.16 Acres

3800

100

1,372,408

361.16 Total Acres

Total Est. Land Value =

1,372,408

Land Improvement Cost Estimates

Description

Rate

Size

% Good

Cash Value

D/W/P: Asphalt Paving

2.86

10000

50

14,300

Ad-Hoc Unit-In-Place Items

Description

Rate

Size

% Good

Cash Value

/CI16/YARI/OUTL/1LOW/FLO1

1,280.00

2

100

2,560

Total Estimated Land Improvements True Cash Value =

16,860

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 2019

Costs are taken from the Pavilions cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole

Quality: Fair

Stories: 1

Story Height: 14

Perimeter: 120

Overall Building Height: 15

Base Rate for Upper Floors = 95.39

Adjusted Square Foot Cost for Upper Floors = 95.39

Total Floor Area: 900

Base Cost New of Upper Floors =

85,851

Reproduction/Replacement Cost =

85,851

Eff.Age:4

Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0

Total Depreciated Cost =

78,983

ECF (4012 RURAL METES & BOUNDS)

0.930 => TCV of Bldg: 1 =

73,454

Replacement Cost/Floor Area= 95.39

Est. TCV/Floor Area= 81.62

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 2019

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D

Quality: Average

Stories: 1

Story Height: 10

Perimeter: 68

Overall Building Height: 10

Base Rate for Upper Floors = 49.70

Adjusted Square Foot Cost for Upper Floors = 49.70

Total Floor Area: 240

Base Cost New of Upper Floors =

11,928

Reproduction/Replacement Cost =

11,928

Eff.Age:4

Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0

Total Depreciated Cost =

10,974

ECF (4012 RURAL METES & BOUNDS)

0.930 => TCV of Bldg: 2 =

10,206

Replacement Cost/Floor Area= 49.70

Est. TCV/Floor Area= 42.52

Total Estimated True Cash Value of Commercial/Industrial Buildings =

83,660

2026 Est. T.C.V. 009-019-003-00

=

0

Est. TCV/Total Floor Area = 0.00

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

0

0

0

0

2.70

Parcel Number: 009-019-003-00

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		0	0	0	0	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	0		0	0	0	0	0

009-019-004-002026 Est. T.C.V.

REES LUCIA & MCBRIDE JOSHUA

Property Class: 4013087 S SEELEY RD

Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 19 T22N R8W S 1/2 OF N 1/2 OF NW FRL 1/4 OF NW FRL 1/4 LYING E'LY OF RDWY.
8.04 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		8.04 Acres	5600	100		45,024
		8.04 Total Acres	Total Est. Land Value =			45,024

Cost Est. for Res. Bldg: 1Mobile HomeHUD

Cls Average

Blt 1978

(11) Heating System: Forced Warm Air

Ground Area = 883 SFFloor Area = 883 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	696		
Addition	Siding	Crawl	187		
Total:			66,521	23,282	
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			144	1,688	591
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Built-Ins					
Appliance Allow.			1	2,713	950
Deck					
Treated Wood			9	403	141
w/Roof (Roof portion)			696	10,356	3,625
w/Roof (Roof portion)			192	3,195	1,118
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1140	26,961	9,436
Totals:			120,880	42,307	

Notes: 1978 SHANNON MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

39,769

2026 Est. T.C.V. 009-019-004-00					=	84,793
Est. TCV/Total Floor Area = 96.03, Most recent sale 02/13/2026 for 80,200						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
36,300	36,300	36,300		36,300	2.70	
2026 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	6,100	0		0	980	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
42,400	42,400	42,400		37,280	37,280	37,280

009-019-004-802026 Est. T.C.V. REYES LUDYMAR
Property Class: 4013086 S SEELEY RD
Map #:LAKE TOWNSHIPCADILLAC, MI 49651

. SEC 19 T22N R8W S 1/2 OF N 1/2 OF NW FRL 1/4 OF NW FRL 1/4 LYING W'LY OF RDWY.
2 A.

GRG BUILT W/ SCRAP MATERIAL

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					IRREGULAR SHAPE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	213.80	407.48	0.9835	1.0046	110	100		23,236	
214 Actual Front Feet, 2.00 Total Acres					Total Est. Land Value =			23,236	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	48	0	0
D/W/P: 3.5 Concrete	6.16	256	50	788
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements True Cash Value =				2,279

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1808 SF Floor Area = 1808 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	840		
1 Story	Siding	Slab	560		
1 Story	Siding	Crawl Space	408		
Total:				202,272	121,364

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Water/Sewer					
1000 Gal Septic			1	4,386	2,632
Water Well, 50 Feet			1	3,344	2,006
Deck					
Treated Wood			96	2,355	1,413
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Storage Over Garage			300	3,537	2,122
Base Cost			1200	37,692	22,615
Built-Ins					
Appliance Allow.			1	1,897	1,138
Totals:				256,668	154,001

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 189,421

2026 Est. T.C.V. 009-019-004-80					=	214,936
Est. TCV/Total Floor Area = 118.88, Most recent sale 03/01/2012 for 5,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,700	91,700	91,700	29,807	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	0	804	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,500	107,500	107,500	30,611	30,611	30,611	

009-019-005-002026 Est. T.C.V.HUBBARD JOHN C
Property Class: 4013240 S SEELEY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 19 T22N R8W THAT PT OF S 1/2 OF S 1/2 OF NW FRL 1/4 OF NW FRL 1/4 LYING W'LY OF CO HWY. .36A.

2011 MH IS OCCUPIED. WINDOWS INTACT.
1973 DETROITER 12 X 60. SERIAL NO. 6030, TITLE NO. 337T3050039 PER DEED 7-04 (L04-0, P3019).
MH IS DESTROYED..WILL BE REMOVING IN THE SPRING. CHANGED TO FV \$200.00 FOR 2009.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		IRREGULAR SHAPE & ROW	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 1 -	2.99@	\$9000	0.33 Acres	9000	100	2,934
			0.33 Total Acres	Total Est. Land Value =		2,934

2026 Est. T.C.V. 009-019-005-00 = 2,934						
Est. TCV/Total Floor Area = 1.62, Most recent sale 07/06/2004 for 27,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
1,500	1,500	1,500	1,054		2.70	
2026 New	Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
0	0	0	0		28	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
1,500	1,500	1,500	1,082		1,082	0

009-019-006-002026 Est. T.C.V.

Property Class: 401FEISTER LAND INVESTMENTS LLC

Map #:LAKE TOWNSHIP3241 S SEELEY RDCADILLAC, MI 49651

SEC 19 T22N R8W S 1/2 OF S 1/2 OF NW FRL 1/4 OF NW FRL 1/4 LYING E'LY OF CO HWY.
9.44 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		9.44 Acres	5600	100		52,864
		9.44 Total Acres	Total Est. Land Value =			52,864

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1290 SF Floor Area = 1290 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,290		
			Total:	153,154	84,235
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	652
Water/Sewer					
1000 Gal Septic			1	4,386	2,412
Water Well, 50 Feet			1	3,344	1,839
Porches					
WGEP (1 Story)			60	6,666	3,666
Built-Ins					
Appliance Allow.			1	1,897	1,043
Deck					
w/Roof (Roof portion)			320	4,374	2,406
			Totals:	175,006	96,253
Notes:					
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:					95,290

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1986

(11) Heating System: Wall Furnace

Ground Area = 924 SF Floor Area = 924 SF.

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

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
Expando			128		
			Total:	51,000	17,850
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	783	274
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 100 Feet			1	5,150	1,802

Parcel Number: 009-019-006-00

Page: 2

Built-Ins			
Appliance Allow.	1	1,607	562
	Totals:	62,649	21,926
Notes: 1986 FAIRMONT			
	ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:		20,610

2026 Est. T.C.V. 009-019-006-00				=	168,764
Est. TCV/Total Floor Area = 76.23, Most recent sale 02/02/2009 for 23,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
68,300	68,300	68,300	30,792	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
	0	16,100	0	0	831
					0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,400	84,400	84,400	31,623	31,623	0

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-019-007-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHAFFER PAUL & LUCILLE
S SEELEY RD
LAKE CITY, MI 49651

. SEC 19 T22N R8W N 1/2 OF N 1/2 OF SW FRL 1/4 OF NW FRL 1/4. 10.1225 A.

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

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.12 Acres			5600 100		56,672
		10.12 Total Acres			Total Est. Land Value =		56,672

2026 Est. T.C.V. 009-019-007-00 = 56,672

Est. TCV/Total Floor Area = 25.60

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,300	25,300	25,300	7,994	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	215	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,300	28,300	28,300	8,209	8,209	0

009-019-008-002026 Est. T.C.V.MCNAUGHTON LOUELLA D
Property Class: 4013121 S SEELEY RD
Map #:LAKE TOWNSHIPCADILLAC, MI 49651

. SEC 19 T22N R8W N 1/2 OF S 1/2 OF NW FRL 1/4 OF NW FRL 1/4. 10.04 A.

MH ON CHILD

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
Residentia 8 - 17 @\$5600		10.04 Acres		5600	100
		10.04 Total Acres		Total Est. Land Value =	56,224

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
			Total:	151,497	98,472

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	770

Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174

Deck					
Treated Wood			64	1,908	1,240

Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	22,428	14,578
Class: CD Exterior: Pole (Unfinished)					
Door Opener			1	468	304
Base Cost			1200	25,428	16,528

Built-Ins					
Appliance Allow.			1	1,897	1,233

Breezeways					
Frame Wall			160	9,408	6,115

Unit-in-Place Cost Items					
ROOF STRUCT. (SQ FT)			320	1,283	1,206
					*94% Good
			Totals:	223,232	145,471

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 178,929

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1989

(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		

Parcel Number: 009-019-008-00

Page: 2

	Total:	61,935	24,775
Other Additions/Adjustments			
Skirting, Metal or Vinyl, Vertical	168	1,969	788
Plumbing			
Average Fixture(s)	1	1,010	404
Water/Sewer			
1000 Gal Septic	1	4,689	1,876
Water Well, 50 Feet	1	3,344	1,338
Deck			
Treated Wood	40	1,540	616
Built-Ins			
Appliance Allow.	1	2,713	1,085
	Totals:	77,200	30,882

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 29,029

2026 Est. T.C.V. 009-019-008-00		=	264,182
Est. TCV/Total Floor Area = 128.24			
2025 Assessed	MBOR	S.E.V.	Base for Cap
113,500	113,500	113,500	63,165
2026 New Eq.	Adjustment	Loss	IRM
0	18,600	0	2.70
			63,165
2026 Assessed	MBOR	S.E.V.	2.70
132,100	132,100	132,100	64,870
			64,870
			51,896

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-019-009-00	2026 Est. T.C.V.	FROST LEOTA H TRUST
Property Class: 402		S SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 19 T22N R8W N 1/2 OF N 1/2 OF NW FRL 1/4 OF NW FRL 1/4. 10.04 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		6.04 Acres		5600	100	33,824
Residentia INFERIOR@\$1400		4.00 Acres		1400	100	5,600
		10.04 Total Acres			Total Est. Land Value =	39,424

2026 Est. T.C.V. 009-019-009-00	=	39,424

Est. TCV/Total Floor Area = 19.14

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,900	17,900	17,900	7,994	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	215	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,700	19,700	19,700	8,209	8,209	0

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-019-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROSENBERRY SHELLEY K
3333 S SEELEY RD
CADILLAC, MI 49651

SEC 19 T22N R8W (2*2004)
S 1/2 OF N 1/2 OF SW FRL 1/4 OF NW FRL 1/4 . 10.12 AC. M/L

04 SPLIT .52 AC. TO 10-90 FOR 05
05 COMBO W/010-90 FOR 06

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.87 Acres	5600	100				55,272
Residentia ROW @ ZERO		0.25 Acres	0	100				0
	10.12	Total Acres			Total Est. Land Value =			55,272

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	425	0	0
D/W/P: Asphalt Paving	3.10	825	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1985

(11) Heating System: Warm & Cool Air
Ground Area = 910 SF Floor Area = 910 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
Total:				62,165	21,757

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	158	1,852	648
Plumbing			
Average Fixture(s)	1	1,010	353
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170
Built-Ins			
Appliance Allow.	1	2,713	950
Deck			
Pine w/Roof (Deck Portion)	1504	15,251	5,338
Pine w/Roof (Roof portion)	1504	22,380	7,833
w/Roof (Roof portion)	80	1,479	518
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	28,380	9,933
Totals:		143,263	50,141

Notes: 1985 TRIUMPH FAIRMONT MH #N054175

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

47,133

2026 Est. T.C.V. 009-019-010-00

=

107,405

Est. TCV/Total Floor Area = 118.03, Most recent sale 11/05/2018 for 83,500

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-019-010-00

Page: 2

	46,500	46,500	46,500	26,324	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,200	0	0	710	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	53,700	53,700	53,700	27,034	27,034	0

009-019-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GARDNER JOHN P
3391 S SEELEY RD
, 49651

. SEC 19 T22N R8W N 1/2 OF S 1/2 OF SW FRL 1/4 OF NW FRL 1/4. 10.1225 A.

PB USED AS CABIN

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.12 Acres			5600 100	56,672
		10.12 Total Acres			Total Est. Land Value =	56,672

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		28.69	80 94	2,157
	Total Estimated Land Improvements True Cash Value =			2,157

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1981

(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-3,721 -2,419
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			432	17,634 11,462
Fireplaces				
Wood Stove			1	2,107 1,370
			Totals:	16,020 10,413
Notes:				
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			12,808

2026 Est. T.C.V. 009-019-011-00					=	71,637
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,200	32,200	32,200	16,232	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	438	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,800	35,800	35,800	16,670	16,670	0	

009-019-012-002026 Est. T.C.V.KIDDER RICHARD M
Property Class: 4013465 S SEELEY RD
Map #:LAKE TOWNSHIPCADILLAC, MI 49651

. SEC 19 T22N R8W S 1/2 OF S 1/2 OF S 1/2 OF SW FRL 1/4 OFNW FRL 1/4. 5.0613 A.

CHG LAND RATE TABLE FROM 8-17 TO 3-7 FOR 07.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		5.06 Acres			9000 100	45,540
		5.06 Total Acres			Total Est. Land Value =	45,540

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	394 50	1,296
D/W/P: 4in Ren. Conc.		8.17	648 50	2,647
Fencing: Wire Mesh, #9		3.78	548 50	1,035
Wood Frame		22.59	396 50	4,473
	Total Estimated Land Improvements True Cash Value =			9,451

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1116 SF Floor Area = 1116 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,116	
			Total:	153,328 99,662
Other Additions/Adjustments				
Exterior				
Brick Veneer		96	1,590	1,033
Plumbing				
Average Fixture(s)		1	1,422	924
Water/Sewer				
1000 Gal Septic		1	4,689	3,048
Water Well, 50 Feet		1	3,344	2,174
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost		672	18,003	11,702
Built-Ins				
Appliance Allow.		1	2,713	1,763
Porches				
WPP		23	1,195	777
		Totals:	186,284	121,083

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 148,932

2026 Est. T.C.V. 009-019-012-00			=	203,923
Est. TCV/Total Floor Area = 182.73				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
83,500	83,500	83,500	46,781	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	18,500	0	0	1,263 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
102,000	102,000	102,000	48,044	48,044 48,044

DB: Lake2026

009-019-013-00	2026 Est. T.C.V.	WEATHERWAX JAMES M
Property Class: 401		3455 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49651

. SEC 19 T22N R8W N 1/2 OF S 1/2 OF S 1/2 OF SW FRL 1/4 OFNW FRL 1/4. 5.0613 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		5.06 Acres			9000	100		45,540
		5.06 Total Acres			Total Est.	Land Value =		45,540

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1300	0	0
Wood Frame	33.65	72	50	1,211
Wood Frame	25.96	168	50	2,180

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				5,291

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

(11) Heating System: Forced Heat & Cool

Ground Area = 816 SF Floor Area = 1356 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	720		
1 Story	Siding	Crawl Space	96		
			Total:	164,433	98,659

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	2	5,993	3,596

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	72	2,062	1,237
Treated Wood	48	1,667	1,000

Garages

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

Base Cost	480	21,144	12,686
Door Opener	2	1,054	632

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Totals:	214,908	128,942

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 158,599

2026 Est. T.C.V. 009-019-013-00	=	209,430

Est. TCV/Total Floor Area = 154.45, Most recent sale 08/21/2015 for 72,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
85,400	85,400	85,400	48,577	2.70

Parcel Number: 009-019-013-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,300	0	0	1,311	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	104,700	104,700	104,700	49,888	49,888	49,888

3/24/2026		Valuation Report		DB: Lake2026	
12:39 PM					
009-019-014-00		2026 Est. T.C.V.		MORTON GERALD & JAYNE	
Property Class: 401				3801 S SEELEY RD	
Map #:		LAKE TOWNSHIP		Cadillac, MI 49651	
SEC 19 T22N R8W S 1/2 OF S 1/2 OF NW FRL 1/4 OF SW FRL 1/4. 10.2075 A.					
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Residentia 8 - 17 @\$5600		10.20 Acres	5600	100	57,120
		10.20 Total Acres	Total Est. Land Value =		57,120
Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail			18.08	50 94	850
D/W/P: 4in Ren. Conc.			8.17	480 0	0
Residential Local Cost Land Improvements					
Description			Rate	Size % Good	Cash Value
LAND IMPROVE 1000			1,000.00	2 95	1,900
	Total Estimated Land Improvements True Cash Value =				2,750
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2006					
(11) Heating System: Forced Heat & Cool					
Ground Area = 1280 SF Floor Area = 1280 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,280		
			Total:	212,628	180,723
Other Additions/Adjustments					
	Recreation Room		1280	24,282	12,141
Plumbing					
	Average Fixture(s)		1	1,422	1,209
	3 Fixture Bath		1	4,478	3,806
Water/Sewer					
	1000 Gal Septic		1	4,689	3,986
	Water Well, 100 Feet		1	5,734	4,874
Porches					
	WPP		144	3,979	3,382
	WPP		20	1,039	883
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
	Base Cost		768	35,382	30,075
	Common Wall: 1 Wall		1	-2,589	-2,201
	Door Opener		2	1,054	896
Class: C Exterior: Pole (Unfinished)					
	Base Cost		1292	30,556	25,973
Built-Ins					
	Appliance Allow.		1	2,713	2,306
			Totals:	325,367	268,053
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				329,705	
2026 Est. T.C.V. 009-019-014-00 = 389,575					
Est. TCV/Total Floor Area = 304.36, Most recent sale 10/01/2021 for 260,000					
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM
168,800		168,800	168,800	136,286	2.70

Parcel Number: 009-019-014-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,000	0	0	3,679	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	194,800	194,800	194,800	139,965	139,965	139,965

009-019-015-002026 Est. T.C.V.LEMLEY POLLY A & LEMLEY TINA L
Property Class: 4013727 S SEELEY RD
Map #:LAKE TOWNSHIPCadillac, MI 49651

. SEC 19 T22N R8W N 1/2 OF S 1/2 OF NW FRL 1/4 OF SW FRL 1/4 EXC THAT PART OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 LYING W'LY OF C/L SEELEY ROAD. 9.5775A.

ADD CONCRETE FLOOR TO GRG FOR 07.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		9.58 Acres	5600	100		53,648
		9.58 Total Acres	Total Est. Land Value =			53,648

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2004

(11) Heating System: Forced Hot Water
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	153,159	122,527
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	948
Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 100 Feet			1	5,415	4,332
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			576	14,314	11,451
Built-Ins					
Appliance Allow.			1	1,897	1,518
Deck					
Treated Wood			20	877	702
			Totals:	181,233	144,987

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 178,334

2026 Est. T.C.V. 009-019-015-00				=	231,982
Est. TCV/Total Floor Area = 185.88					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
100,400	100,400	100,400	45,311	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	15,600	0	0	1,223	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,000	116,000	116,000	46,534	46,534	46,534

009-019-015-802026 Est. T.C.V.

Property Class: 401DELOY HALEY & CRAMER ALEXANDER R

Map #:LAKE TOWNSHIP3688 S SEELEY RD
LAKE CITY, MI 49651

SEC 19 T22N R8W THAT PART OF N 1/2 OF S 1/2 OF NW 1/4 OFSW 1/4 LYING W'LY OF C/L
SEELEY ROAD. .63A.

ADD TT, WW,SS1,DECKS FOR 2010

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
			* Factors *		~83X330 ROW
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
Residentia 1 -	2.99@	\$9000	0.63 Acres	9000	100
0.63 Total Acres					Total Est. Land Value =
					5,670

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	40	0	0
Fencing: Wd, Split, 2 Rail	18.08	80	0	0
Wood Frame	27.96	120	50	1,677
Wood Frame	32.26	80	50	1,290
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,937

Cost Est. for Res. Bldg: 1Mobile HomeHUD

Cls Average

Blt 1975

(11) Heating System: Wall Furnace
Ground Area = 320 SF Floor Area = 320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New
Main Home	Lap	Metal	320	
Total:			30,775	10,770
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,010	353
Water/Sewer				
1000 Gal Septic		1	4,689	1,641
Water Well, 50 Feet		1	3,344	1,170
Porches				
WGEP (1 Story)		320	18,266	6,393
Foundation: Shallow		320	-1,664	-582
Built-Ins				
Appliance Allow.		1	2,713	950
Deck				
Treated Wood		18	806	282
w/Roof (Roof portion)		320	4,838	1,693
Totals:			64,777	22,670

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

21,310

2026 Est. T.C.V. 009-019-015-80				
				= 30,917
Est. TCV/Total Floor Area = 96.62, Most recent sale 11/23/2022 for 33,235				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
13,300	13,300	13,300	13,300	2.70
2026	New	Eq. Adjustment	Loss	Additions
0	2,200	0	0	359
				Losses
				0

Parcel Number: 009-019-015-80

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	15,500	15,500	15,500	13,659	13,659	13,659

009-019-016-00	2026 Est. T.C.V.	STEVENS ROGER D
Property Class: 401		3613 S SEELEY RD
Map #:	LAKE TOWNSHIP	Cadillac, MI 49651
. SEC 19 T22N R8W S 1/2 OF N 1/2 OF NW FRL 1/4 OF SW FRL 1/4 EXC COMM AT W 1/4 POST SEC 19, TH S 0 DEG 9'30" E 368.8 FT TO POB, TH S 89 DEG 50'30" E 311.14 FT, S 0 DEG 9'30" E 140 FT, S 89 DEG 50'30" W 311.14 FT, N 0DEG 09'30" W 140 FT TO POB. 9.2075A.		
Margaret Smith deceased 8-1-03 per CD 04-0/1311.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600	9.21 Acres 5600 100	51,582
	9.21 Total Acres Total Est. Land Value =	51,582
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58 144 88	834
Wood Frame	27.96 120 94	3,154
	Total Estimated Land Improvements True Cash Value =	3,988
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1970		
(11) Heating System: Forced Warm Air		
Ground Area = 1280 SF Floor Area = 1280 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		
Building Areas		
Type	Ext. Walls Roof/Fnd. Size Cost New Depr. Cost	
Main Home	Siding Wood Shingle 1280	
	Total: 76,580 26,802	
Other Additions/Adjustments		
Skirting, Metal or Vinyl, Vertical	192 2,250	787
Plumbing		
Average Fixture(s)	1 1,010	353
3 Fixture Bath	1 2,944	1,030
Water/Sewer		
1000 Gal Septic	1 4,689	1,641
Water Well, 50 Feet	1 3,344	1,170
Deck		
Treated Wood	80 2,182	764
Treated Wood	60 1,887	660
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	576 23,910	8,368
Built-Ins		
Appliance Allow.	1 2,713	950
	Totals: 121,509 42,525	
Notes:		
	ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	39,974

2026 Est. T.C.V. 009-019-016-00	=	95,544
Est. TCV/Total Floor Area = 74.64, Most recent sale 12/12/2009 for 29,900		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
41,200	41,200 41,200 22,441 2.70	
2026	New Eq. Adjustment Loss Additions Tax Adjustment Losses	
0	6,600 0 0 605 0	

Parcel Number: 009-019-016-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	47,800	47,800	47,800	23,046	23,046	0

009-019-016-80	2026 Est. T.C.V.	RADTKE JOHN D
Property Class: 401		3575 S SEELEY RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49651
. SEC 19 T22N R8W COMM AT W 1/4 POST SEC 19, TH S 0 DEG 9'30" E 368.8 FT TO POB, TH S 89 DEG 50'30" E 311.14 FT, S 0 DEG 9'30" E 140 FT S 89 DEG 50'30" W 311.14 FT, N 0 DEG 9'30" W 140 FT TO POB. 1 A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	140.00	311.14
140 Actual Front Feet,	1.00	Total Acres
		Total Est. Land Value =
		15,811
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Residential Local Cost Land Improvements		Cash Value
Description	Rate	Size % Good
LAND IMPROVE 1000	1,000.00	1 50
Total Estimated Land Improvements		True Cash Value =
		500
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls CD	Blt 1978
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1040 SF Floor Area = 1040 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Basement
		Size
		1,040
		Total:
		146,715
		88,028
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185
		711
Water/Sewer		
1000 Gal Septic	1	4,386
Water Well, 50 Feet	1	3,344
		2,632
		2,006
Garages		
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	624	22,632
Common Wall: 1 Wall	1	-2,421
		13,579
		-1,453
Built-Ins		
Appliance Allow.	1	1,897
		1,138
		Totals:
		177,738
		106,641
Notes:		
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	131,168
2026 Est. T.C.V. 009-019-016-80		
		=
		147,479
Est. TCV/Total Floor Area = 141.81		
2025 Assessed	MBOR	S.E.V.
62,300	62,300	62,300
		Base for Cap
		35,640
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	11,400	0
		Tax Adjustment
		962
		Losses
		0
2026 Assessed	MBOR	S.E.V.
73,700	73,700	73,700
		Capped
		36,602
		->Taxable<-
		36,602
		PRE/MBT
		36,602

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-019-017-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MEYER TIM & KERI
3535 S SEELEY RD
CADILLAC, MI 49651

. SEC 19 T22N R8W N 1/2 OF N 1/2 OF NW FRL 1/4 OF SW FRL 1/4 EXC THAT PART LYING
W OF CO LINE RD. 9.6075 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600			9.61 Acres		5600	100		53,816
			9.61 Total Acres				Total Est. Land Value =	53,816

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1248 SF Floor Area = 1248 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
			Total:	183,806	137,852

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Porches

WCP (1 Story)	192	8,262	6,196
WSEP (1 Story)	308	14,775	11,081

Deck

Treated Wood	696	9,041	6,781

Garages

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

Base Cost	480	21,144	15,858
Common Wall: 1 Wall	1	-2,589	-1,942

Class: C Exterior: Pole (Unfinished)

Storage Over Garage	324	4,290	3,217
Base Cost	1296	30,650	22,987

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Totals:

290,930

218,193

Notes:

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

268,377

2026 Est. T.C.V. 009-019-017-00

=

323,133

Est. TCV/Total Floor Area = 258.92, Most recent sale 08/07/2020 for 218,900						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	139,400	139,400	139,400	108,610	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,200	0	0	2,932	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	161,600	161,600	161,600	111,542	111,542	111,542

009-019-018-002026 Est. T.C.V.SNELL BRENDYN
Property Class: 4023550 S SEELEY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 19 T22N R8W THAT PART OF N 1/2 OF N 1/2 OF NW FRL 1/4 OF SW FRL 1/4 LYING
W OF CO LINE RD. .6 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		~X330' ROW	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 1 - 2.99@\$9000		0.60 Acres			9000 100	5,400
			0.60 Total Acres		Total Est. Land Value =	5,400

2026 Est. T.C.V. 009-019-018-00 = 5,400						
Est. TCV/Total Floor Area = 4.33, Most recent sale 02/27/2025 for 14,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
2,700	2,700	2,700	2,700		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
2,700	2,700	2,700	2,772		2,700	0

009-020-001-95
Property Class: 301
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DTE GAS COMPANY
S LACHANCE RD
LAKE CITY, MI 49651

. SEC 20 T22N R8W S 250 FT OF E 1191.19 FT OF S 1/2 OF NE 1/4 EXC E 400 FT THOF.
4.5408A.

250X791 BACK OFF ROAD

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	250.00	791.19	0.9457	1.1859	110	100	30,843
250 Actual Front Feet, 4.54 Total Acres					Total Est. Land Value =		30,843

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Crushed Rock		2.18	6156 94	12,615
Ad-Hoc Unit-In-Place Items				
Description		Rate	Size % Good	Cash Value
/CI16/YARI/CHALF/06'/29		23.70	300 50	3,555
/CI16/YARI/CHALF/06'/GATW10		990.00	1 50	495
/CI16/YARI/CHALF/06'/3		4.04	300 50	606
/CI16/YARI/CHALF/06'/GATW3		471.00	1 50	235
Total Estimated Land Improvements True Cash Value =				17,506

2026 Est. T.C.V. 009-020-001-95					=	48,349
Est. TCV/Total Floor Area = 38.74						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,500	20,500	20,500	6,381	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	172	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,200	24,200	24,200	6,553	6,553	0	

009-020-002-002026 Est. T.C.V.FLINN DEVANY
Property Class: 4013474 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 20 T22N R8W E 400 FT OF S 250 FT OF NE 1/4 EXC S 50 FT THOF. 1.8365A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	200.00	400.00	1.0000	1.0000	110	100	22,000
200 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =							22,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		18.80	198 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

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

(11) Heating System: Space Heater

Ground Area = 1288 SF Floor Area = 1288 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Block	Slab	1,288	
Total:			130,523	71,786
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 949	522
Water/Sewer				
1000 Gal Septic			1 3,947	2,171
Water Well, 50 Feet			1 3,212	1,767
Porches				
CGEP (1 Story)			350 15,264	8,395
Foundation: Shallow			350 -1,649	-907
Garages				
Class: D Exterior: Block Foundation: 42 Inch (Unfinished)				
Base Cost			576 20,097	11,053
Common Wall: 1 Wall			1 -2,572	-1,415
Built-Ins				
Appliance Allow.			1 1,543	849
Fireplaces				
Wood Stove			1 1,676	922
Totals:			172,990	95,143

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 117,026

2026 Est. T.C.V. 009-020-002-00					=	139,976
Est. TCV/Total Floor Area = 108.68, Most recent sale 11/08/2021 for 10						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
60,100	60,100	60,100	47,626	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	0	1,285	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
70,000	70,000	70,000	48,911	48,911	48,911	

009-020-002-30	2026 Est. T.C.V.	RADEN CHRISTOPHER & RADEN AUDREY E
Property Class: 401		3394 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W S 1/2 OF NE 1/4 EXC S 20 FT OF E 1191 FT THOF. 73.1646A
3/2018 COMBINED WITH 020-001-00 FORMERLY . SEC 20 T22N R8W SE 1/4 OF SE 1/4 OF
NE 1/4 EXC S 250 FT THOF. 6.2121A.

2/2018 PROPERTY COMBINATION REQUEST FOR VET EXEMPTION 020-001-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	73.16 Acres			3800	100		278,012
		73.16 Total Acres			Total Est.		Land Value =	278,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1518	50	5,282
Wood Frame	24.62	200	50	2,462
Wood Frame	24.96	192	50	2,396

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	285	50	1,995
Total Estimated Land Improvements True Cash Value =				12,135

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

(11) Heating System: Space Heater

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,216		
			Total:	147,949	96,166

Other Additions/Adjustments

Recreation Room	560	9,957	6,472

Basement, Outside Entrance, Above Grade	1	1,545	1,004

Plumbing

Average Fixture(s)	1	988	642
2 Fixture Bath	1	2,074	1,348

Water/Sewer

1000 Gal Septic	1	4,109	2,671
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	400	8,528	5,543

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	780	15,631	10,160

Class: C Exterior: Pole (Unfinished)

Base Cost	1080	25,542	16,602

Class: D Exterior: Pole (Unfinished)

Base Cost	3200	59,904	38,938

Built-Ins

Appliance Allow.	1	1,607	1,045

Deck

w/Roof (Roof portion)	180	2,491	1,619
w/Roof (Roof portion)	60	956	621

Parcel Number: 009-020-002-30

Page: 2

Totals:284,625185,005

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:227,556

Ag. Bld12025, No-Wall Loafing ShedClass:D,FrameQuality:Low Cost

Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	4.97	900	4,473
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98	Depr. Cost =		4,384
ECF (4012 RURAL METES & BOUNDS)0.930 => TCV of Bldg: 1 =			4,077

Total Estimated True Cash Value of Agricultural Buildings=4,077

2026 Est. T.C.V. 009-020-002-30	=	521,780
Est. TCV/Total Floor Area = 429.10		
2025 AssessedMBORS.E.V.	Base for Cap	IRM
299,200299,200299,200	88,907	2.70
2026 New Eq. AdjustmentLoss	Additions	Tax AdjustmentLosses
28,600-66,9000	28,600	2,4000
2026 AssessedMBORS.E.V.	Capped	->Taxable<-PRE/MBT
260,900260,900260,900	119,907	119,907119,907

03/24/2026

Valuation Report

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DB: Lake2026

009-020-002-90

2026 Est. T.C.V.

DTE GAS COMPANY

Property Class: 302

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 20 T22N R8W S 50 FT OF E 400 FT OF NE 1/4. .4591A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	50.00	400.00	1.4142	1.0000	110	100		7,778
50 Actual Front Feet, 0.46 Total Acres								7,778
Total Est. Land Value =								7,778

2026 Est. T.C.V. 009-020-002-90

=

7,778

Est. TCV/Total Floor Area = 6.40

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,200	3,200	3,200	2,360	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	63	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,900	3,900	3,900	2,423	2,423	0

009-020-003-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RADEN WILLIAM
W KELLY RD
LAKE CITY, MI 49651

SEC 20 T22N R8W (0*2001) N 1/2 N 1/2 OF NE 1/4 EXC NE 1/4 OF NE 1/4 OF NE 1/4
& EXC BEG S 89 DEG 57'57"E 1104.66 FT FROM N 1/4 COR TH S 89 DEG 57'57"W 149 FT,
S 0 DEG 38'38"E 295.97 FT, N 89 DEG 57'57"E 149 FT, N 0 DEG 38'38"W 295.97 FT TO
POB & EXC NE 1/4 OF NE 1/4 OF NE 1/4.
12.2503 A M/L

99 SPLIT 3.9 AC TO 003-70 FOR 00
01 SPLIT S 40 AC TO 003-35 FOR 02

05 Split 10.75 Ac. to 003-00 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		8.00 Acres		5600	100	44,800
Residentia INFERIOR@\$1400		4.25 Acres		1400	100	5,950
		12.25 Total Acres			Total Est. Land Value =	50,750

2026 Est. T.C.V. 009-020-003-00 = 50,750						
Est. TCV/Total Floor Area = 41.74, Most recent sale 09/11/2007 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
23,000	23,000	23,000	5,197		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	140	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,400	25,400	25,400	5,337	5,337	0	

009-020-003-20
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RADEN RYAN C & ALGER JENNIFER L
10483 W KELLY RD
Lake City, MI 49651

T 22N R 8W SEC 20.. (0*2005) THE W 1104.66 FT OF N/2 OF N/2 OF NE/4, EXCEPT
COMM 210 FT E OF NW COR, TH E 209 FT; TH S 209 FT; TH W 209 FT; TH N 209 FT TO
POB. ALSO EXCEPT BEG 1584.66 FT W OF NE COR; TH W 570.04 FT; TH S 208.7 FT; TH
E 208.7 FT; TH S 271.3 FT; TH E 361.34 FT; TH N 480 FT TO POB. 10.752 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.75 Acres		5600	100	60,200
		10.75 Total Acres		Total Est. Land Value =		60,200

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2005

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	190,444	161,884
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,209
3 Fixture Bath			1	4,478	3,806
Water/Sewer					
1000 Gal Septic			1	4,689	3,986
Water Well, 100 Feet			1	5,734	4,874
Porches					
WCP (1 Story)			120	5,836	4,961
Deck					
Treated Wood			338	5,631	4,786
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	23,910	20,323
Common Wall: 1 Wall			1	-2,589	-2,201
Door Opener			1	527	448
Class: C Exterior: Pole (Unfinished)					
Base Cost			378	12,066	10,256
Built-Ins					
Appliance Allow.			1	2,713	2,306
			Totals:	254,861	216,638

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 266,465

2026 Est. T.C.V. 009-020-003-20				=	326,665
Est. TCV/Total Floor Area = 216.05, Most recent sale 01/26/2005 for 0					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
141,600	141,600	141,600	74,993	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,700	0	0	2,024	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,300	163,300	163,300	77,017	77,017	77,017

03/24/2026
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Valuation Report

DB: Lake2026

009-020-003-35
Property Class: 101
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GOTHARD ROBERT & ANNE
3234 S LACHANCE RD
LAKE CITY, MI 49651

SEC 20 T22N R8W (6*2001) S 1/2 OF N 1/2 OF NE 1/4. 40A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 3 -7 Acres		6.00 Acres	3800	100				22,800
AGRICULTRU SURPLUS 2600/		33.50 Acres	2600	100				87,110
AGRICULTRU ROW		0.50 Acres	0	100				0
	40.00 Total Acres				Total Est. Land Value =			109,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.36	140	97	3,308

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL	4.47	5000	50	11,175
Total Estimated Land Improvements True Cash Value =				14,483

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1792 SF Floor Area = 1792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,792		
Total:				231,841	139,105

Other Additions/Adjustments

Recreation Room	144	2,618	1,309
Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Deck

Treated Wood	336	5,484	3,290

Built-Ins

Appliance Allow.	1	1,897	1,138
Totals:		256,769	153,800

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 189,174

Ag. Bld 1 0, 4 Wall Utility Building

Class:D,Pole

Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.83	768	3,709
Default Walls	6.12	768	4,700

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Depr. Cost = 4,625

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 3,469

12:39 PM

Parcel Number: 009-020-003-35

Page: 2

Ag. Bld 2 0, 4 Wall Utility Building Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.92	672	3,306
Default Walls	6.24	672	4,193

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 4,124
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 2 = 3,093

Ag. Bld 3 0, 4 Wall Utility Shed, Lean-To Class:D,Pole Quality:Low Cost
Height: 9 ft

Description	Rate	Size	Cost New
Base Cost	3.07	392	1,203
Default Walls	5.85	392	2,293

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 1,224
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 3 = 918

Ag. Bld 4 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	7.06	192	1,356
Default Walls	8.49	144	1,223

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 1,161
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 4 = 870

Ag. Bld 5 0, Lean-To Loafing Shed Class:D,Frame Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.77	240	1,625
Default Walls	8.14	180	1,465

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 1,391
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 5 = 1,043

Ag. Bld 6 0, Lean-To Loafing Shed Class:D,Frame Quality:Average
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	6.33	432	2,735
Default Walls	8.53	324	2,764

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Depr. Cost = 4,399
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 6 = 3,299

Ag. Bld 7 0, 4 Wall Greenhouse, Shade Class:S Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.82	1960	5,527

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost = 3,040
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 7 = 2,280

Ag. Bld 8 0, 4 Wall Greenhouse, Shade Class:S Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.82	800	2,256

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Depr. Cost = 1,354

Parcel Number: 009-020-003-35

Page: 3

ECF (101 AGRICULTURE)

0.750 => TCV of Bldg: 8 =

1,015

Ag. Bld 9 2020, 4 Wall Greenhouse, Shade
Height: 10 ft

Class:S Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	2.82	1960	5,527

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Depr. Cost =	4,974
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 9 =	3,731

Ag. Bld 10 2018, Lean-To Loafing Shed
Height: 10 ft

Class:D,Frame Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	6.29	432	2,717
Default Walls	7.57	324	2,453

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Depr. Cost =	4,653
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 10 =	3,490

Ag. Bld 11 2020, Lean-To Loafing Shed
Height: 10 ft

Class:D,Frame Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	6.04	480	2,899
Default Walls	7.26	360	2,614

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94	Depr. Cost =	5,182
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 11 =	3,887

Ag. Bld 12 2021, Lean-To Loafing Shed
Height: 10 ft

Class:D,Frame Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	6.04	480	2,899
Default Walls	7.26	360	2,614

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96	Depr. Cost =	5,292
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 12 =	3,969

Total Estimated True Cash Value of Agricultural Buildings

=

31,064

2026 Est. T.C.V. 009-020-003-35

=

344,631

Est. TCV/Total Floor Area = 192.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
147,200	147,200	147,200	75,954	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,100	0	2,050	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
172,300	172,300	172,300	78,004	78,004	78,004

03/24/2026

Valuation Report

12:39 PM

DB: Lake2026

009-020-003-70

2026 Est. T.C.V.

RADEN RAYMOND & ROCHELL

Property Class: 402

W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 20 T22N R8W BEG 1584.66 FT W OF NE COR OF NE 1/4, THW 361.34 FT, S 480 FT, E 361.34 FT, N 480 FT TO POB. 3.9817A. (0*1999)

99 SPLIT FROM 003-00 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	361.00	480.00	0.8627	1.0466	110	100		35,857
361 Actual Front Feet, 3.98 Total Acres								
Total Est. Land Value =								35,857

2026 Est. T.C.V. 009-020-003-70

=

35,857

Est. TCV/Total Floor Area = 20.01

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,700	14,700	14,700	8,030	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	216	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,900	17,900	17,900	8,246	8,246	0

009-020-003-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RINCKEY TED A & DENISE C
W KELLY RD
LAKE CITY, MI 49651

SEC 20 T22N R8W NE 1/4 OF NE 1/4 OF NE 1/4 EXC N 312 FT OF E 418 FT THOF.
7.0061A.

TT, RS, WW, SS1 FOR 03..NO PERMITS

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		7.01 Acres		9000	100	63,090
		7.01 Total Acres		Total Est. Land Value =		63,090

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Metal Prefab		20.63	80 35	577
Total Estimated Land Improvements True Cash Value =				577

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,689	4,220
Water Well, 50 Feet			1	3,344	3,010
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			768	29,207	26,286
Deck					
w/Roof (Roof portion)			420	6,321	5,689
Totals:				43,561	39,205

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 48,222

2026 Est. T.C.V. 009-020-003-80					=	111,889
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/17/2024 for 64,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
42,900	42,900	42,900	42,900	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	0	1,158	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,900	55,900	55,900	44,058	44,058	0	

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-020-003-90	2026 Est. T.C.V.	SINNETT ROBERT L & SALLY L
Property Class: 401		10261 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 20 T22N R8W BEG S 89 DEG 57'57"E 1104.66 FT FROM N 1/4 COR TH S 89 DEG 57'57"E 149 FT, S 0 DEG 38'38"E 295.97 FT, N 89 DEG 57'57"W 149 FT, N 0 DEG 38'38"W 295.97 FT TO POB. 1.0124A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	149.00	295.00	1.0764	0.9267	110	100		16,349
149 Actual Front Feet, 1.01 Total Acres								Total Est. Land Value = 16,349

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.09	396	50	3,978
Total Estimated Land Improvements True Cash Value =				3,978

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Fair

Blt 1977

(11) Heating System: Wall Furnace

Ground Area = 1364 SF Floor Area = 1364 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
Addition	Siding	Crawl	384		
Total:			79,866	27,954	

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,925	674
Plumbing			
Average Fixture(s)	1	899	315
Water/Sewer			
1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170
Porches			
WSEP (1 Story)	160	5,389	1,886
Built-Ins			
Appliance Allow.	1	1,897	664
Fireplaces			
Wood Stove	1	2,107	737
Deck			
w/Roof (Roof portion)	1152	15,471	5,415
Carports			
Aluminum	336	4,425	1,549
Totals:			119,709 41,899

Notes: 1977 LIBERTY MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 39,385

2026 Est. T.C.V. 009-020-003-90	=	59,712			
Est. TCV/Total Floor Area = 43.78					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,400	24,400	24,400	12,046	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,500	0	0	325	0

Parcel Number: 009-020-003-90

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	29,900	29,900	29,900	12,371	12,371	12,371

DB: Lake2026

009-020-004-00	2026 Est. T.C.V.	MOORE JON N & KELLY J
Property Class: 401		10387 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG 1946 FT W OF NE COR OF N 1/2 OF NE 1/4 S 208.7 FT W 208.7 FT N 208.7 FT E 208.7 FT TO BEG. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.70	208.70	0.9894	0.8499	110	100		19,304
209 Actual Front Feet, 1.00 Total Acres					Total Est.		Land Value =	19,304

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	378	50	1,090
Total Estimated Land Improvements True Cash Value =				1,090

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1184 SF Floor Area = 1184 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	928		
1 Story	Siding	Slab	256		
			Total:	129,256	77,553

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Deck

Pine w/Roof (Deck Portion)	256	3,576	2,146
Pine w/Roof (Roof portion)	256	3,287	1,972
Treated Wood w/Roof (Deck Portion)	32	1,299	779
Treated Wood w/Roof (Roof portion)	32	577	346
Treated Wood	16	688	413

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	572	16.376	9.826

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Wood Stove	1	1,745	1,047

Totals:	166,852	100,110

Notes: 2025 ADDITION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 123,135

2026 Est. T.C.V. 009-020-004-00 = 143,529

Est. TCV/Total Floor Area = 121.22

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM		
	52,800		52,800	52,800	29,602	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	8,100		10,900	0	8,100	799		0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT

Parcel Number: 009-020-004-00

Page: 2

71,800	71,800	71,800	38,501	38,501	38,501

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-020-005-90

2026 Est. T.C.V.

RICHARDSON SEAN R

Property Class: 401

10451 W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG 210 FT E OF NW COR OF NE 1/4 TH E 209 FT, S 209 FT, W 209 FT, N 209 FT TO POB. 1.0028A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	209.00	209.00	0.9891	0.8502	110	100		19,332
209 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 19,332

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.80	100	46	1,325
Total Estimated Land Improvements True Cash Value =				1,325

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1977

(11) Heating System: Wall Furnace

Ground Area = 1680 SF Floor Area = 1680 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
Addition	Siding	Crawl	840		
Total:			112,959	39,536	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,010	353

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Porches

WCP (1 Story)	140	5,797	2,029
CCP (1 Story)	80	1,967	688

Garages

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

Base Cost	896	29,595	10,358

Built-Ins

Appliance Allow.	1	2,713	950

Deck

w/Roof (Roof portion)	1080	16,070	5,624
Totals:		178,144	62,349

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 58,608

2026 Est. T.C.V. 009-020-005-90 = 79,265

Est. TCV/Total Floor Area = 47.18, Most recent sale 07/01/1999 for 38,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
32,300	32,300	32,300	17,390	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,300	0	0	469	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,600	39,600	39,600	17,859	17,859	0

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-020-006-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RINCKEY JOAN K
3060 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 20 T22N R8W N 312 FT OF E 418 FT OF NE 1/4 OF NE 1/4. 2.9939A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	312.00	418.00	0.8948	1.0111	110	100		31,049
312 Actual Front Feet, 2.99 Total Acres								Total Est. Land Value = 31,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	96	49	290
Total Estimated Land Improvements True Cash Value =				290

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Fair

Blt 1976

(11) Heating System: Wall Furnace

Ground Area = 1198 SF Floor Area = 1198 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	910		
Addition	Siding	Slab	288		
Total:				69,861	24,452

Other Additions/Adjustments

Skirting, Brick Veneer	158	5,465	1,913
Plumbing			
Average Fixture(s)	1	899	315
Water/Sewer			
1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170
Deck			
Treated Wood	80	2,133	747
Treated Wood	224	4,204	1,471
Built-Ins			
Appliance Allow.	1	1,897	664
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,428	8,900
Totals:		117,617	41,167

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 38,697

2026 Est. T.C.V. 009-020-006-60 = 70,036

Est. TCV/Total Floor Area = 58.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,500	28,500	28,500	15,914	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,500	0	0	429	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	16,343	16,343	0

009-020-007-03
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GRAHAM THOMAS
10511 W KELLY RD
LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 4.61
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	335.50	597.50	0.8787	1.1055	110	100	35,850
336 Actual Front Feet, 4.60 Total Acres					Total Est. Land Value =		35,850

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	192 50	591
Wood Frame		23.76	150 50	1,782
Metal Prefab		17.40	80 50	696
Total Estimated Land Improvements True Cash Value =				3,069

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1260 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
1 Story	Siding	Crawl Space	396		
Total:				150,067	97,542

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	770
Water/Sewer				
1000 Gal Septic		1	4,386	2,851
Water Well, 50 Feet		1	3,344	2,174

Porches				
WSEP (1 Story)		112	6,142	3,992

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		672	21,329	13,864
Class: CD Exterior: Pole (Unfinished)				
Base Cost		1560	33,056	21,486

Built-Ins				
Appliance Allow.		1	1,897	1,233
Totals:			221,406	143,912

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 177,012

2026	Est. T.C.V. 009-020-007-03			=	215,931	
Est. TCV/Total Floor Area = 171.37						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	92,300	92,300	92,300	48,841	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,700	0	0	1,318	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	108,000	108,000	108,000	50,159	50,159	50,159

03/24/2026

Valuation Report

12:39 PM

DB: Lake2026

009-020-007-06

2026 Est. T.C.V.

DENMAN MICHAEL L & DENAM ADAM

Property Class: 401

10575 W KELLY RD

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 4.61

A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	335.50	597.00	0.8787	1.1053	110	100		35,842
336 Actual Front Feet, 4.60 Total Acres								Total Est. Land Value = 35,842

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	779	25	1,427
D/W/P: Asphalt Paving	2.89	300	25	217
Metal Prefab	12.15	450	25	1,367
Total Estimated Land Improvements True Cash Value =				3,011

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Fair

Blt 1990

(11) Heating System: Forced Warm Air

Ground Area = 1400 SF Floor Area = 1400 SF.

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

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1064		
Addition	Siding	Crawl	336		
Total:				83,264	29,142

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	180	2,063	722
Plumbing			
Average Fixture(s)	1	899	315
Water/Sewer			
1000 Gal Septic	1	4,386	1,535
Water Well, 100 Feet	1	5,415	1,895
Deck			
Treated Wood	64	1,908	668
Treated Wood	72	2,016	706
Built-Ins			
Appliance Allow.	1	1,897	664
Garages			
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1200	29,952	10,483
Totals:		131,800	46,130

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 43,362

2026 Est. T.C.V. 009-020-007-06 = 82,215

Est. TCV/Total Floor Area = 58.73, Most recent sale 12/28/2018 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
33,800	33,800	33,800	25,570	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,300	0	0	690	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,100	41,100	41,100	26,260	26,260	26,260

03/24/2026

Valuation Report

DB: Lake2026

12:39 PM

009-020-007-09

2026 Est. T.C.V.

WINOWIECKI CASSANDRA L

Property Class: 401

10661 W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL C AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 4.60

A.

00 TRACT DIV TO 007-18 CONVEYED ALL REMAINING DIVISIONS

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	335.00	597.00	0.8790	1.1053	110	100		35,802
335 Actual Front Feet, 4.59 Total Acres								Total Est. Land Value = 35,802

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	397	0	0
D/W/P: Asphalt Paving	3.10	4030	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1680 SF Floor Area = 1680 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
1 Story	Siding	Crawl Space	576		
1 Story	Siding	Crawl Space	144		
Total:				219,959	153,971

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	72	2,062	1,443
Treated Wood	48	1,667	1,167

Garages

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

Base Cost	384	16,247	11,373
Common Wall: 1 Wall	1	-2,139	-1,497

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	13,843

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals:

269,740

188,817

Notes: 2018 ADDITION

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

232,245

2026 Est. T.C.V. 009-020-007-09

=

272,797

Est. TCV/Total Floor Area = 162.38, Most recent sale 12/01/2016 for 60,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-020-007-09

Page: 2

	116,300	116,300	116,300	59,579	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,100	0	0	1,608	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	136,400	136,400	136,400	61,187	61,187	61,187

009-020-007-122026 Est. T.C.V.DAVIS STEVEN J & BRENDA K

Property Class: 40110711 W KELLY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 20 T22N R8W PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 4.60
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	335.00	597.00	0.8790	1.1053	110	100	35,802
335 Actual Front Feet, 4.59 Total Acres Total Est. Land Value =							35,802

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		35.72	60 52	1,114
Total Estimated Land Improvements True Cash Value =				1,114

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1959

(11) Heating System: Wall Furnace
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	576		
			Total:	93,319	32,661
Other Additions/Adjustments					
Skirting, Brick Veneer			116	4,423	1,548
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Porches					
WCP (1 Story)			144	5,920	2,072
Deck					
Treated Wood			63	1,937	678
w/Roof (Roof portion)			180	3,022	1,058
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			444	17,911	6,269
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1152	40,124	14,043
Totals:				174,689	61,140
Notes: 1959 GENERAL MH					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				57,472	

2026 Est. T.C.V. 009-020-007-12				=	94,388	
Est. TCV/Total Floor Area = 72.83, Most recent sale 04/12/2005 for 58,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
38,600	38,600	38,600		24,967	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,600	0	0	674	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
47,200	47,200	47,200		25,641	25,641	0

009-020-007-18
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHELDON ROBERT D & MARY ANN L
10639 W KELLY RD
LAKE CITY, MI 49651

2012-01620 WD Commencing at the North1/4 corner of Section 20, T22N, R8W, Lake Township, Missaukee County, Michigan; thence S01°32'48"E along the North-South1/4 LIne 597.73 feet; thence S89D25'27"W 670.99 feet to the Northeast corner of Parcel E, as shown in Book of Surveys S-1, Page 455 to 459 inclusive, Missaukee County records as the point of beginning; thence S01°40'39"E 337.64 feet; thence S88°56'28"W 335.06 feet; thence N01°42'55"W 341.03 feet to the North line of said Parcel E; thence N89°31'11"E along said line 335.34 feet to the point of beginning. Together with and subject to easement for access and utilities: That part of the East 1/2 of the Northwest 1/4 and that part ofthe East 1/2 of the Southwest1/4 of Section 20, T22N, R8W, described as commencing at the North 1/4 corner of said Section 20; thence S89°22'55"W, along the centerline of KeLLy Road and the North line of said Section 20, 639.35 feet to the point of beginning; thence S01°40'39"E, 3133.07 feet; thence N89°19'53"E, 217.00 feet; thence S01°40'39"E, 150.00 feet to a point on the North line of Parcel J as surveyed and described; thence S89°19'53"W, 250.00 feet to the Northwest corner of said Parcel J; thence continuing S89°19'53"W, 175.00 feet; thence N01°40'39"W, 150.00 feet; thence N89°19'53"E, 142.00 feet; thence N01°40'39"W, 3133.13 feet to aforesaid Centerline of Kelly Road and the North line of Section 20; thence N89°22'55"E, along said Centerline, 66.00 feet to the point of beginning. 57-009-020-007-18

FORMERLY CONDENCED AS
SEC 20 T22N R8W (0*2003) BEG AT NE COR OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PP 455-459, TH S 01 DEG 40'39"E 337.64 FT, S 88 DEG 56'28"W 335.06 FT, N 01 DEG 42'55"W 341.03 FT, N 89 DEG 31'11"E 335.34 FT TO POB. 2.61A

03 SPLIT TO 007-20, 21, 22 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	337.60	334.80	0.8773	0.9565	110 100	31,163
338 Actual Front Feet, 2.60 Total Acres					Total Est. Land Value =	31,163

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	625 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,680	
Total:			230,970	191,689
Other Additions/Adjustments				
Exterior				
Stone Veneer		64	2,341	1,943
Plumbing				
Average Fixture(s)		1	1,422	1,180
3 Fixture Bath		1	4,478	3,717
Water/Sewer				

Parcel Number: 009-020-007-18		Page: 2	
1000 Gal Septic	1	4,689	3,892
Water Well, 100 Feet	1	5,734	4,759
Porches			
CCP (1 Story)	48	1,531	1,271
Deck			
Treated Wood	192	3,882	3,222
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	19,845
Common Wall: 1 Wall	1	-2,589	-2,149
Door Opener	1	527	437
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Door Opener	1	527	437
Base Cost	1024	35,666	29,603
Built-Ins			
Appliance Allow.	1	2,713	2,252
Totals:		315,801	262,098
Notes:			
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		322,381	

2026 Est. T.C.V. 009-020-007-18				=	356,044	
Est. TCV/Total Floor Area = 211.93, Most recent sale 05/01/2012 for 142,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
152,800	152,800	152,800	76,683	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	25,200	0	0	2,070	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
178,000	178,000	178,000	78,753	78,753	78,753	

009-020-007-20
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHELDON ROBERT
W KELLY RD
LAKE CITY, MI 49651

2012-01946 WD Part of Parcel "E", as shown in Book of Surveys S-1, pages 455 to 459 inclusive, Missaukee County Records, DESCRIBED AS: Beginning at the NW comer of said Parcel "E", Thence N89deg.31' 11 "E 335.39 feet; Thence S 01 deg.42 '55"E 341.03 feet; Thence S88deg.56'28"W 335.08 feet; Thence N01deg.45'29"W 344.31 feet to the point of beginning. (Being a part ofE 1/ of NW 1/4 of Section 20, T22N,R8W) INCLUDING & RESERVING AN EASEMENT FOR INGRESS, EGRESS & UTILITIES as described in Book of Surveys S-1, page 455 to 459 inclusive, Missaukee County Records. AND Beginning S01deg.40'39"W 337.64 feet from the NE coRner of Parcel "E" as shown in book of surveys S-1, page 455 to 459 inclusive, Thence continuing S01deg.40'39"W 30 feet; Thence N88deg.34'46"W 355.06 feet; Thence N01deg.42'5S"W 30 feet; Thence N88deg.56'28"E 355.06 feet to the point of beginning.

FORMERLY ABBREVIATED AS: SEC 20 T22N R8W (0*2003) BEG AT NW COR OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PP 455-459, TH N 89 DEG 31'11"E 335.39 FT, S 01 DEG 42'55"E 341.03 FT, S 88 DEG 56'28"W 335.08 FT, N 01 DEG 45'29"W 344.31 FT TO POB. 2.64A

03SPLIT FROM 007-18 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 110/FF	335.00	344.31	0.8790	0.9632	110	100	31,200
335 Actual Front Feet, 2.65 Total Acres			Total Est. Land Value =			31,200	
2026 Est. T.C.V. 009-020-007-20					=	31,200	
Est. TCV/Total Floor Area = 18.57, Most recent sale 05/23/2012 for 7,250							
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM
12,800	12,800		12,800		2,934		2.70
2026 New Eq.	Adjustment		Loss		Additions		Tax Adjustment
0	2,800		0		0		79
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-
15,600	15,600		15,600		3,013		3,013

009-020-007-21
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FOLEY KEITH & ERIN
10635 W KELLY RD
LAKE CITY, MI 49651

2013-04034 WD PARCEL E-3, BEING A PART OF PARCEL E AS SHOWN IN BOOK OF SURVEYS S-J PAGES 455 TO 459, MISSAUKCE COUNTY RECORDS MORE FULLY DESCRIBED AS:
COMMENCING AT THEN 1/4 CORNER OF SECTION 20, T22N, RSW; THENCE S01DEG32'48"E ALONG THE N-S L/41LINE 597.73 FEET; THENCE S89DEG25'27"W 670.99 FEET TO THE NE CORNER OF PARCEL E OF BOOK OF SURVEYS S-1 PAGES 455 TO 459; THENCE S01DEG40'39"E ALONG THE EAST LINE OF SAID PARCEL E, 675.28 FEET TO THE SOUTH LINE OF SAID PARCEL E; THENCE S88DEG22'18"W ALONG SAID LINE, 334.81 FEET TO THE POINT OF BEGINNING; THENCE S88DEG22'18"W 334.80 FEET TO THE W 1/8LINE AND THE WEST LINE OF SAID PARCEL E; THENCE N01DEG45'29"W ALONG SAID LINE 344.30 FEET; THENCE S88DEG56'28".E'" 335.08 FEET; THENCE S01DEG42'55"E 340.97 FEET TO THE POINT OF BEGINNING. INCLUDING A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN IN BOOK OF SURVEYS S-1 PAGES 455 TO 459, MISSAUKKEE COUNTY RECORDS AND INCLUDING A 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, THE CENTERLINE BEING DESCRIBED AS: COMMENCING AT THEN 1/4 CORNER OF SAID SECTION 20; THENCE S01DEG32'48"E ALONG THE N-S 1/4 LINE 597.73 FEET; THENCE S89DEG25'27"W 670.99 FEET TO THE NE CURNER OF PARCEL E OF A SURVEY RECORDED IN SAID LIBER S-1 PAGE 455 TO 459; THENCE S01DEG40'39"E 315.42 FEET TO THE POINT OF BEGINNING THENCE S67DEG41 '08"W 91.13 FEET; THENCE N88DEG34'46"W 250.12 FEET TO THE POINT OF ENDING

FORMERLY ABV AS: SEC 20 T22N R8W (0*2003) BEG AT SW COR OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PP 455-459, TH N 01 DEG 45'29"W 344.30 FT, N 88 DEG 56'28"W 335.08 FT, S 01 DEG 42'55"E 340.97 FT, S 88 DEG 22'18"W 334.8 FT TO POB. 2.63A.

03 SPLIT FROM 007-18 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	340.97	335.99	0.8751	0.9573	110	100	31,423
341 Actual Front Feet, 2.63 Total Acres			Total Est. Land Value =			31,423	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	486 50	1,691
Total Estimated Land Improvements			True Cash Value =	1,691

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

(11) Heating System: Forced Heat & Cool
Ground Area = 1404 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,116		
1 Story	Siding	Slab	288		
Total:			236,232	177,190	

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,066
2 Fixture Bath		1	2,996	2,247

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

Porches				
CCP (1 Story)		40	1,327	995

03/24/2026 12:39 PM		Valuation Report		DB: Lake2026	
Parcel Number: 009-020-007-21				Page: 2	
Deck					
Treated Wood	190	3,855	2,891		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Common Wall: 1 Wall	1	-2,589	-1,942		
Base Cost	1024	35,666	26,749		
Class: C Exterior: Pole (Unfinished)					
Door Opener	2	1,054	790		
Base Cost	1728	40,867	30,650		
No Concrete Floor	1728	-11,249	-8,437		
Built-Ins					
Appliance Allow.	1	2,713	2,035		
Totals:		322,717	242,051		
Notes: ORIGNAL 1970 THEN REMODEL YEAR 2000 THEN RELOCATED 2015					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		297,723			

2026	Est. T.C.V. 009-020-007-21				=	330,837	
Est. TCV/Total Floor Area = 235.64, Most recent sale 07/19/2022 for 260,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	141,100	141,100	141,100	119,699	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	24,300	0	0	3,231	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	165,400	165,400	165,400	122,930	122,930	122,930	

009-020-007-22
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FOLEY KEITH & ERIN
W KELLY RD
LAKE CITY, MI 49651

2013-04033 WD PARCEL E-4, BEING A PART OF PARCEL E AS SHOWN IN BOOK OF SURVEYS S-1 PAGES 455 TO 459, MISSAUKEE COUNTY RECORDS MORE FULLY DESCRIBED AS: COMMENCING AT THEN 1/4 CORNER OF SECTION 20, T22N, RSW; THENCE S01DEG32'48"E A·LONG THE N-S 1/4 LINE 597.73 FEET; THENCE S89DEG25'27"W 670.99 FEET TO THE NE CORNER OF PARCEL E OF BOOK OF SURVEYS S-1 PAGES 455 TO 459; THENCE S01DEG40'39"E ALONG THE EAST LINE OF SAID PARCEL E, 337.64 FEET TO THE POINT OF BEGINNING; THENCE S01DEG40'39"E 337.64 FEET TO THE SOUTH LINE OF SAID PARCEL E; THENCE S88DEG22'18"W 334.81 FEET; THENCE N01DEG42'55"W 340.97 FEET; THENCE N88DEG56'28"E 335.06 FEET TO THE POINT OF BEGINNING. INCLUDING A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN IN BOOK OF SURVEYS S-1 PAGES 455 TO 459, MISSAUKEE COUNTY RECORDS AND INCLUDING A 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, THE CENTERLINE BEING DESCRIBED AS: COMMENCING AT THEN 1/4 CORNER OF SAID SECTION 20; THENCE S01DEG32'48"E ALONG THE N-S 1/4LINE 597.73 FEET; THENCE S89DEG25'27"W 670.99 FEET TO THE NE CORNER OF PARCEL E OF A SURVEY RECORDED IN SAID LIBER S-1 PAGE 455 TO 459; THENCE S01DEG40'39"E 315.42 FEET TO THE POINT OF BEGINNING; THENCE S67DEG41'08"W 91.13 FEET; THENCE N88DEG34'46"W 250.12 FEET TO THE POINT OF ENDING SEC 20 T22N R8W

FORMERLY ABV AS (0*2003) BEG AT SE COR OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PP 455-459, TH S 88 DEG 22'18"W 334.81 FT, N 01 DEG 42'53"W 340.97 FT, N 88 DEG 56'28"E 335.06 FT, S 01 DEG 40'39"E 337.64 FT TO POB. 2.61A

03 SPLIT FROM 007-18 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	337.60	336.76	0.8773	0.9579	110	100	31,208
338 Actual Front Feet,	2.61	Total Acres			Total Est.	Land Value =	31,208

2026 Est. T.C.V. 009-020-007-22

=

31,208

Est. TCV/Total Floor Area = 22.23, Most recent sale 07/19/2022 for 260,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,800	12,800	12,800	5,954	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	160	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,600	15,600	15,600	6,114	6,114	6,114	

009-020-007-24
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PHILLIPS RONALD & BIRDENA
10665 W KELLY RD
LAKE CITY, MI 49651

SEC 20 T22N R8W (2*2003) PCL F AS SHOWN IN BOOK OF SURVEYS S-1 PP 455-459 INCL
EXC N 295.5 FT OF E 295.5 FT THOF. 8.3454A.

03 SPLIT 2 AC TO 007-28 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	379.50	958.43	0.8520	1.2442	110	100	44,252
380 Actual Front Feet, 8.35 Total Acres					Total Est. Land Value =		44,252

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		7.58	528 35	1,401
Total Estimated Land Improvements True Cash Value =				1,401

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 2004

(11) Heating System: Wall Furnace
Ground Area = 1326 SF Floor Area = 1326 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	990		
Addition	Siding	Crawl	336		
			Total:	110,792	72,015
Other Additions/Adjustments					
42" frost-free footings, foundation			162	10,365	6,737
Plumbing					
Average Fixture(s)			1	1,293	840
3 Fixture Bath			1	3,780	2,457
Water/Sewer					
1000 Gal Septic			1	5,433	3,531
Water Well, 50 Feet			1	3,351	2,178
Garages					
Class: BC Exterior: Pole (Unfinished)					
Base Cost			840	27,838	18,095
Built-Ins					
Appliance Allow.			1	3,899	2,534
Totals:				166,751	108,387
Notes: 2004 PATRIOT MH					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				101,884	

2026 Est. T.C.V. 009-020-007-24				=	147,537	
Est. TCV/Total Floor Area = 111.26						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
60,100	60,100	60,100		42,530	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	13,700	0		0	1,148	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
73,800	73,800	73,800		43,678	43,678	43,678

DB: Lake2026

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
176,300	176,300	176,300	112,116	2.70

Parcel Number: 009-020-007-28

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,300	0	0	3,027	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	206,600	206,600	206,600	115,143	115,143	115,143

009-020-007-30
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FENSTEMAKER JAMES & BRENDA J
W KELLY RD
LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL G AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 10.24
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.24 Acres	5600	100		57,344
	10.24	Total Acres		Total Est.	Land Value =	57,344

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		19.78	192 50	1,899
Wood Frame		22.43	112 50	1,256
	Total Estimated Land Improvements True Cash Value =			3,155

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Forced Warm Air
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Totals:				0	0

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 0

2026 Est. T.C.V. 009-020-007-30 = 60,499						
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/1997 for 10,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
27,200	27,200	27,200	10,776	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	290	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,200	30,200	30,200	11,066	11,066	0	

009-020-007-36
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DAVID TIMOTHY J & DARRYL A &
10611 W KELLY RD
LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL H AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 10.07
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.07 Acres			5600 100	56,392
		10.07 Total Acres			Total Est. Land Value =	56,392

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		20.57	168 90	3,110
	Total Estimated Land Improvements True Cash Value =			3,110

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace
Ground Area = 460 SF Floor Area = 460 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	460		
			Total:	29,921	10,473

Other Additions/Adjustments

Deck					
	Treated Wood w/Roof (Deck Portion)	45	1,557	545	
	Treated Wood w/Roof (Roof portion)	45	752	263	
	w/Roof (Roof portion)	160	2,261	791	
	w/Roof (Roof portion)	460	5,630	1,970	
	Totals:		40,121	14,042	

Notes: 1962 10X50 TRL

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 13,199

2026 Est. T.C.V. 009-020-007-36				=	72,701
Est. TCV/Total Floor Area = 158.05					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
32,000	32,000	32,000	13,950	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	376	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,400	36,400	36,400	14,326	14,326	0

03/24/2026

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Valuation Report

DB: Lake2026

009-020-007-54

2026 Est. T.C.V.

HOLBROOK JANET K TRUST

Property Class: 402

W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL I AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 29.71

A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		29.71 Acres	1400	100				41,594
		29.71 Total Acres					Total Est. Land Value =	41,594

2026 Est. T.C.V. 009-020-007-54

=

41,594

Est. TCV/Total Floor Area = 90.42

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,800	20,800	20,800	12,716	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	343	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,800	20,800	20,800	13,059	13,059	0

009-020-007-722026 Est. T.C.V.HOLBROOK JANET K TRUST
Property Class: 402W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 20 T22N R8W PCL J AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 29.67
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
A 200' @ 110/FF	660.00	0.00	1.0000	0.0000	110	100*	
Residentia INFERIOR@\$1400		29.67 Acres			1400	100	
* denotes lines that do not contribute to the total acreage calculation.							
660 Actual Front Feet, 29.67 Total Acres					Total Est. Land Value =		41,538

2026 Est. T.C.V. 009-020-007-72 = 41,538

Est. TCV/Total Floor Area = 90.30

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
20,800	20,800	20,800	13,337	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	360	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,800	20,800	20,800	13,697	13,697	0	

009-020-007-782026 Est. T.C.V.EMBERTSON DAVID L & LINDA F

Property Class: 40110603 W KELLY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 20 T22N R8W (0*2002) PCL K & S 1/2 OF PCL L AS SHOWN IN BOOK OF SURVEYS S-1
PGS 455-459 INCL. 15.295A

MOVE CABIN TO 007-84 FOR 03
02 PRT COMBO FROM 007-84 FOR 03

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		15.29 Acres		5600	100	85,624
		15.29 Total Acres			Total Est. Land Value =	85,624

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	624 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
		Total Estimated Land Improvements True Cash Value =		2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1949 SF Floor Area = 3411 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding	Basement	1,949	
			Total:	434,756 369,515
Other Additions/Adjustments				

Plumbing				
Average Fixture(s)		1	1,422	1,209
3 Fixture Bath		1	4,478	3,806

Water/Sewer				
1000 Gal Septic		1	4,689	3,986
Water Well, 100 Feet		1	5,734	4,874

Porches				
WCP (1 Story)		527	18,129	15,410

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Storage Over Garage		725	9,599	8,159
Common Wall: 1 Wall		1	-2,589	-2,201
Door Opener		2	1,054	896
Base Cost		1088	37,895	32,211

Built-Ins				
Appliance Allow.		1	2,713	2,306

Totals: 517,880 440,171

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 541,410

2026 Est. T.C.V. 009-020-007-78 = 629,409				
Est. TCV/Total Floor Area = 184.52, Most recent sale 08/01/2002 for 39,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
268,300	268,300	268,300	154,236	2.70
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

Parcel Number: 009-020-007-78

Page: 2

	0	46,400	0	0	4,164	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	314,700	314,700	314,700	158,400	158,400	158,400

009-020-007-84	2026 Est. T.C.V.	GLENN TREVAR & GLENN DERRICK						
Property Class: 401		10599 W KELLY RD						
Map #:	LAKE TOWNSHIP	Lake City, MI 49651						
SEC 20 T22N R8W (3*2002) N 1/2 OF PCL L AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 5.215A.								
MOVED CABIN FROM 007-78 @ DDEC 02 BOR 02 SPLIT 5.21 DAC TO 007-87 FOR 03								
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors * 338' X 672.087'X								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		5.21 Acres			9000	100		46,935
		5.21 Total Acres			Total Est. Land Value =			46,935
Cost Est. for Res. Bldg: 1 Single Family 1S					Cls	D	Blt 1990	
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 624 SF Floor Area = 624 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New		Depr. Cost	
1 Story	Siding	Slab		624				
				Total:	74,481		44,688	
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)				1	988		593	
Water/Sewer								
1000 Gal Septic				1	4,109		2,465	
Water Well, 50 Feet				1	3,344		2,006	
Porches								
CSEP (1 Story)				240	8,290		4,974	
Deck								
Treated Wood				80	2,086		1,252	
Built-Ins								
Appliance Allow.				1	1,607		964	
Unit-in-Place Cost Items								
MOBILE HOME				2500	2,525		2,146	*85% Good
ROOF STRUCT. (SQ FT)				336	1,347		606	*45% Good
				Totals:	98,777		59,694	
Notes:								
				ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			73,424	
2026 Est. T.C.V. 009-020-007-84					=	120,359		
Est. TCV/Total Floor Area = 192.88, Most recent sale 10/01/2002 for 43,000								
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM				
47,400	47,400	47,400	23,449	2.70				
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	12,800	0	0	633	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
60,200	60,200	60,200	24,082	24,082	0			

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-020-007-90

2026 Est. T.C.V.

KORTJOHN GEORGE W

Property Class: 402

W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 20 T22N R8W PCL M AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 10.36

A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.36 Acres	5600	100			58,016
		10.36 Total Acres			Total Est. Land Value =		58,016

2026 Est. T.C.V. 009-020-007-90

=

58,016

Est. TCV/Total Floor Area = 92.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,900	25,900	25,900	7,584	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	204	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	7,788	7,788	0

009-020-007-96
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHOENHERR STEVEN & AMANDA TRUST
W KELLY RD
LAKE CITY, MI 49651

SEC 20 T22N R8W (0*2005) NE/4 OF PCL N AS SHOWN IN BOOK OF SURVEYS S-1 PGS
455-459 INCL 2.56 A.
SPLIT ON 09-04-2001 INTO 009-020-07-99
SPLIT ON 04/25/2005 INTO 009-020-007-97, 009-020-007-98;

01 SPLIT 2.59 AC TO 007-99 FOR 02

Split/Comb. on 04/25/2005 completed 04/25/2005 RAY ;
Parent Parcel(s): 009-020-007-96;
Child Parcel(s): 009-020-007-97, 009-020-007-98;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	334.00	335.00	0.8797	0.9566	110	100		30,918	
334 Actual Front Feet, 2.57 Total Acres			Total Est. Land Value =				30,918		
2026 Est. T.C.V. 009-020-007-96								=	30,918
Est. TCV/Total Floor Area = 49.55, Most recent sale 06/03/2019 for 267,000									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
12,600	12,600		12,600		2,934		2.70		
2026 New Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
0	2,900		0		0		79		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
15,500	15,500		15,500		3,013		3,013		3,013

009-020-007-972026 Est. T.C.V.HERBA LAUREN P &
Property Class: 40110591 W KELLY RD
Map #:LAKE TOWNSHIPLake City, MI 49651

SEC 20 T22N R8W (0*2005) S/W 1/4 OF PCL N AS SHOWN IN BOOK OF SURVEYS S-1 PGS
455-459 INCL EXC NW 1/4 THOF. 2.58 A M/L

SPLIT ON 04/25/2005 FROM 009-020-007-96;

Split/Comb. on 04/25/2005 completed 04/25/2005 RAY ;
Parent Parcel(s): 009-020-007-96;
Child Parcel(s): 009-020-007-97, 009-020-007-98;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	337.60	335.00	0.8773	0.9566	110	100		31,167
338 Actual Front Feet, 2.60	Total Acres			Total Est. Land Value =				31,167

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	658	50	2,688
D/W/P: Crushed Rock	2.26	400	50	452
Wood Frame	26.29	160	50	2,103
Total Estimated Land Improvements True Cash Value =				5,243

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1724 SF Floor Area = 1724 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,724		
Total:				288,246	230,617

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	1,138	
3 Fixture Bath	1	4,478	3,582	
2 Fixture Bath	1	2,996	2,397	

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

Porches				
CCP (1 Story)	156	4,437	3,550	

Deck				
Treated Wood	176	3,664	2,931	
w/Roof (Roof portion)	100	1,792	1,434	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	600	29,574	23,659	
Common Wall: 1 Wall	1	-2,589	-2,071	
Door Opener	2	1,054	843	

Built-Ins				
Appliance Allow.	1	2,713	2,170	

Carports				
Aluminum	400	5,716	4,573	

Parcel Number: 009-020-007-97

Page: 2

Totals:

353,926

283,161

Notes:

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

348,288

2026 Est. T.C.V. 009-020-007-97					=	384,698
Est. TCV/Total Floor Area = 223.14, Most recent sale 06/23/2020 for 257,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
163,600	163,600	163,600	131,507	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,700	0	0	3,550	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,300	192,300	192,300	135,057	135,057	135,057	

009-020-007-982026 Est. T.C.V.SCHOENHERR STEVEN & AMANDA TRUST
Property Class: 402W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 20 T22N R8W (0*2005) SE 1/3 OF PCL N AS SHOWN IN BOOK OF SURVEYS S-1 PGS
455-459 INCL. 2.56 A M/L.

SPLIT ON 04/25/2005 FROM 009-020-007-96;

Split/Comb. on 04/25/2005 completed 04/25/2005 RAY ;
Parent Parcel(s): 009-020-007-96;
Child Parcel(s): 009-020-007-97, 009-020-007-98;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	334.00	335.00	0.8797	0.9566	110	100	30,918
334 Actual Front Feet, 2.57 Total Acres			Total Est. Land Value =			30,918	

2026 Est. T.C.V. 009-020-007-98				=	30,918		
Est. TCV/Total Floor Area = 17.93, Most recent sale 06/03/2019 for 267,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
12,600	12,600	12,600		2,934	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	2,900	0		0	79	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
15,500	15,500	15,500		3,013	3,013	3,013	

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-020-007-99

2026 Est. T.C.V.

SCHOENHERR STEVEN & AMANDA TRUST

Property Class: 401

10579 W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 20 T 22N R8W (0*2001) NW 1/4 OF PCL N AS SHOWN IN BOOK OF SURVEYS S-1 PGS 455-459 INCL. 2.59A.

01 SPLIT FROM 007-96 FOR 02

NEW HOUSE FOR 01

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	337.50	335.00	0.8774	0.9566	110	100		31,160
338 Actual Front Feet, 2.60		Total Acres			Total Est. Land Value =			31,160

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	270	94	2,074
Total Estimated Land Improvements True Cash Value =				2,074

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 10 Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1577 SF Floor Area = 1577 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,577		
Total:				266,365	199,775

Other Additions/Adjustments

Recreation Room	789	14,967	11,225

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247
Separate Shower	1	1,310	982

Water/Sewer

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

Porches

CCP (1 Story)	158	4,489	3,367

Deck

Treated Wood	297	5,168	3,876
w/Roof (Roof portion)	188	3,138	2,353
w/Roof (Roof portion)	418	6,291	4,718

Garages

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

Base Cost	576	28,771	21,578
Common Wall: 2 Wall	1	-5,177	-3,883
Door Opener	2	1,054	790

Class: D Exterior: Pole (Unfinished)

Base Cost	1441	26,976	20,232
No Concrete Floor	1441	-7,868	-5,901

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Direct-Vented Gas	1	2,963	2,222

Parcel Number: 009-020-007-99

Page: 2

Carports				
Aluminum	189	2,701	2,026	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
Totals:		373,181	279,884	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 344,257

2026 Est. T.C.V. 009-020-007-99					=	377,491
Est. TCV/Total Floor Area = 239.37, Most recent sale 06/03/2019 for 267,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
161,500	161,500	161,500	144,420	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,200	0	3,899	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,700	188,700	188,700	148,319	148,319	148,319	

009-020-008-002026 Est. T.C.V.PEARSON DEBRA L
Property Class: 10210919 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 20 T22N R8W W 1/2 OF NW 1/4. EXC BEG S89°20'58"E 457.28 FT FROM NW COR OF
W/2 OF NW/4, TH S89°20'58"E 268.40 FT, S03°57'28"W 384.68 FT, S89°53'09"W 268.26
FT, N03°54'09"E 388.25 FT TO POB. 77.62 Ac. M/L
Split on 06/24/2009 to 009-020-008-90;

SOME COMP OF TOTAL REMODEL FOR 99
FB 45% GEP, CLASS TO CD FOR 04
ADD 50.00 FF FOR RIVER FRONTAGE FOR 06

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-020-008-00;
Child Parcel(s): 009-020-008-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU SURPLUS	2600/	35.00 Acres	2600	100		91,000
AGRICULTRU 30 - 65 ACRES		42.62 Acres	3800	100		161,956
		77.62 Total Acres	Total Est. Land Value =			252,956

2026 Est. T.C.V. 009-020-008-00					=	252,956	
Est. TCV/Total Floor Area = 160.40, Most recent sale 04/09/2009 for 212,500							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	108,400	108,400	108,400	108,400	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	18,100	0	0	2,926	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	126,500	126,500	126,500	111,326	111,326	111,326	

009-020-008-902026 Est. T.C.V.PEARSON JOHN L & MARIA J TRUST

Property Class: 40110919 W KELLY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 20 T22N R8W BEG S89°20'58"E 457.28 FT FROM NW COR OF W/2 OF NW/4, TH
S89°20'58"E 268.40 FT, S03°57'28"W 384.68 FT, S89°53'09"W 268.26 FT, N03°54'09"E
388.25 FT TO POB. 2.38 Ac.
Split on 06/24/2009 from 009-020-008-00;

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-020-008-00;
Child Parcel(s): 009-020-008-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	216.00	400.00	0.9809	1.0000	110	100		23,307
216 Actual Front Feet, 1.98			Total Acres		Total Est. Land Value =			23,307

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	15.10	90	0	0
D/W/P: 4in Ren. Conc.	8.17	336	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 2240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
1 Story	Siding	Overhang	896		
Total:				251,030	213,404

Other Additions/Adjustments				
Exterior				
Stone Veneer		120	4,390	3,731
Plumbing				
Average Fixture(s)		1	1,422	1,209
3 Fixture Bath		1	4,478	3,806
Water/Sewer				
1000 Gal Septic		1	4,689	3,986
Water Well, 50 Feet		1	3,344	2,842
Porches				
CGEP (1 Story)		96	7,865	6,685
CCP (1 Story)		40	1,327	1,128
WCP (1 Story)		64	3,898	3,313
WPP		144	3,979	3,382

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		896	32,740	27,829
Common Wall: 2 Wall		1	-5,177	-4,400
Door Opener		2	1,054	896
Class: C Exterior: Pole (Unfinished)				
Base Cost		1200	28,380	24,123

Parcel Number: 009-020-008-90

Page: 2

Built-Ins			
Appliance Allow.	1	2,713	2,306
Fireplaces			
Interior 1 Story	1	5,235	4,450
Totals:		351,367	298,690

Notes: 2016 ADDITION 4 UPSTAIRS BEDROOMS

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

367,389

Ag. Bld 10, 4 Wall Barn, General Purpose

Class:D,Frame

Quality:Low Cost

Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	18.81	936	17,606
Default Walls	11.79	936	11,035

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5

Depr. Cost =5,012

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =4,661

Total Estimated True Cash Value of Agricultural Buildings

=4,661

2026 Est. T.C.V. 009-020-008-90		=	396,307
Est. TCV/Total Floor Area = 176.92, Most recent sale 06/15/2009 for 80,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
170,700	170,700	170,700	77,049
2026 New	Eq. Adjustment	Loss	IRM
0	27,500	0	2.70
2026 Assessed	MBOR	S.E.V.	Losses
198,200	198,200	198,200	0
		Capped	Tax Adjustment
		->Taxable<-	PRE/MBT
		79,129	79,129

03/24/2026

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Valuation Report

DB: Lake2026

009-020-010-00

2026 Est. T.C.V.

STATE OF MICHIGAN

Property Class: 402

X SEELEY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 20 T22N R8W NW 1/4 OF SW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100		152,000
		40.00	Total Acres			Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-020-010-00

=

0

Est. TCV/Total Floor Area = 0.00

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

03/24/2026

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Valuation Report

DB: Lake2026

009-020-011-00

2026 Est. T.C.V.

ROGERS ROBERT F

Property Class: 402

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 20 T22N R8W SW 1/4 OF SW 1/4. 40 A.

300' FRONTAGE ON SPRING LAKE

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia INFERIOR@\$1400		40.00	Acres		1400 100		56,000
		40.00	Total Acres		Total Est. Land Value =		56,000

2026 Est. T.C.V. 009-020-011-00

=

56,000

Est. TCV/Total Floor Area = 25.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,000	28,000	28,000	12,716	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	343	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	13,059	13,059	0

009-020-012-002026 Est. T.C.V.RODARTE MARY L TRUST
Property Class: 4013856 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 20 T22N R8W (4*2000) THAT PT OF TH E 1/2 OF TH SE 1/4 OF SEC 20 LYING N OF TH CLAM RIVER, EXC BEG AT A PT 70 RDS; S OF TH NE COR OF SAID PAR, TH 30 RDS; W TH S AND PAR TO E SEC LINE TO TH CLAM RIVER TH E'LY DOWN TH THREAD LINE OF CLAM RIVER TO E SEC LINE, TH N ALONG SEC LINE TO BEG & EXC N 258 FT OF E 624 FT THOF. 46.4241A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					1320 X 1531.992 IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000	
Residentia 30 - 65	\$3800		44.59 Acres		3800	100		169,434	
200 Actual Front Feet, 46.42 Total Acres Total Est. Land Value =								219,434	

Land Improvement Cost Estimates									
Description					Rate	Size	% Good	Cash Value	
D/W/P: 4in Concrete					6.47	1242	50	4,018	
D/W/P: 3.5 Concrete					6.16	256	50	788	
Wood Frame					28.69	80	50	1,147	
Total Estimated Land Improvements True Cash Value =								5,953	

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1970

(11) Heating System: Electric Baseboard
Ground Area = 1707 SF Floor Area = 1707 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas									
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost			
1 Story	Siding	Crawl Space		1,707					
Total:					233,170	151,578			

Other Additions/Adjustments				
Exterior				
Stone Veneer	200	7,316	4,755	
Plumbing				
Average Fixture(s)	1	1,422	924	
2 Fixture Bath	1	2,996	1,947	
Water/Sewer				
1000 Gal Septic	1	4,689	3,048	
Water Well, 100 Feet	1	5,734	3,727	
Porches				
CCP (1 Story)	85	2,563	1,666	
Deck				
Treated Wood	168	3,558	2,313	
Treated Wood	823	10,485	6,815	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	780	29,500	19,175	
Door Opener	2	1,054	685	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Exterior 1 Story	1	6,387	4,152	
Carports				
Comp.Shingle	180	2,893	1,880	

Parcel Number: 009-020-012-00			Page: 2	
Comp.Shingle	2016	32,397	21,058	
	Totals:	346,877	225,486	
Notes: 90% OF HOME REBUILT 2007				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			277,348	
Cost Est. for Res. Bldg: 2	Single Family	1S	Cls CD	Blt 2024
(11) Heating System: Forced Heat & Cool				
Ground Area = 2560 SF Floor Area = 2560 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99				
Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	2,560	
			Total:	280,948 278,139
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	1,173
3 Fixture Bath		1	3,721	3,684
Water/Sewer				
2000 Gal Septic		1	8,792	8,704
Water Well, 200 Feet		1	9,927	9,828
Garages				
Class: CD Exterior: Pole (Unfinished)				
Door Opener		2	935	926
Base Cost		1600	33,904	33,565
Built-Ins				
Appliance Allow.		1	1,897	1,878
Deck				
w/Roof (Roof portion)		2016	27,075	26,804
	Totals:		368,384	364,701
Notes: POLE BUILDING HOME				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			448,582	

2026	Est. T.C.V. 009-020-012-00				=	951,317	
Est. TCV/Total Floor Area = 222.95, Most recent sale 02/01/2016 for 320,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	418,400	418,400	418,400	332,298	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	57,300	0	0	8,972	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	475,700	475,700	475,700	341,270	341,270	0	

009-020-012-80
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FENT ANDREW & SAMANTHA
X S LACHANCE RD
LAKE CITY, MI 49651

2014-02917 THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE AND STATE OF MICHIGAN, TO-WIT: A PARCEL LOCATED IN PART OF THE NORTHEAST 1/4. OF THE SOUTHEAST 1/4. OF SECTION 20, T22N, R8W, LAKE TOWNSHIP MLSSAUKEE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING 416 FEET WEST OF THE EAST 1/4. CORNER, THENCE WEST 208 FEET; THENCE SOUTH 258 FEET; THENCE EAST 624 FEET; THENCE NORTH 50 FEET; THENCE WEST 416 FEET; THENCE NORTH 208 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS ALONG THE NORTH 20 FEET.

ABV AS: SEC 20 T22N R8W (0*2002) BEG 416 FT W OF E 1/4 COR TH W 208 FT, S 258 FT E 624 FT, N 50 FT, W 416 FT, N 208 FT TO POB. 1.7095A.

02 SPLIT FROM 012-00 FOR 03

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	208.00	358.11	0.9902	0.9727	110	100		22,039	
208 Actual Front Feet, 1.71 Total Acres			Total Est. Land Value =				22,039		
2026 Est. T.C.V. 009-020-012-80								=	22,039
Est. TCV/Total Floor Area =			5.16, Most recent sale 08/22/2014 for 7,000						
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
9,000	9,000	9,000			4,695		2.70		
2026 New Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
0	2,000	0			0		126		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
11,000	11,000	11,000			4,821		4,821		4,821

3/24/2026
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Valuation Report

DB: Lake2026

009-020-012-85
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

FENT ANDREW D & SAMANTHA A
3530 S LACHANCE RD
LAKE CITY, MI 49651

SEC 20 T22N R8W (0*2000) BEG 208 FT W OF E 1/4 COR TH S 208 FT, W 208 FT, N 208 FT, E 208 FT TO POB. .9932A.

00 SPLIT FROM 012-00 FOR 01
NO DIV RTS

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.00	208.00	0.9902	0.8492	110	100		19,240
208 Actual Front Feet, 0.99 Total Acres								Total Est. Land Value = 19,240

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	348	50	1,275
D/W/P: 3.5 Concrete	6.16	144	50	443
Wood Frame	21.91	200	50	2,191
Metal Prefab	12.15	550	25	1,671
Total Estimated Land Improvements True Cash Value =				5,580

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

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	182,117	136,588

Other Additions/Adjustments

Plumbing

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

Water/Sewer

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

Porches

WCP (1 Story)	120	5,254	3,940

Deck

Treated Wood	120	2,776	2,082

Garages

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

Base Cost	576	21,439	16,079
Common Wall: 1 Wall	1	-2,421	-1,816

Built-Ins

Appliance Allow.	1	1,897	1,423

Fireplaces

Direct-Vented Gas	1	2,107	1,580

Totals: 227,876 170,906

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 210,214

2026 Est. T.C.V. 009-020-012-85 = 235,034

Est. TCV/Total Floor Area = 174.88, Most recent sale 06/20/2014 for 109,999						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	100,100	100,100	100,100	69,688	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,400	0	0	1,881	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	117,500	117,500	117,500	71,569	71,569	71,569

03/24/2026

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Valuation Report

DB: Lake2026

009-020-012-90

2026 Est. T.C.V.

DTE GAS COMPANY

Property Class: 302

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 20 T22N R8W N 208 FT OF E 208 FT OF E 1/2 OF SE 1/4..9932A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.00	208.00	0.9902	0.8492	110	100		19,240
208 Actual Front Feet, 0.99 Total Acres					Total Est. Land Value =			19,240

2026 Est. T.C.V. 009-020-012-90

=

19,240

Est. TCV/Total Floor Area = 14.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
7,900	7,900	7,900	2,819	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,700	0	0	76	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,600	9,600	9,600	2,895	2,895	0

009-020-013-002026 Est. T.C.V.BAKER KYLE J
Property Class: 4013732 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 20 T22N R8W BEG AT SE COR OF TH NE 1/4 OF TH SE 1/4 TH W 495 FT; TO A PT TH N 165 FT; TH E 495 FT; TH S 165 FT; TO PT OF BEG. 1.875 A. 0

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 1 -	2.99@\$9000	1.88 Acres	9000	100		16,920
1.88 Total Acres Total Est. Land Value =						16,920

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	240	66	975
Total Estimated Land Improvements True Cash Value =				975

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 1962

(11) Heating System: Electric Baseboard

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
1+ Story	Siding	Crawl Space	448		
Total:			147,270	95,725	

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	770	
Water/Sewer				
1000 Gal Septic	1	4,386	2,851	
Water Well, 50 Feet	1	3,344	2,174	

Porches				
WCP (1 Story)	32	2,305	1,498	
WCP (1 Story)	26	1,990	1,293	
WCP (1 Story)	64	3,514	2,284	

Deck				
Treated Wood	352	5,650	3,672	
w/Roof (Roof portion)	32	626	407	
w/Roof (Roof portion)	120	1,922	1,249	
w/Roof (Roof portion)	24	487	317	

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	400	14,808	9,625	
Common Wall: 1 Wall	1	-1,972	-1,282	
Door Opener	2	935	608	

Built-Ins				
Appliance Allow.	1	1,897	1,233	

Fireplaces				
Wood Stove	2	4,214	2,739	

Breezeways				
Frame Wall	200	11,760	7,644	

Totals:	204,321	132,807		

Notes:

Parcel Number: 009-020-013-00

Page: 2

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

163,353

2026 Est. T.C.V. 009-020-013-00					=	181,248	
Est. TCV/Total Floor Area = 149.05, Most recent sale 09/18/2014 for 84,500							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
78,900	78,900		78,900	50,573	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,700	0	0	1,365	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,600	90,600		90,600	51,938	51,938	51,938	

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	88,700	88,700	88,700	82,995	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	17,300	67,800	0	528	63,439	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	38,200	38,200	38,200	20,084	20,084	0	

03/24/2026 12:39 PM		Valuation Report		DB: Lake2026	
009-020-015-00		2026 Est. T.C.V.		ROBERTSON MARK A	
Property Class: 401				3806 S LACHANCE RD	
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651	
. SEC 20 T22N R8W BEG N 88 DEG 54' 20" W 330 FT FROM NE COR OF SE 1/4 OF SE 1/4 N 88 DEG 54' 20" W 49.5 FT S 01 DEG 00' W 495 FT TH S 88 DEG 54' 20" E 179.8 FT N 44 DEG 32' E 72.4 FT N 21 DEG 07' W 464 FT TO BEG. 1.3028 A.					
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
I 200' @ 250/	251.00	226.11	0.9448	0.8671	250 100 51,407
251 Actual Front Feet, 1.30 Total Acres					Total Est. Land Value = 51,407
Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
D/W/P: 4in Concrete			6.96	244 50	849
Ad-Hoc Unit-In-Place Items					
Description			Rate	Size % Good	Cash Value
/CI16/YARI/CHALF/04'/211			14.00	140 100	1,960
Total Estimated Land Improvements True Cash Value =					2,809
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1970					
(11) Heating System: Electric Baseboard					
Ground Area = 1344 SF Floor Area = 1344 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
1 Story	Siding	Slab	576		
Total:			173,901	121,731	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
Water/Sewer					
1000 Gal Septic			1	4,689	3,282
Water Well, 50 Feet			1	3,344	2,341
Porches					
WGEP (1 Story)			112	11,045	7,731
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			675	18,063	12,644
Built-Ins					
Appliance Allow.			1	2,713	1,899
Fireplaces					
Wood Stove			1	2,503	1,752
Deck					
w/Roof (Roof portion)			144	2,493	1,745
Totals:			220,173	154,120	
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				189,567	
2026 Est. T.C.V. 009-020-015-00				=	243,783
Est. TCV/Total Floor Area = 181.39, Most recent sale 08/04/2006 for 90,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
102,200	102,200	102,200	41,071	2.70	

Parcel Number: 009-020-015-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,700	0	0	1,108	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	121,900	121,900	121,900	42,179	42,179	42,179

03/24/2026

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Valuation Report

DB: Lake2026

009-020-016-00

2026 Est. T.C.V.

TRINKLEIN PAUL A & SUSAN E

Property Class: 401

3800 S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG AT NE COR OF SE 1/4 OF SE 1/4 SEC 20N 88 DEG 54' 20" W 330

FT S 21 DEG 07' E 464 FT N 54 DEG 59' E 185.44 FT N 01 DEG 00' E 333.25 FT TO

BEG. 2.4604 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	185.00	579.23	1.0197	1.0970	250	100	CLAM RIVER	51,734
185 Actual Front Feet, 2.46 Total Acres					Total Est. Land Value =			51,734

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	494	50	1,625
D/W/P: 4in Ren. Conc.	8.17	304	50	1,242
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				4,157

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 10

Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
Total:				210,488	164,182

Other Additions/Adjustments

Recreation Room	675	12,805	9,988
Exterior			
Stone Veneer	360	13,169	10,272
Basement, Outside Entrance, Below Grade	1	2,727	2,127

Plumbing

Average Fixture(s)	1	1,422	1,109
3 Fixture Bath	1	4,478	3,493
2 Fixture Bath	1	2,996	2,337

Water/Sewer

1000 Gal Septic	1	4,689	3,657
Water Well, 50 Feet	1	3,344	2,608

Porches

WPP	360	6,422	5,009
WPP	344	6,140	4,789

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	792	23,982	18,706
Storage Over Garage	400	4,716	3,678
Door Opener	2	935	729

Built-Ins

Appliance Allow.	1	2,713	2,116

Totals:

301,026

234,800

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

288,804

Parcel Number: 009-020-016-00

Page: 2

Cost Est. for Res. Bldg: 2 Single Family 1S

Cls C

Blt 0

(11) Heating System: Wall/Floor Furnace
Ground Area = 360 SF Floor Area = 360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	360		
			Total:	51,347	38,510

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,422	1,066	

Built-Ins					
Appliance Allow.		1	2,713	2,035	

Totals: 55,482 41,611

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 51,182

2026 Est. T.C.V. 009-020-016-00				=	395,877
Est. TCV/Total Floor Area = 248.67, Most recent sale 05/15/2010 for 150,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
168,200	168,200	168,200	98,872	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	29,700	0	0	2,669	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
197,900	197,900	197,900	101,541	101,541	101,541

GREBE ROBERT & TANYA
3820 S LACHANCE RD
LAKE CITY, MI 49651

Built-Ins

Parcel Number: 009-020-017-00

Page: 2

Appliance Allow.	1	2,713	2,170	
Fireplaces				
Interior 1 Story	1	5,235	4,188	
Wood Stove	1	2,503	2,002	
Deck				
w/Roof (Roof portion)	360	5,429	4,343	
Local Cost Items				
GENERATOR	1	1	1	*95% Good
Totals:		425,845	340,662	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 419,014

2026 Est. T.C.V. 009-020-017-00				=	665,160
Est. TCV/Total Floor Area = 561.79, Most recent sale 05/24/2023 for 570,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
298,000	298,000	298,000	258,368	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,600	0	6,975	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
332,600	332,600	332,600	265,343	265,343	265,343

009-020-018-002026 Est. T.C.V.HOLBROOK JANET K TRUST
Property Class: 402S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 20 T22N R8W COMM AT SE COR OF SEC TH S 89 DEG 29' 32" W 2236.22 FT TO POB
TH N 09 DEG 53' 35" W 516.03 FT TH N 46 DEG 10' 25" W 470.74 FT TH S 01 DEG 31'
25" E 838.23FT TH N 89 DEG 29' 32" E 406.00 FT TO POB. 5.56 A.

R/T-10, NO ELECTRIC-10 SWAMP TERRAIN -30
ADD 120 FT RIVER FRONTAGE FOR 05
REMOVE LOC ADJ (OWNS ADJACENT)
CHG SWAMP TO -40..
PROPERTY UNDERVALUED !!!

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	470.00	515.31	0.8077	1.0654	110	100	44,486
470 Actual Front Feet, 5.56 Total Acres			Total Est. Land Value =				44,486

2026 Est. T.C.V. 009-020-018-00						=	44,486
Est. TCV/Total Floor Area = 37.57							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
18,200	18,200	18,200		5,115	2.70		
2026 New Eq. Adjustment	Loss			Additions	Tax Adjustment	Losses	
0	4,000	0		0	138	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
22,200	22,200	22,200		5,253	5,253	0	

009-020-019-002026 Est. T.C.V.HOLBROOK JANET K TRUST
Property Class: 402S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 20 T22N R8W COMM AT SE COR OF SEC TH S 89 DEG 29' 32" W ALONG S SEC LINE
1767.31 FT TO POB TH N 17 DEG 58' 21" W 750.08 FT TH S 38 DEG 34' 09" W 283.99
FT TH N 85 DEG 13' 44" W 149.72 FT TH S 09 DEG 53' 35" E 516.03 FT TH N 89 DEG
29' 32" E 468.91 FT TO POB. 5.56 A.

ADD 33 FT RIVER FRONTAGE FOR 05
SWAMP-30 NO ELECTRI-10 R/T-10

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		468.910 X 516.503	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	100.00	400.00	1.1892	1.0000	250 100	29,730
Residentia INFERIOR@\$1400		4.64 Acres		1400	100	6,499
100 Actual Front Feet, 5.56 Total Acres			Total Est. Land Value =			36,229

2026 Est. T.C.V. 009-020-019-00					=	36,229
Est. TCV/Total Floor Area = 30.60						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
15,100	15,100	15,100	5,527		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	149	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,100	18,100	18,100	5,676	5,676	0	

009-020-020-002026 Est. T.C.V.HOLBROOK JANET K TRUST

Property Class: 4013880 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 20 T22N R8W COMM AT SE COR OF SEC TH S 89 DEG 29' 32" W ALONG S SEC LINE
1539.11 FT TO POB TH N 07 DEG 23' 40" W 877.22 FT TH S 65 DEG 26' 19" W 381.24
FT TH S 17 DEG 58' 21" E 750.08 FT TH N 89 DEG 29' 32" E 228.20 FT TO POB. 5.56
A.

ADD 20 FT RIVER FRONTAGE FOR 05
ADD WW/SS1 FOR 05 PER OWNER (3-04-BOR)
1982 32 FT 5TH WHEEL FOR 03 (UNLICENSED)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	200.00	635.28	0.8511	1.1226	250	100	47,770
A 200' @ 110/FF	181.24	635.28	0.8511	1.1226	110	100	19,047
381 Actual Front Feet, 5.56 Total Acres					Total Est. Land Value =		66,817

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1982

(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
w/Roof (Roof portion)			288	3,603	2,702
Unit-in-Place Cost Items					
TRAVEL TRAILER			3000	3,030	2,878 *95% Good
Totals:				6,633	5,580

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 6,863

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D-10 Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 520 SF Floor Area = 520 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	520		
Total:				46,531	25,590
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,109	2,260
Water Well, 100 Feet			1	5,150	2,832
Totals:				55,790	30,682

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 37,739
60% Completed => Est. True Cash Value 2026 = 22,643

2026 Est. T.C.V. 009-020-020-00 = 96,323
Est. TCV/Total Floor Area = 185.24
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-020-020-00

Page: 2

	41,400	41,400	41,400	9,974	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,800	0	0	269	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	48,200	48,200	48,200	10,243	10,243	0

03/24/2026
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Valuation Report

DB: Lake2026

009-020-021-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHOLTEN PHIL LIVING TRUST &
3840 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 20 T22N R8W COMM AT SE COR OF SEC TH S 89 DEG 29' 32" W ALONG S SEC LINE
1321.22 FT TO S 1/16 POST IN SE 1/4 OF SAID SEC AS POB TH N 01 DEG 15' 24" W
944.14 FT TH S 76 DEG 14' 51" W 319.34 FT TH S 07 DEG 23' 40" E 877.22 FT TH N
89 DEG 29' 32" E 218.00 FT TO POB. 5.56 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	319.00	400.00	0.8898	1.0000	250	100		70,964
Residentia INFERIOR@\$1400		2.63 Acres			1400	100		3,683
319 Actual Front Feet, 5.56 Total Acres							Total Est. Land Value =	74,647

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	21.63	1200	50	12,978
D/W/P: 4in Ren. Conc.	10.25	1400	50	7,175
Wood Frame	35.79	120	50	2,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
OUTDOOR FURNACE	2,500.00	1	95	2,375
LAND IMPROVE 10000	10,000.00	1	95	9,500

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/VINF/TWORH3648A	19.18	140	50	1,342
Total Estimated Land Improvements True Cash Value =				35,517

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls BC

Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 2674 SF Floor Area = 2674 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,674		
Total:				491,797	393,438

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,813	3,050

Plumbing

Average Fixture(s)	1	2,094	1,675
3 Fixture Bath	2	13,171	10,537

Water/Sewer

1000 Gal Septic	1	5,433	4,346
Water Well, 100 Feet	1	6,387	5,110

Porches

CCP (1 Story)	78	3,041	2,433
CCP (1 Story)	54	2,159	1,727

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Storage Over Garage	600	10,392	8,314
Common Wall: 1.5 Wall	1	-4,507	-3,606
Door Opener	2	1,317	1,054
Base Cost	1144	61,364	49,091

Class: BC Exterior: Pole (Unfinished)

Door Opener	2	1,317	1,054
Base Cost	2304	71,931	57,545

Built-Ins

Parcel Number: 009-020-021-00

Page: 2

Appliance Allow.	1	3,899	3,119
Fireplaces			
Interior 1 Story	1	6,783	5,426
Deck			
w/Roof (Roof portion)	324	6,742	5,394
Totals:		687,133	549,707

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 676,140

2026	Est. T.C.V. 009-020-021-00				=	786,304
Est. TCV/Total Floor Area = 294.06, Most recent sale 07/26/2006 for 289,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	336,800	336,800	336,800	193,153	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	56,400	0	0	5,215	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	393,200	393,200	393,200	198,368	198,368	198,368

009-020-022-00	2026 Est. T.C.V.	LEONARD RONALD D & MARY A
Property Class: 401		3890 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG 20 RDS; N OF SE COR OF SE 1/4 TH W AND PAR WITH S SEC LINE TO TH CLAM RIVER, TH NE'LY ALONG RIVER TO E SEC LINE, TH S ALONG SEC LINE TO BEG EXC S 100 FT THEREOF. 1.32 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	200.00	98.23	0.7647	0.7040	250	100 26,914
A 200' @ 110/FF	385.00	98.23	0.7647	0.7040	110	100 22,796
585 Actual Front Feet, 1.32 Total Acres					Total Est. Land Value =	49,711

Cost Est. for Res. Bldg: 1	Single Family	1.25S		Cls CD	Blt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
			Total:	150,920	98,097

Other Additions/Adjustments					
Recreation Room			468	8,508	4,254
Basement, Outside Entrance, Below Grade			1	2,293	1,490

Plumbing					
Average Fixture(s)			1	1,185	770
2 Fixture Bath			1	2,502	1,626

Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 100 Feet			1	5,415	3,520

Deck					
Treated Wood			260	4,636	3,013
Treated Wood			200	3,888	2,527

Balcony					
Wood Balcony			40	1,596	1,037

Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,077	12,400

Built-Ins					
Appliance Allow.			1	1,897	1,233

Fireplaces					
Interior 1 Story			1	4,610	2,996
Wood Stove			1	2,107	1,370

			Totals:	213,020	137,184

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	168,736

2026	Est. T.C.V. 009-020-022-00				=	218,447
Est. TCV/Total Floor Area = 186.71, Most recent sale 01/01/2018 for 136,311						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	92,400	92,400	92,400	81,164	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-020-022-00

Page: 2

	0	16,800	0	0	2,191	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	109,200	109,200	109,200	83,355	83,355	83,355

009-020-023-00	2026 Est. T.C.V.	ROBERTSON ROBIN K
Property Class: 401		3914 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 20 T22N R8W S 100 FT OF FOLLOWING: BEG 20 RDS N OF SE COR E 1/2 OF SE 1/4 TH W & PAR TO S SEC LINE TO THRD LINE CLAM RIVER TH NE'LY ALG THRD LINE TO E BDRY OF SEC TH S TO POB. .45 A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
I 200' @ 250/	100.00	215.00
100 Actual Front Feet,	0.49	Total Acres
	Rate	%Adj.
	250	100
	Reason	Value
		25,456
	Total Est. Land Value =	25,456
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 3.5 Concrete	6.58	600 71
Wood Frame	26.96	144 50
	Total Estimated Land Improvements True Cash Value =	4,744
Cost Est. for Res. Bldg: 1 Single Family 1.5S		
	Cls C	Blt 1973
(11) Heating System: Electric Baseboard		
Ground Area = 896 SF Floor Area = 1344 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior	Foundation
1.5 Story	Siding	Basement
		Size
		896
	Total:	181,590
		108,954
Other Additions/Adjustments		
Recreation Room	630	11,951
		5,975
Exterior		
Brick Veneer	344	5,697
		3,418
Basement, Outside Entrance, Below Grade	1	2,727
		1,636
Plumbing		
Average Fixture(s)	1	1,422
		853
2 Fixture Bath	1	2,996
		1,798
Water/Sewer		
1000 Gal Septic	1	4,689
		2,813
Water Well, 100 Feet	1	5,734
		3,440
Deck		
Treated Wood	384	6,121
		3,673
Treated Wood	24	1,075
		645
Built-Ins		
Appliance Allow.	1	2,713
		1,628
Fireplaces		
Interior 1 Story	1	5,235
		3,141
Carports		
Fiberglass	300	4,170
		2,502
	Totals:	236,120
		140,476
Notes:		
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	172,785
2026 Est. T.C.V. 009-020-023-00		
	=	202,985
Est. TCV/Total Floor Area = 151.03		

Parcel Number: 009-020-023-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	86,200	86,200	86,200	49,289	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	15,300	0	0	1,330	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	101,500	101,500	101,500	50,619	50,619	50,619	

009-020-024-002026 Est. T.C.V.WESTDORP TIM

Property Class: 4013934 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 20 T22N R8W E 1/2 OF SE 1/4 LYING S OF CLAM RIVER EXC BEG 20 RDS N OF SE COR THEREOF TH W PAR WITH S SEC LINE TO CLAM RIVER TH NE'LY ALONG CLAM RIVER TO E SEC LINE TH S ALONG SEC LINE TO POB ALSO EXC COMM AT A PT ON S SEC LINE 619.44 FT W OF SE COR THEREOF TH W 700.56 FT TH N TO CLAM RIVER TH SE'LY ALONG SD RIVER 975.61 FT TH S 498.34 FT TO POB & EXC BEG AT SE COR TH N 89 DEG 32'25" W 382.29 FT N 01 DEG 36'45" W 275 FT TO THREAD OF CLAM RIVER TH N'LY & E'LY ALONG THREAD OF RIVER TO A POINT WHICH IS N 89 DEG 32'25" W 215 FT & N 330 FT FROM POB TH S 89 DEG 32' 25" E 215 FT, TH S 330 FT TO POB. 2.25A.

REMOVE TT & WD FOR 05..ADD 1QS LOG HOME@45%.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	248.00	395.20	0.9476	0.9970	250	100	58,577
248 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =							58,577

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 952 SF Floor Area = 1190 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Basement	952	
Total:				195,523 166,184
Other Additions/Adjustments				
Recreation Room			476	9,030 7,675
Basement, Outside Entrance, Below Grade			1	2,727 2,318
Plumbing				
Average Fixture(s)			1	1,422 1,209
Water/Sewer				
1000 Gal Septic			1	4,689 3,986
Water Well, 100 Feet			1	5,734 4,874
Porches				
WCP (1 Story)			204	8,590 7,301
Deck				
Treated Wood			272	4,888 4,155
Built-Ins				
Appliance Allow.			1	2,713 2,306
Fireplaces				
Direct-Vented Gas			1	2,963 2,519
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost			1200	22,464 19,094
No Concrete Floor			1200	-6,552 -5,569

Parcel Number: 009-020-024-00

Page: 2

Totals:

254,191

216,052

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

265,744

2026 Est. T.C.V. 009-020-024-00					=	326,696
Est. TCV/Total Floor Area = 274.53, Most recent sale 08/01/2002 for 57,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
137,700	137,700	137,700	88,871	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,600	0	0	2,399	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
163,300	163,300	163,300	91,270	91,270		0

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-020-024-25
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BONVENTRE JOSEPH M & JOYCE A
3954 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG AT SE COR TH N 89 DEG 32'25" W 382.29 FT N 01 DEG 36'45" W
275 FT TO THREAD OF CLAM RIVER TH N'LY & E'LY ALONG THREAD OF RIVER TO A PT
WHICH IS N89 DEG 32'25" W 215 FT & N 330 FT FROM POB TH S 89 DEG 32'25" E 215 FT
TH S 330 FT TO POB. 2.6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	296.26	0.8505	0.9277	250	100		39,449
A 200' @ 110/FF	182.29	296.26	0.8505	0.9277	110	100		15,820
382 Actual Front Feet, 2.60 Total Acres								Total Est. Land Value = 55,269

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	1204	50	3,895
D/W/P: 4in Concrete	6.47	166	50	537
Wood Frame	20.05	560	50	5,614
Total Estimated Land Improvements True Cash Value =				10,046

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1956

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1920 SF Floor Area = 1920 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,416		
1 Story	Siding	Slab	504		
Total:			259,782	168,858	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	616	8,341	5,422

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	504	21,864	14,212
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Totals:

312,196	202,928

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 249,601

2026 Est. T.C.V. 009-020-024-25

=

314,916

Est. TCV/Total Floor Area = 164.02

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-020-024-25

Page: 2

	134,400	134,400	134,400	54,773	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,100	0	0	1,478	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	157,500	157,500	157,500	56,251	56,251	0

009-020-024-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHOLTEN PHIL LIVING TRUST &
S LACHANCE RD
LAKE CITY, MI 49651

. SEC 20 T22N R8W BEG 1071.38 FT W OF SE COR OF SE 1/4 TH W 248.62 FT TH N TO CLAM RIVER TH SE'LY ALONG SD RIVER 264 FT TH S 923.39 FT TO POB. 5.2703 A.

HAS POWER LINE THRU PROPERTY.. MARCH 03 BOR GAVE -10
LOC ADJUSTMENT.
ADD 84 FT OF RIVER FRONTAGE FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	248.00	400.00	0.9476	1.0000	250	100	58,754
Residentia INFERIOR@\$1400		2.99 Acres			1400	100	4,190
248 Actual Front Feet, 5.27 Total Acres					Total Est.	Land Value =	62,944

2026 Est. T.C.V. 009-020-024-50					=	62,944
Est. TCV/Total Floor Area = 32.78, Most recent sale 09/19/2006 for 26,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
25,600	25,600	25,600	18,041		2.70	
2026 New Eq. Adjustment		Loss	Additions		Tax Adjustment	Losses
0	5,900	0	0		487	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
31,500	31,500	31,500	18,528		18,528	18,528

009-020-025-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RIMATZKI DONALD & JANE
3926 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 20 T22N R8W A PART OF E 1/2 OF SE 1/4 DESC AS COMM AT A PT ON THE S LINE OF SAID SEC 619.44 FT W OF SE COR THEREOF TH W 451.94 FT TH N 923.39 FT TH S 62 DEG 44'50" E 135.97 FT TH S 78 DEG 26'10" E 77.07 FT TH S 47 DEG 06' 30" E 135.40 FT TH S 03 DEG 35' 10" E 213.42 FT TH S 68 DEG 18' 10" E 76.31 FT TH S 79 DEG 02' 50" E 73.44 FT TH S 498.35 FTTO POB EXC W'LY 100 FT THOF EXC W'LY 250 FT THOF. 3.8704 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	200.00	361.75	0.8094	0.9752	250	100		39,466	
A 200' @ 110/FF	266.00	361.75	0.8094	0.9752	110	100		23,095	
466 Actual Front Feet, 3.87 Total Acres Total Est. Land Value =								62,561	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	19.19	240	71	3,270
Total Estimated Land Improvements True Cash Value =				3,270

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D Blt 1957

(11) Heating System: Space Heater

Ground Area = 860 SF Floor Area = 860 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Crawl Space	860	
Total:			97,952	58,771
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	593
Water/Sewer				
1000 Gal Septic		1	4,109	2,465
Water Well, 50 Feet		1	3,344	2,006
Deck				
Treated Wood		168	3,404	2,042
Treated Wood		224	4,115	2,469
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		440	13,600	8,160
Built-Ins				
Appliance Allow.		1	1,607	964
Totals:			129,119	77,470

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 95,289

2026 Est. T.C.V. 009-020-025-00					=	161,120
Est. TCV/Total Floor Area = 187.35, Most recent sale 10/01/2002 for 60,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,600	67,600	67,600	38,469	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	0	1,038	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,600	80,600	80,600	39,507	39,507	0	

009-020-025-80	2026 Est. T.C.V.	SCHOLTEN PHILIP J TRUST &
Property Class: 401		3920 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

THE WEST 250 FEET OF THE FOLLOWING DESCRIBED PREMISES: A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 20, 619.44 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 20 AS THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH SECTION LINE OF SAID SECTION 20, 451.94 FEET; THENCE NORTH 923.39 FEET; THENCE SOUTH 62°44'50" EAST, 135.97 FEET; THENCE SOUTH 78°26'10" EAST, 77.07 FEET; THENCE SOUTH 47°06'30" EAST, 135.40 FEET; THENCE SOUTH 03°35'10" EAST, 213.42 FEET; THENCE SOUTH 68°18'10" EAST, 76.31 FEET; THENCE SOUTH 79°02'50" EAST, 73.44 FEET; THENCE SOUTH 498.35 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 100 FEET OF THE WEST 250 FEET OF THE FOLLOWING DESCRIBED PREMISES: A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, T22N, R8W, DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 20, 619.44 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 20 AS POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH SECTION LINE OF SAID SECTION 20, 451.94 FEET; THENCE NORTH 923.39 FEET; THENCE SOUTH 62°44'50" EAST, 135.97 FEET; THENCE SOUTH 78°26'10" EAST, 77.07 FEET; THENCE SOUTH 47°06'30" EAST, 135.40 FEET; THENCE SOUTH 03°35'10" EAST, 213.42 FEET; THENCE SOUTH 68°18'10" EAST, 76.31 FEET; THENCE SOUTH 79°02'50" EAST, 73.44 FEET; THENCE SOUTH 498.35 FEET TO THE POINT OF BEGINNING.

57-009-020-025-80

FORMELY ABBREVIATED AS:
SEC 20 T22N R8W (4*2004)
W'LY 250 FT OF BEG 619.44 FT W OF SE COR SEC 20, TH W 451.94 FT, TH N 923.39 FT, TH S 62 DEG 44'50" E 135.97 FT, TH S 78 DEG 26'10" E 77.07 FT, TH S 47 DEG 06'30" E 135.4 FT, TH S 03 DEG 35'10" E 213.42 FT, TH S 68 DEG 18'10" E 76.31 FT TH S 79 DEG 02'50" E 73.44 FT, TH S 498.35 FT TO POB.
EXC E 100 FT THEREOF. 3.05 A M/L

6/2016 1819428 QUIET, PEACEFUL, PRIVATE, SECLUDED, THESE ARE JUST SOME OF THE WORDS THAT DESCRIBE THIS HOME AND PROPERTY. WITH 150' OF CLAM RIVER FRONTAGE, GREAT FISHING AND SWIMMING. 3-4 BEDROOMS, 2 BATHS, LARGE YARD, 24X24 DETACHED GARAGE, 16X24 POLE BARN. LARGE GAZEBO AND FIRE PIT ACCENT THE YARD. CALL TODAY TO SET UP A SHOWING.

04 SPLIT 1.60 AC. TO 025-90 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	420.48	0.8920	1.0126	250	100		45,158
A 200' @ 110/FF	115.97	420.48	0.8920	1.0126	110	100		11,521
316 Actual Front Feet, 3.05 Total Acres					Total Est. Land Value =		56,680	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	432	0	0
Wood Frame	32.26	80	94	2,426
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,376

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1983

(11) Heating System: Forced Hot Water
Ground Area = 981 SF Floor Area = 1374 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
1.25 Story	Siding	Crawl Space	228		

Parcel Number: 009-020-025-80			Page: 2		
1 Story	Siding	Crawl Space	81		
Total:			166,928	125,215	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,066
3 Fixture Bath			1	4,478	3,358
Water/Sewer					
1000 Gal Septic			1	4,689	3,517
Water Well, 100 Feet			1	5,734	4,300
Porches					
WCP (1 Story)			32	2,480	1,860
WPP			333	5,947	4,460
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	21,479	16,109
Class: D Exterior: Pole (Unfinished)					
Base Cost			384	9,300	6,975
Built-Ins					
Appliance Allow.			1	2,713	2,035
Deck					
w/Roof (Roof portion)			164	2,793	2,095
Totals:			227,963	170,990	
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				210,318	

2026	Est. T.C.V. 009-020-025-80			=	270,374	
Est. TCV/Total Floor Area = 196.78, Most recent sale 07/28/2016 for 137,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	115,000	115,000	115,000	87,392	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,200	0	0	2,359	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	135,200	135,200	135,200	89,751	89,751	0

009-020-025-90
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RIMATZKI, DONALD & JANE
S LACHANCE RD
LAKE CITY, MI 49651

SEC 20 T22N R8W (0*2004)
THE E 100 FT OF W'LY 250 FT OF: BEG 619.44 FT W OF SE COR SEC 20, TH W 451.94
FT, TH N 923.39 FT, TH S 62 DEG 44'50" E 135.97 FT, TH S 78 DEG 26'10" E 77.07
FT, TH S 47 DEG 06'30" E 135.4 FT, TH S 03 DEG 35'10" E 213.42 FT, TH S 68 DEG
18'10" E 76.31 FT, TH S 79 DEG 02'50" E 73.44 FT, TH S 498.35 FT TO POB.
1.94 A M/L

04 SPLIT FROM 025-80 FOR 05 (EXEMPT..ADJ OWNER)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	101.90	400.00	1.1836	1.0000	250	100	30,153
Residentia INFERIOR@\$1400		1.00 Acres		1400	100		1,406
102 Actual Front Feet, 1.94 Total Acres			Total Est. Land Value =				31,559

2026	Est. T.C.V. 009-020-025-90				=	31,559	
Est. TCV/Total Floor Area = 22.97, Most recent sale 12/23/2004 for 0							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	12,800	12,800	12,800	8,922	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,000	0	0	240	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	15,800	15,800	15,800	9,162	9,162	0	

009-021-001-002026 Est. T.C.V.RICHARDS DIANA L
Property Class: 4019021 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 21 T22N R8W E 1/2 OF NE 1/4 EXC N 1450 FT OF E 990 FT THOF AND EXC N 880 FT
OF W 330 FT THOF & EXC S'LY 331 FT THOF. 30.3449A.

PARTIAL SPLIT TO 001-70 & 80 FOR 1995 001-90 FOR 1996, 001-30 FOR 1997
PRIVATE RD

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>400	\$3800	30.35 Acres	3800	100		115,330
		30.35 Total Acres	Total Est. Land Value =			115,330

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	17.88	960	50	8,582
Wood Frame	17.88	600	50	5,364
Total Estimated Land Improvements True Cash Value =				13,946

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	1,352	
Total:			119,305	89,477
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	741
3 Fixture Bath		1	3,128	2,346
Water/Sewer				
1000 Gal Septic		1	4,109	3,082
Water Well, 100 Feet		1	5,150	3,862
Built-Ins				
Appliance Allow.		1	1,607	1,205
Fireplaces				
Wood Stove		1	1,745	1,309
Deck				
w/Roof (Roof portion)		192	2,632	1,974
w/Roof (Roof portion)		216	2,894	2,170
Totals:			141,558	106,166

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 130,584

2026 Est. T.C.V. 009-021-001-00			=	259,860
Est. TCV/Total Floor Area = 192.20, Most recent sale 08/01/1996 for 20,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
125,400	125,400	125,400	59,217	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	4,500	0	0	1,598 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
129,900	129,900	129,900	60,815	60,815 60,815

03/24/2026

Valuation Report

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DB: Lake2026

009-021-001-30

2026 Est. T.C.V.

RICHARDS DIANA L &

Property Class: 402

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 21 T22N R8W S'LY 331 FT OF E 1/2 OF NE 1/4. 10.03A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	10.03 Acres	3800	100			38,114
		10.03 Total Acres			Total Est. Land Value =		38,114

2026 Est. T.C.V. 009-021-001-30

=

38,114

Est. TCV/Total Floor Area = 28.19, Most recent sale 01/16/2009 for 4,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,600	18,600	18,600	11,366	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	306	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,100	19,100	19,100	11,672	11,672	0

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-021-001-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HICKS LINCOLN M & HARRIS JENNA
9145 W KELLY RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W BEG N 89 DEG 49'12"W 660 FT FROM NE COR OF NE 1/4 TH N 89 DEG 49'12"W 150 FT, S 0 DEG 0'29"W 200 FT, S 89 DEG 49'12"E 150 FT, N 0 DEG 0'29"E 200 FT TO POB. .6887A.

SPLIT AND ADDED MH, GRG FOR 94 COMP FOR 95
SBA FOR 98 12X24 ADD'N TO GRG FOR 05..NOW 24X36

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	200.00	1.0746	0.8409	110	100		14,909
150 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value = 14,909

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	1600	0	0
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				2,121

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1987

(11) Heating System: Forced Warm Air

Ground Area = 1108 SF Floor Area = 1108 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	700		
Addition	Siding	Crawl	168		
Addition	Siding	Crawl	240		
Total:				82,618	28,915

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	689

Plumbing

Average Fixture(s)	1	1,010	353
3 Fixture Bath	1	2,944	1,030

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	624	22,720	7,952

Built-Ins

Appliance Allow.

1	2,713	950

Totals:

122,007	42,700

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 40,138

2026 Est. T.C.V. 009-021-001-40 = 57,168

Est. TCV/Total Floor Area = 51.60, Most recent sale 06/09/2025 for 50,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
23,300	23,300	23,300	21,824	2.70

2026

New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-021-001-40

Page: 2

	0	5,300	0	0	6,776	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,600	28,600	28,600	22,413	28,600	28,600	

009-021-001-50	2026 Est. T.C.V.	LEEUEW SHAWN P & AMANDA S						
Property Class: 401		9041 W KELLY RD						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
SEC 21 T22N R8W (3*1997) BEG N 89 DEG 49'12"W 170 FT FROM NE COR OF NE 1/4 TH S 0 DEG 0'29"W 220 FT, N 89DEG 49'12"W 160 FT, N 0 DEG 0'29"E 220 FT, S 89 DEG 49'12"E 160 FT TO POB. .81A.								
SPLIT & ADDED MH FOR 94 SPLIT 9.40 AC TO -001-52 FOR 98 USED MH FOR 04								
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	160.00	220.00	1.0574	0.8612	110	100		16,026
160 Actual Front Feet, 0.81 Total Acres					Total Est. Land Value =		16,026	
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
Metal Prefab					20.63	80	50	825
Total Estimated Land Improvements					True Cash Value =		825	
Cost Est. for Res. Bldg: 1 Mobile Home HUD								
					Cls Average		Blt 1986	
(11) Heating System: Wall Furnace								
Ground Area = 924 SF Floor Area = 924 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35								
Building Areas								
Type	Ext. Walls	Roof/Fnd.	Size		Cost New	Depr. Cost		
Main Home	Ribbed	Metal	924					
Total:					57,417	20,095		
Other Additions/Adjustments								
Skirting, Metal or Vinyl, Vertical					160	1,875		656
Plumbing								
Average Fixture(s)					1	1,010		353
3 Fixture Bath					1	2,944		1,030
Water/Sewer								
1000 Gal Septic					1	4,689		1,641
Water Well, 50 Feet					1	3,344		1,170
Built-Ins								
Appliance Allow.					1	2,713		950
Totals:					73,992	25,895		
Notes: HUD								
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:								24,341
2026 Est. T.C.V. 009-021-001-50								= 41,192
Est. TCV/Total Floor Area = 44.58, Most recent sale 03/01/2015 for 30,000								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
16,600	16,600		16,600		16,600		2.70	
2026 New	Eq.	Adjustment	Loss		Additions	Tax Adjustment		Losses
0	4,000		0		0	448		0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-		PRE/MBT
20,600	20,600		20,600		17,048	17,048		17,048

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-021-001-52
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STEINACKER SANDRA LOUISE
9039 W KELLY RD
LAKE CITY, MI 49651

SEC 21 T22N R8W (0*1999) BEG 1120 FT S OF NE COR OF NE 1/4 TH S 330 FT, W
330 FT, N 330 FT, E 330 FT TO POB. 2.5 A M/L

97 SPLIT FROM 001-50 FOR 98
99 SPLIT 2.6 AC TO 001-58 FOR 00
ADD MH FOR 00

05 Split 4.32 Ac. to 001-55 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	330.00	0.8823	0.9530	110	100		30,525
330 Actual Front Feet, 2.50 Total Acres								
Total Est. Land Value =								30,525

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.87	960	50	13,857
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				14,797

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1999

(11) Heating System: Forced Warm Air
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1216		
Total:				94,245	51,834

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 184 2,267 1,247

Plumbing

Average Fixture(s) 1 1,293 711
3 Fixture Bath 1 3,780 2,079

Water/Sewer

1000 Gal Septic 1 5,433 2,988
Water Well, 50 Feet 1 3,351 1,843

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost 384 23,459 12,902
Door Opener 1 659 362
No Concrete Floor 384 -3,034 -1,669

Built-Ins

Appliance Allow. 1 3,899 2,144

Deck

w/Roof (Roof portion) 96 2,294 1,262

Carports

Comp.Shingle 384 7,484 4,116
Comp.Shingle 384 7,484 4,116

Totals: 152,614 83,935

Notes:

Parcel Number: 009-021-001-52

Page: 2

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:					78,899
2026 Est. T.C.V. 009-021-001-52					= 124,221
Est. TCV/Total Floor Area = 102.16, Most recent sale 03/01/1999 for 20,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
51,900	51,900	51,900	27,594	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,200	0	0	745	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,100	62,100	62,100	28,339	28,339	28,339

009-021-001-55
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STEINACKER TED L
9045 W KELLY RD
LAKE CITY, MI 49651

SEC 21 T22N R8W (0*2005) BEG 550 FT S OF NE COR OF NE/4, TH S 570 FT, W 330 FT, N 570 FT, E 330 FT TO POB. 4.3182 A M/L

05 split from 001-52 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	330.00	570.00	0.8823	1.0926	110	100	34,994
330 Actual Front Feet, 4.32 Total Acres					Total Est. Land Value =		34,994

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 2003

(11) Heating System: Wall Furnace
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	952		
Total:				60,502	39,325

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,922	1,249

Plumbing

Average Fixture(s)	1	1,010	656
3 Fixture Bath	1	2,944	1,914

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	120	2,840	1,846
Treated Wood	80	2,182	1,418

Built-Ins

Appliance Allow.	1	2,713	1,763

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	2688	63,571	41,321

Totals: 145,717 94,714

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 89,031

2026 Est. T.C.V. 009-021-001-55					=	124,975
Est. TCV/Total Floor Area = 131.28, Most recent sale 02/24/2005 for 4,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
51,400	51,400	51,400	36,445	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,100		0	0	984	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-021-001-55

Page: 2

62,500	62,500	62,500	37,429	37,429	37,429

009-021-001-58	2026 Est. T.C.V.	TEWSLEY LARRY DAVID JR
Property Class: 401		9055 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 21 T22N R8W (0*1999) BEG 200 FT S OF NE COR OF NE 1/4 TH S 350 FT, W 330 FT, N 330 FT, E 160 FT, N 20 FT, E 170 FT TO POB. 2.5781A.		
SPLIT FROM 001-52 FOR 00. PRE IS FOR JOHN & JESSICA BRAINERD (LC PURCHASER - COPY ON FILE).		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
Residentia 1 - 2.99@ \$9000	2.58 Acres 9000 100	23,220
	2.58 Total Acres Total Est. Land Value =	23,220
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Wood Frame	32.26 80 50	1,290
	Total Estimated Land Improvements True Cash Value =	1,290
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1986		
(11) Heating System: Forced Warm Air		
Ground Area = 1120 SF Floor Area = 1120 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		
Building Areas		
Type	Ext. Walls Roof/Fnd. Size Cost New Depr. Cost	
Main Home	Ribbed Comp.Shingle 1120	
	Total: 69,640 24,373	
Other Additions/Adjustments		
Skirting, Metal or Vinyl, Vertical	188 2,203	771
Plumbing		
Average Fixture(s)	1 1,010	353
2 Fixture Bath	1 1,962	687
Water/Sewer		
1000 Gal Septic	1 4,689	1,641
Water Well, 50 Feet	1 3,344	1,170
Built-Ins		
Appliance Allow.	1 2,713	950
	Totals: 85,561 29,945	
Notes:		
	ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	28,148
2026 Est. T.C.V. 009-021-001-58 = 52,658		
Est. TCV/Total Floor Area = 47.02, Most recent sale 07/16/2019 for 13,500		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
23,400	23,400 23,400 17,142 2.70	
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 2,900 0 0 462 0		
2026 Assessed	MBOR S.E.V. Capped ->Taxable<- PRE/MBT	
26,300	26,300 26,300 17,604 17,604 17,604	

009-021-001-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BYARD FRANCES J
9199 W KELLY RD
Lake City, MI 49651

. SEC 21 T22N R8W N 880 FT OF W 330 FT OF E 1/2 OF NE 1/4 . 6.72Ac.
Combined from 009-021-001-45 for 2010.

RAYS NOTES

2 N/V OUT BLDGS
NEW PB FOR 04

Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-021-001-60, 009-021-001-45;
Child Parcel(s): 009-021-001-60;

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Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	330.00	887.04	0.8823	1.2203	110	100		39,085	
330 Actual Front Feet, 6.72 Total Acres					Total Est. Land Value =			39,085	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	252	94	1,736
Wood Frame	28.69	80	94	2,157
Wood Frame	34.86	36	94	1,180
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				6,043

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2009

(11) Heating System: Electric Baseboard
Ground Area = 1650 SF Floor Area = 1650 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Crawl Space	1,650	
Total:			188,673	169,806
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	1,066
3 Fixture Bath		1	3,721	3,349
Water/Sewer				
1000 Gal Septic		1	4,386	3,947
Water Well, 100 Feet		1	5,415	4,873
Porches				
WCP (1 Story)		108	4,820	4,338
Deck				
Treated Wood		312	5,223	4,701
Garages				
Class: CD Exterior: Pole (Unfinished)				
Door Opener		2	935	841
Base Cost		1568	33,226	29,903
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		676	24,012	21,611
Common Wall: 1 Wall		1	-2,421	-2,179

Parcel Number: 009-021-001-60

Page: 2

Door Opener	1	468	421	
Built-Ins				
Appliance Allow.	1	1,897	1,707	
Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)	72	289	286	*99% Good
Totals:		271,829	244,670	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 300,944

2026 Est. T.C.V. 009-021-001-60				=	346,072
Est. TCV/Total Floor Area = 209.74, Most recent sale 07/01/2005 for 0					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
148,800	148,800	148,800	83,872	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,200	0	2,264	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
173,000	173,000	173,000	86,136	86,136	86,136

009-021-001-70
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROOT RENTALS LLC
9019 W KELLY RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W BEG AT NE COR SEC 21 TH S 0 DEG 0'29" W 200 FT, N 89 DEG 49'12" W 170 FT, N 0 DEG 0'29" E 200 FT, S 89 DEG 49'12" E 170 FT TO POB.
.7805A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	170.70	200.00	1.0404	0.8409	250	100		37,335	
171 Actual Front Feet, 0.78 Total Acres					Total Est. Land Value =			37,335	

Cost Est. for Res. Bldg: 1

Mobile Home

HUD

Cls Average

Blt 1993

(11) Heating System: Forced Warm Air
Ground Area = 1036 SF Floor Area = 1036 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1036		
Total:				67,722	23,703
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,969	689
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood			80	2,182	764
Treated Wood			80	2,182	764
Built-Ins					
Appliance Allow.			1	2,713	950
Totals:				85,811	30,034
Notes: PRE 1976 CONSTRUCTION TYPE - HUD					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:					28,232

2026 Est. T.C.V. 009-021-001-70				=	65,567	
Est. TCV/Total Floor Area = 63.29, Most recent sale 06/12/2003 for 15,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	26,100	26,100	26,100	13,950	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,700	0	0	376	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	32,800	32,800	32,800	14,326	14,326	0

009-021-001-80	2026 Est. T.C.V.	HAMBLIN JOHN A & HAMBLIN CODEY		
Property Class: 401		9099 W KELLY RD		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651		
. SEC 21 T22N R8W BEG N 89 DEG 49' 12" W 330 FT FROM NE COR OF NE 1/4 TH N 89				
DEG 49' 12" W 330 FT, S 0 DEG 0' 28" W 1450 FT, S 89 DEG 49' 12" E 330 FT, N 0				
DEG 0' 28" E 1450 FT TO POB. 10.9848A.				
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
* Factors *				
Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
Residentia 8 - 17 @\$5600		10.98 Acres	5600	100 61,488
		10.98 Total Acres	Total Est. Land Value =	61,488
Land Improvement Cost Estimates				
Description			Rate	Size % Good Cash Value
Wood Frame			20.18	180 50 1,816
			Total Estimated Land Improvements True Cash Value =	1,816
Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Low	Blt 1993
(11) Heating System: Wall Furnace				
Ground Area = 0 SF Floor Area = 0 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35				
Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Other Additions/Adjustments				
			Totals:	0 0
Notes:				
			ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	0
Cost Est. for Res. Bldg: 2	Single Family	1S	Cls D	Blt 1960
(11) Heating System: Forced Air w/ Ducts				
Ground Area = 836 SF Floor Area = 836 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				
Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	836	
			Total:	112,463 61,853
Other Additions/Adjustments				
			Totals:	112,463 61,853
Notes:				
			ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	76,079
			20% Completed => Est. True Cash Value 2026 =	15,216
2026 Est. T.C.V. 009-021-001-80			=	78,520
Est. TCV/Total Floor Area = 93.92, Most recent sale 02/06/2023 for 45,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
36,000	36,000	36,000	24,744	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	668	0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<-	PRE/MBT
39,300	39,300	39,300	25,412	25,412 0

009-021-001-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRAINARD DALE
9171 W KELLY RD
LAKE CITY, MI 49651

SEC 21 T22N R8W BEG N 89 DEG 49'12"W 810 FT FROM NE COR OF NE 1/4 TH N 89 DEG 49'12"W 180 FT, S 0 DEG 0'29"W 1450 FT, S 89 DEG 49'12"E 330 FT, N 0 DEG 0'29"E 1250 FT, N 89 DEG 49'12"W 150 FT, N 0 DEG 0'29"E 200 FT TOPOB. 10.3A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.30 Acres			5600 100	57,680
		10.30 Total Acres			Total Est. Land Value =	57,680

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		17.88	468 50	4,184
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		0.00	0 95	950
		Total Estimated Land Improvements True Cash Value =		5,134

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1995

(11) Heating System: Wall Furnace

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Comp.Shingle	1056	
		Total:	48,339	16,919
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical		164	1,830	640
Plumbing				
Average Fixture(s)		1	783	274
Water/Sewer				
1000 Gal Septic		1	4,109	1,438
Water Well, 50 Feet		1	3,344	1,170
Porches				
WSEP (1 Story)		324	9,163	3,207
Foundation: Shallow		324	-1,646	-576
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost		384	9,300	3,255
No Concrete Floor		384	-2,097	-734
Built-Ins				
Appliance Allow.		1	1,607	562
		Totals:	74,732	26,155
Notes: HUD				
		ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:		24,586

2026 Est. T.C.V. 009-021-001-90					=	87,400
Est. TCV/Total Floor Area = 82.77						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
39,400	39,400	39,400	25,360	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-39,400	0	0	-25,360	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-021-001-90

Page: 2

43,700	0	0	26,044	0	0

009-021-003-002026 Est. T.C.V.MILLER DALE
Property Class: 4019291 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 11.68 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		11.68 Acres		5600	100	65,408
		11.68 Total Acres		Total Est. Land Value =		65,408

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1168 SF Floor Area = 1168 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,168		
			Total:	159,606	103,744
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
Water/Sewer					
1000 Gal Septic			1	4,689	3,048
Water Well, 50 Feet			1	3,344	2,174
Porches					
CGEP (1 Story)			104	8,323	5,410
Deck					
Treated Wood			239	4,488	2,917
w/Roof (Roof portion)			72	1,347	876
Built-Ins					
Appliance Allow.			1	2,713	1,763
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1620	38,313	24,903
			Totals:	224,245	145,759

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 179,284

2026	Est. T.C.V. 009-021-003-00				=	244,692
Est. TCV/Total Floor Area = 209.50, Most recent sale 01/24/2001 for 53,100						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	106,100	106,100	106,100	34,020	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,200	0	0	918	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	122,300	122,300	122,300	34,938	34,938	34,938

009-021-004-00	2026 Est. T.C.V.	TRUMBLE JEFFREY R TRUST
Property Class: 401		9251 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W N 20 RDS OF E 8 RDS OF W 1/2 OF NE 1/4. 1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	132.00	330.00	1.1095	0.9530	110	100		15,353
132 Actual Front Feet,	1.00	Total Acres			Total Est.	Land Value =		15,353

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1972

(11) Heating System: Space Heater

Ground Area = 768 SF Floor Area = 768 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	89,221	60,670

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	672

Water/Sewer

1000 Gal Septic	1	4,109	2,794

Water Well, 50 Feet	1	3,344	2,274

Built-Ins

Appliance Allow.	1	1,607	1,093

Totals:	99,269	67,503

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 83,029

2026 Est. T.C.V. 009-021-004-00 = 98,382

Est. TCV/Total Floor Area = 128.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
41,300	41,300	41,300	20,400	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,900	0	0	550	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
49,200	49,200	49,200	20,950	20,950	0

009-021-004-50	2026 Est. T.C.V.	TRUMBLE JEFFREY R
Property Class: 401		9271 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W N 20 RDS OF E 16 RDS OF W 1/2 OF NE 1/4 EXC E 8 RDS THOF. 1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	132.00	330.00	1.1095	0.9530	110	100	15,353
132 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =		15,353

Cost Est. for Res. Bldg: 1	Single Family	HUD		Cls CD	Blt 1985

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1760 SF Floor Area = 1760 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
1 Story	Siding	Crawl Space	512		
Total:				199,968	119,981

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,185	711	
2 Fixture Bath		1	2,502	1,501	

Water/Sewer					
1000 Gal Septic		1	4,386	2,632	
Water Well, 50 Feet		1	3,344	2,006	

Deck					
Treated Wood		96	2,355	1,413	
Treated Wood		256	4,588	2,753	
w/Roof (Roof portion)		288	3,986	2,392	
w/Roof (Roof portion)		260	3,684	2,210	

Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost		960	20,966	12,580	

Built-Ins					
Appliance Allow.		1	1,897	1,138	

Totals:	248,861	149,317

Notes: 1985 MONTERAY MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:	147,824

2026 Est. T.C.V. 009-021-004-50				=	163,177
Est. TCV/Total Floor Area = 92.71					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
63,400	63,400	63,400	31,035	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,200	0	0	837	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,600	81,600	81,600	31,872	31,872	31,872

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-021-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HARROUN JANEEN L
9391 W KELLY RD X 100
LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL I OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 11.39
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		11.39 Acres			5600	100		63,784
		11.39 Total Acres					Total Est. Land Value =	63,784

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	48	0	0
Fencing: Wire Mesh, #9	3.78	600	0	0
Wood Frame	22.54	864	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1350 SF Floor Area = 1350 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	810		
1 Story	Siding	Crawl Space	540		
Total:				190,203	123,636

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	240	9,430	6,129

Deck

Treated Wood	280	4,978	3,236
Treated Wood	48	1,667	1,084

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	12,854

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals:

	241,218	156,795

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 192,858

03/24/2026

Valuation Report

12:39 PM

DB: Lake2026

Parcel Number: 009-021-005-00

Page: 2

Base Cost	33.00	648	21,384
Default Walls	20.77	648	13,459
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5 Depr. Cost = 6,098			
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 5,671			
Total Estimated True Cash Value of Agricultural Buildings = 5,671			
2026 Est. T.C.V. 009-021-005-00 = 263,263			
Est. TCV/Total Floor Area = 195.01			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
113,600	113,600	113,600	60,657 2.70
2026 New Eq. Adjustment	Loss		Additions Tax Adjustment Losses
0	18,000	0	0 1,637 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
131,600	131,600	131,600	62,294 62,294 62,294

PRE/MBT

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-021-006-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HARROUN JANEEN L
W KELLY RD X
LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 3.42
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	275.00	541.73	0.9235	1.0788	110	100		30,136
275 Actual Front Feet, 3.42 Total Acres					Total Est.	Land Value =		30,136

2026 Est. T.C.V. 009-021-006-00 = 30,136

Est. TCV/Total Floor Area = 22.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,300	12,300	12,300	4,912	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	132	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,100	15,100	15,100	5,044	5,044	5,044

009-021-007-002026 Est. T.C.V.JACOBS GARRY V

Property Class: 4019485 W KELLY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 3.26
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 3 - 7 @\$9000			3.26 Acres		9000 100	29,340
			3.26 Total Acres		Total Est. Land Value =	29,340

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		21.54	240 50	2,585
Wood Frame		20.05	480 50	4,812
	Total Estimated Land Improvements True Cash Value =			7,397

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,344	
			Total:	158,652 118,989
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 889
3 Fixture Bath			1	3,721 2,791
Water/Sewer				
1000 Gal Septic			1	4,386 3,289
Water Well, 50 Feet			1	3,344 2,508
Deck				
Treated Wood			128	2,912 2,184
Built-Ins				
Appliance Allow.			1	1,897 1,423
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost			1176	24,919 18,689
			Totals:	201,016 150,762

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 185,437

2026 Est. T.C.V. 009-021-007-00				=	222,174	
Est. TCV/Total Floor Area = 165.31						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,700	92,700	92,700	45,252	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,400	0	0	1,221	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,100	111,100	111,100	46,473	46,473	46,473	

009-021-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RICHARDS BRIAN & FOSTER JULIE &
9391 W KELLY RD X 351
LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL G OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 7.91
A.

FV TT OUT BLDG IS SBA CHECKED IN 05..VALUE OK (EVERETT STARKS LIVES THERE)
CHG SWAMP ADJ FORM 45% TO 25% FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF 293.00	1175.97	0.90	90	1.30	94	110	100	38,361	
293 Actual Front Feet, 7.91 Total Acres Total Est. Land Value =								38,361	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		18.01	384 50	3,458
Total Estimated Land Improvements True Cash Value =				3,458

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,560		
			Total:	134,209	80,525
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,109	2,465
Water Well, 50 Feet			1	3,344	2,006
Deck					
w/Roof (Roof portion)			144	2,066	1,240
			Totals:	143,728	86,236
Notes:					

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 106,071

2026 Est. T.C.V. 009-021-008-00					=	147,890
Est. TCV/Total Floor Area = 94.80, Most recent sale 03/14/2008 for 15,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,600	65,600	65,600	13,173	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
700	7,600	0	700	355	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,900	73,900	73,900	14,228	14,228	0	

009-021-009-002026 Est. T.C.V.RICHARDS JEFFREY J
Property Class: 4019391 W KELLY RD X 451
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 10.02
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.02 Acres	5600	100		56,112
		10.02 Total Acres	Total Est. Land Value =			56,112

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Gazeboo(s): Standard		7,019.50	1 50	3,510
	Total Estimated Land Improvements True Cash Value =			3,510

Cost Est. for Res. Bldg: 1 Mobile Home HUD				Cls Low	Blt 1970
(11) Heating System: Wall Furnace					
Ground Area = 924 SF		Floor Area = 924 SF.			
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35					
Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	45,570	15,950
Other Additions/Adjustments					
Deck					
	Treated Wood		48	1,596	559
			Totals:	47,166	16,509
Notes:					
	ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				15,518

Cost Est. for Res. Bldg: 2 Single Family HUD			Cls CD	Blt 1980	
(11) Heating System: Forced Air w/ Ducts					
Ground Area = 1120 SF Floor Area = 1120 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,120		
			Total:	113,563	68,138
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Water/Sewer					
1000 Gal Septic			1	4,386	2,632
Water Well, 50 Feet			1	3,344	2,006
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1008	21,803	13,082
No Concrete Floor			1008	-6,038	-3,623
			Totals:	138,243	82,946
Notes: NORTH SIDE OF PARCEL					
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:					82,117

Parcel Number: 009-021-009-00

Page: 2

Ag. Bld 1 2015, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost	
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	4.55	1364	6,206
Default Walls	5.77	1364	7,870
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Depr. Cost =		12,668
ECF (4012 RURAL METES & BOUNDS) 0.930 =>	TCV of Bldg: 1 =		11,782

Ag. Bld 2 2011, 4 Wall Quonset, Utility	Class:D,Pole	Quality:Low Cost	
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	12.26	1680	20,597
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Depr. Cost =		18,537
ECF (4012 RURAL METES & BOUNDS) 0.930 =>	TCV of Bldg: 2 =		17,240

Ag. Bld 3 2021, Lean-To Greenhouse, Quonset	Class:S	Quality:Cheap	
Height: 8 ft			
Description	Rate	Size	Cost New
Base Cost	5.15	2600	13,390
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98	Depr. Cost =		13,122
ECF (4012 RURAL METES & BOUNDS) 0.930 =>	TCV of Bldg: 3 =		12,204

Total Estimated True Cash Value of Agricultural Buildings

=

41,226

2026 Est. T.C.V. 009-021-009-00	=	198,483
Est. TCV/Total Floor Area = 97.11, Most recent sale 02/05/2004 for 115,500		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
86,500 86,500 86,500 58,555 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 12,700 0 0 1,580 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
99,200 99,200 99,200 60,135 60,135 60,135		

03/24/2026

Valuation Report

12:39 PM

DB: Lake2026

009-021-010-00	2026 Est. T.C.V.	RICHARDS BRIAN & FOSTER JULIE
Property Class: 401		9391 W KELLY RD X 400
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143. 10.01

A.

MOVED 40X100 QUONSET BLDG HERE FOR 06 FROM 011-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Residentia 8 - 17 @\$5600		10.01 Acres	5600	100	56,056
		10.01 Total Acres	Total Est. Land Value =		56,056

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Vnyl, 3 Rail		20.00	300 50	3,000
D/W/P: 4in Ren. Conc.		6.60	4000 50	13,200
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				17,150

Cost Est. for Res. Bldg: 1	Single Family	BOCA/STATE	Cls	D	Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,216		
			Total:	109,281	87,425

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790
3 Fixture Bath	1	3,128	2,502

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	287	4,833	3,866
w/Roof (Roof portion)	108	1,595	1,276

Built-Ins

Appliance Allow.	1	1,607	1,286
Totals:		128,885	103,107

Notes:

ECF (201C COMMERCIAL GROUP C) 1.230 => TCV:	126,822

Ag. Bld 1 2013, 4 Wall Loafing Shed	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	3.37	2220	7,481
Default Walls	5.25	2220	11,655

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92 Depr. Cost = 17,605

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 18,661

Total Estimated True Cash Value of Agricultural Buildings	=	18,661

Parcel Number: 009-021-010-00

Page: 2

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 0

Description of Occupancy: SILVER ROOF

Costs are taken from the Sheds - Arch-Rib (Quonset), Light Commercial cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 28.70

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.39 100%

Adjusted Square Foot Cost for Upper Floors = 32.09

Total Floor Area: 4,000 Base Cost New of Upper Floors = 128,360

Reproduction/Replacement Cost = 128,360

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0

Total Depreciated Cost = 46,210

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 48,982

Replacement Cost/Floor Area= 32.09 Est. TCV/Floor Area= 12.25

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 2011

Description of Occupancy: NE OF ARCH RIB BLDG

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 72

Base Rate for Upper Floors = 23.81

Adjusted Square Foot Cost for Upper Floors = 23.81

Total Floor Area: 320 Base Cost New of Upper Floors = 7,619

Reproduction/Replacement Cost = 7,619

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 5,029

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 5,330

Replacement Cost/Floor Area= 23.81 Est. TCV/Floor Area= 16.66

Total Estimated True Cash Value of Commercial/Industrial Buildings =

54,312

2026 Est. T.C.V. 009-021-010-00				=			273,001
Est. TCV/Total Floor Area = 49.31							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	150,100	150,100	150,100	95,480	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-600	13,000	0	2,354	8,269	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	136,500	136,500	136,500	89,565	89,565	52,843	

009-021-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RICHARDS NANCY JILL
9461 W KELLY RD X500
LAKE CITY, MI 49651

SEC 21 T22N R8W PCLS A & B OF THE SURVEY RECORDED IN LIBER S-1 AT PP 141-143.
20.02 A.

ADD 40X100 QUONSET BLDG FOR 05..NO PERMIT..SEE BLDG DEPT VIOLATION
LTR IN FILE. DATED 10-25-2004. REMOVED FOR 06..ASSESSED TO 021-010-00
POVERTY 08

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18	-29 @\$5000	20.02 Acres	5000	100		100,100
20.02 Total Acres			Total Est. Land Value =			100,100

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		25.60	100 50	1,280
Total Estimated Land Improvements			True Cash Value =	1,280

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1980

(11) Heating System: Wall Furnace
Ground Area = 1872 SF Floor Area = 1872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Comp.Shingle	1872	
Total:			94,189	43,328
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1 4,386	2,018
Water Well, 50 Feet			1 3,344	1,538
Deck				
Treated Wood			64 1,908	878
Treated Wood w/Roof (Deck Portion)			208 3,998	1,839
Treated Wood w/Roof (Roof portion)			208 3,099	1,426
Totals:			110,924	51,027

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCv: 47,965

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Fair Blt 1976

(11) Heating System: Heat Pump
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Comp.Shingle	720	
Total:			43,187	15,116
Other Additions/Adjustments				
Deck				
Treated Wood			80 2,133	747
Treated Wood			112 2,630	920
Totals:			47,950	16,783

Notes: NE ON PARCEL AT DRIVE

Parcel Number: 009-021-011-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

15,776

Ag. Bld 1 1976, 4 Wall Utility Building

Class:D,Pole

Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.29	1860	7,979
Default Walls	5.43	1860	10,100

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Depr. Cost =

6,328

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =

5,885

Total Estimated True Cash Value of Agricultural Buildings

=

5,885

2026 Est. T.C.V. 009-021-011-00

=

171,006

Est. TCV/Total Floor Area = 65.97						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,600	65,600	65,600	40,260	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,900	0	0	1,087	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,500	85,500	85,500	41,347	41,347	34,731	

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-021-012-00	2026 Est. T.C.V.	SCHROCK JEFFREY J & KATHI R
Property Class: 402		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W NE 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia INFERIOR@	\$1400	39.00 Acres	1400	100		54,600
Residentia ROAD @	ZERO	1.00 Acres	0	100		0
		40.00 Total Acres			Total Est. Land Value =	54,600

Land Improvement Cost Estimates				
Description		Rate	Size %	Good Cash Value
Wood Frame		23.09	348 50	4,017
Wood Frame		29.49	96 50	1,415
		Total Estimated Land Improvements True Cash Value =		5,432

2026 Est. T.C.V. 009-021-012-00	=	60,032			
Est. TCV/Total Floor Area = 23.16, Most recent sale 01/08/2021 for 55,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
29,600	29,600	29,600	28,654	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
400	0	0	400	773	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,000	30,000	30,000	29,827	29,827	0

009-021-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BURTON LARRY & ERLENE H&W
9979 W KELLY RD
LAKE CITY, MI 49651

SEC 21 T22N R8W (1*1999) BEG AT NW COR SEC 21 TH S 0 DEG 22'25"E 353.4 FT, N 51 DEG 25'12"E 421.07 FT, N 0 DEG 20'55"W 89.84 FT, N 89 DEG 49'55"W 330.93 FT TO POB. 1.69A.

99 SPLIT TO 013-40 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	163.87	819.78	1.0511	1.1965	110	100		22,669
90 Actual Front Feet, 3.78	Total Acres				Total Est. Land Value =			22,669

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
Total:			159,461	127,568	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,185	948	
3 Fixture Bath		1	3,721	2,977	
Water/Sewer					
1000 Gal Septic		1	4,386	3,509	
Water Well, 50 Feet		1	3,344	2,675	
Deck					
Treated Wood		120	2,776	2,221	
Treated Wood		48	1,628	1,302	
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		768	23,478	20,191	*86% Good
Built-Ins					
Appliance Allow.		1	1,897	1,518	
Totals:			201,876	162,909	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 200,378

2026 Est. T.C.V. 009-021-013-00					=	223,997
Est. TCV/Total Floor Area = 165.68						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
95,600	95,600	95,600	35,834	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,400	0	0	967	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-021-013-00

Page: 2

112,000	112,000	112,000	36,801	36,801	36,801

009-021-013-25
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MONETTE CLINTON E
9941 W KELLY RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W E 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 3 - 7 @\$9000			5.00 Acres		9000	100	45,000
		5.00 Total Acres			Total Est. Land Value =		45,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	24.86	120 46	1,372
Total Estimated Land Improvements True Cash Value =			1,372

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1418 SF Floor Area = 1418 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
1 Story	Siding	Crawl Space	362		
			Total:	166,108	107,971
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Porches					
WGEF (1 Story)			256	17,313	11,253
Deck					
Treated Wood			144	3,146	2,045
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			320	12,874	8,368
Built-Ins					
Appliance Allow.			1	1,897	1,233
			Totals:	210,253	136,665

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

168,098

2026 Est. T.C.V. 009-021-013-25		=	214,470
Est. TCV/Total Floor Area = 151.25, Most recent sale 07/08/2006 for 89,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
87,100	87,100	87,100	36,250
2026 New	Eq. Adjustment	Loss	Additions
0	20,100	0	0
2026 Assessed	MBOR	S.E.V.	Capped
107,200	107,200	107,200	37,228
		->Taxable<-	PRE/MBT
		37,228	37,228

03/24/2026

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Valuation Report

DB: Lake2026

009-021-013-40

2026 Est. T.C.V.

CONSUMERS ENERGY COMPANY

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 21 T22N R8W (1*1999) BEG S 0 DEG 22'25"E 353.4 FT FROM NW CORSEC 21 TH S 0
DEG 22'25"E 301.66 FT, S 89 DEG 47'45"E 330.64 FT, N 0 DEG 20'55" W 565.42 FT, S
51 DEG 25'12"W 421.07 FT TO POB. 3.29A.

99 SPLIT FROM 013-00 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		3.29 Acres		9000	100			29,610
		3.29 Total Acres		Total Est. Land Value =				29,610

2026 Est. T.C.V. 009-021-013-40 = 29,610

Est. TCV/Total Floor Area = 20.88, Most recent sale 11/01/1999 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
9,900	9,900	9,900	4,660	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,900	0	0	125	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,800	14,800	14,800	4,785	4,785	0

009-021-013-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KNAPP EMILY & TREVOR
3151 S LACHANCE RD
LAKE CITY, MI 49651

SEC 21 T22N R8W (2*2021) W 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4. 5 A.
9/14/21 SPLIT 5A TO 009-021-013-75
FORMERLY . SEC 21 T22N R8W N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4. 10 A.

Split/Comb. on 09/14/2021 completed 09/14/2021 TIM ;
Parent Parcel(s): 009-021-013-50;
Child Parcel(s): 009-021-013-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		4.75 Acres			9000	100		42,750
Residentia ROAD @ ZERO		0.25 Acres			0	100		0
		5.00 Total Acres			Total Est. Land Value =			42,750

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1900	0	0
Wood Frame	27.96	120	50	1,677
Wood Frame	25.46	180	50	2,291
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				5,868

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1991

(11) Heating System: Warm & Cool Air
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	924		
			Total:	64,698	35,583
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			160	1,875	1,031
Plumbing					
Average Fixture(s)			1	1,010	555
Water/Sewer					
1000 Gal Septic			1	4,689	2,579
Water Well, 50 Feet			1	3,344	1,839
Porches					
WGEP (1 Story)			204	11,740	6,457
Deck					
Treated Wood w/Roof (Deck Portion)			162	3,475	1,911
Treated Wood w/Roof (Roof portion)			162	2,764	1,520
Built-Ins					
Appliance Allow.			1	2,713	1,492
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,380	15,609
Local Cost Items					
GENERATOR			1	1	1 *100% Good

Parcel Number: 009-021-013-50

Page: 2

Totals:

124,689

68,577

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

64,462

2026 Est. T.C.V. 009-021-013-50					=	113,080
Est. TCV/Total Floor Area = 122.38, Most recent sale 12/10/2021 for 80,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
43,300	43,300	43,300	37,509	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,200	0	0	1,012	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,500	56,500	56,500	38,521	38,521	38,521	

009-021-013-752026 Est. T.C.V. DEYOUNG JON & DEYOUNG ROSHELL
Property Class: 401S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 21 T22N R8W (1*2021) E 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4. 5 A.
SPLIT ON 09/14/2021 FROM 009-021-013-50;

Split/Comb. on 09/14/2021 completed 09/14/2021 TIM ;
Parent Parcel(s): 009-021-013-50;
Child Parcel(s): 009-021-013-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia INFERIOR@\$1400		5.00 Acres	1400	100		7,000
		5.00 Total Acres	Total Est. Land Value =			7,000

2026 Est. T.C.V. 009-021-013-75 = 7,000						
Est. TCV/Total Floor Area = 7.58, Most recent sale 09/30/2021 for 3,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
3,500	3,500	3,500	3,409		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	91	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500	3,500	3,501	3,500	0	

009-021-014-00	2026 Est. T.C.V.	WIGGINS JON
Property Class: 401		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W NE 1/4 OF NW 1/4 OF NW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	660.00	660.00	0.7419	1.1334	110	100	61,049
660 Actual Front Feet, 10.00 Total Acres					Total Est. Land Value =		61,049

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	358 45	1,060
Wood Frame		24.21	240 46	2,673
Wood Frame		24.21	240 46	2,673
Total Estimated Land Improvements True Cash Value =				6,406

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Average	Blt 1972

(11) Heating System: Wall Furnace
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
Addition	Siding	Crawl	144		
Expando			92		
Total:				66,316	23,210
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			144	1,688	591
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Built-Ins					
Appliance Allow.			1	2,713	950
Deck					
w/Roof (Roof portion)			360	5,429	1,900
Totals:				85,189	29,815
Notes:					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				28,026	

2026 Est. T.C.V. 009-021-014-00				=	95,481	
Est. TCV/Total Floor Area = 110.51						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
39,300	39,300	39,300		20,662	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	8,400	0		0	557	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
47,700	47,700	47,700		21,219	21,219	0

009-021-015-002026 Est. T.C.V. DEYOUNG JON & ROSHELL
Property Class: 4013221 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W S 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		5.75 Acres	5600	100		32,200
Residentia INFERIOR@\$1400		4.00 Acres	1400	100	WETLAND	5,600
Residentia ROAD @ ZERO		0.25 Acres	0	100		0
10.00 Total Acres			Total Est. Land Value =		37,800	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	512	0	0
D/W/P: 4in Concrete	6.96	192	0	0
D/W/P: 4in Concrete	6.96	88	0	0
Wood Frame	24.96	192	50	2,396
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				3,396

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 1929 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding	Basement	780	
1 Story	Siding	Basement	36	
1 Story	Siding	Overhang	506	
1 Story	Siding	Overhang	22	
Total:			232,582	137,224

Other Additions/Adjustments			
Recreation Room	700	13,279	7,835
Basement, Outside Entrance, Below Grade	1	2,727	1,609
Plumbing			
Average Fixture(s)	1	1,422	839
2 Fixture Bath	1	2,996	1,768
Water/Sewer			
1000 Gal Septic	1	4,689	2,767
Water Well, 100 Feet	1	5,734	3,383
Porches			
CCP (1 Story)	36	1,218	719
WPP	9	468	276
Deck			
Treated Wood	400	6,284	3,708
w/Roof (Roof portion)	192	3,195	1,885
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	768	19,776	11,668
Class: C Exterior: Pole (Unfinished)			
Basement Garage: 2 Car	1	3,863	2,279
Door Opener	1	527	311

Parcel Number: 009-021-015-00

Page: 2

Built-Ins			
Appliance Allow.	1	2,713	1,601
Fireplaces			
Exterior 1 Story	1	6,387	3,768
Totals:			
		307,860	181,640

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 223,417

2026 Est. T.C.V. 009-021-015-00				=	264,613
Est. TCV/Total Floor Area = 137.18, Most recent sale 09/14/2018 for 140,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
114,800	114,800	114,800	86,137	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,500	0	0	2,325	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
132,300	132,300	132,300	88,462	88,462	88,462

009-021-016-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WANNER EDWARD H & EDITH &
3463 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 30 - 65	\$3800	35.00	Acres	3800	100	133,000
Residentia INFERIOR@	\$1400	5.00	Acres	1400	100	7,000
40.00 Total Acres				Total Est. Land Value =		140,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	1500 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,232	
Total:			169,234	101,539
Other Additions/Adjustments				
Recreation Room			308	5,599 3,359
Basement, Outside Entrance, Below Grade			1	2,293 1,376
Plumbing				
Average Fixture(s)			1	1,185 711
2 Fixture Bath			1	2,502 1,501
Water/Sewer				
1000 Gal Septic			1	4,386 2,632
Water Well, 100 Feet			1	5,415 3,249
Porches				
CPP			25	713 428
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			896	26,441 15,865
Common Wall: 1 Wall			1	-1,972 -1,183
Class: CD Exterior: Pole (Unfinished)				
Base Cost			560	14,034 8,420
Class: CD Exterior: Pole (Unfinished)				
Base Cost			1200	25,428 15,257
Built-Ins				
Appliance Allow.			1	1,897 1,138
Fireplaces				
Exterior 2 Story			1	6,914 4,148
Totals:			264,069	158,440
Notes:				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				194,881

Parcel Number: 009-021-016-00

Page: 2

2026	Est.	T.C.V.	009-021-016-00	=	337,256	
Est. TCV/Total Floor Area = 273.75						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	153,400	153,400	153,400	103,002	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,200	0	0	2,781	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	168,600	168,600	168,600	105,783	105,783	0

03/24/2026

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Valuation Report

DB: Lake2026

009-021-017-00

2026 Est. T.C.V.

GUNNERSON JOE PHIL (LE ETAL)

Property Class: 402

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W SE 1/4 OF NW 1/4. 40 A.

ACCESS THRU ADJACEN PARCEL..SAME OWNER....(PRT OF TRACT)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres		Total Est.	Land Value =		152,000

2026 Est. T.C.V. 009-021-017-00 = 152,000

Est. TCV/Total Floor Area = 123.38, Most recent sale 09/05/2002 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
74,000	74,000	74,000	18,472	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	498	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,000	76,000	76,000	18,970	18,970	0

009-021-018-002026 Est. T.C.V.HOEKSTRA ARTHUR N & THRESSA A
Property Class: 4019692 W CLAM RIVER DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 21 T22N R8W BEG S88°49'44"E 1471.78 FT & N0°35'11"E 445 FT FROM SW COR SEC 21, TH S88°49'29"E 239.08 FT, TH N25°00'12"E TO THE THREAD OF THE CLAM RIVER, TH NW'LY ALONG RIVER TO A PT ON E LINE OF CLAM RIVER WOODS & RAPIDS SUB EXTENDED, TH S0°35'11"W TO POB TOGETHER WITH EASEMENT. 5.72 AC.

AND SEC 21 T22N R8W BEG S88°49'44"E 1471.78 FT FROM SW COR SEC 21, TH N00°35'11"E 445 FT, TH S88°49'29"E 239.08 FT, TH N25°00'12"E 207.42 FT TO AN INTERMEDIATE TRAVERSE LINE OF THE CLAM RIVER, TH S38°28'07"E ALONG SAID LINE, 181.16 FT, TH S00°28'05"W 495.26 FT, TH N88°49'44"W 440 FT TO POB. TOGETHER WITH ALL LAND LYING BETWEEN SAID INTERMEDIATE TRAVERSE LINE AND THE THREAD OF THE CLAM RIVER. 5.18 AC.

10/23/2019 COMBINE 009-021-018-50

FORMELY SEC 21 T22N R8W BEG S88°49'44"E 1471.78 FT & N0°35'11"E 445 FT FROM SW COR OFF SEC 21, TH S88°49'29"E 239.08 FT, TH N25°00'12"E TO THE THREAD OF THE CLAM RIVER, TH NW'LY ALONG RIVER TO A PT ON ELINE OF ON E LINE OF CLAM RIVER WOODS & RAPIDS SUB EXTENDED, TH S0°35'11"W TO POB TOGETHER WITH EASEMENT. 5.72 AC.

SPLIT ON 06/24/2009 INTO 009-021-018-50;

10/23/2019 COMBINE 009-021-018-0

SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY ;

PARENT PARCEL(S): 009-021-018-00;

CHILD PARCEL(S): 009-021-018-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	440.00	1079.10	0.8211	1.2816	250 100	115,754
440 Actual Front Feet, 10.90 Total Acres					Total Est. Land Value =	115,754

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	29.49	96 50	1,415
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 5000	5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =			6,415

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1328 SF Floor Area = 1328 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,040		
1 Story	Siding	Crawl Space	288		
Total:				175,131	148,867

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
Water/Sewer			
1000 Gal Septic	1	4,689	3,986
Water Well, 50 Feet	1	3,344	2,842
Porches			
WGEP (1 Story)	192	15,567	13,232
WGEP (1 Story)	192	15,567	13,232

Parcel Number: 009-021-018-00

Page: 2

Foundation: Shallow	192	-1,260	-1,071
Deck			
Treated Wood	80	2,182	1,855
Treated Wood	216	4,201	3,571
Built-Ins			
Appliance Allow.	1	2,713	2,306

Totals:

228,034

193,835

Notes: AFF AFFIXTURE 1999 FAIRMONT MY00111672AB

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:

191,897

2026 Est. T.C.V. 009-021-018-00						=	314,066
Est. TCV/Total Floor Area = 236.50, Most recent sale 09/27/2022 for 277,900							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
126,900	126,900		126,900	122,652	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	30,100	0	0	3,311	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
157,000	157,000		157,000	125,963	125,963	125,963	

009-021-019-002026 Est. T.C.V.BURGESS KEVIN & LINDSAY B
Property Class: 4019606 W CLAM RIVER DR
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 21 T22N R8W E 718.64 FT OF SW 1/4 EXC PLAT OF CLAM RIVER WOODS & RAPIDS
EXC E 498.64 FT & EXC W 100 FT LYING S OF CLAM RIVER.1.2727 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	120.00	461.01	1.1362	1.0361	250	100		35,318	
120 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								35,318	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		24.86	120 94	2,804
Total Estimated Land Improvements True Cash Value =				2,804

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			576	16,451 14,806
Totals:			16,451	14,806

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 18,211

2026 Est. T.C.V. 009-021-019-00					=	56,333
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/30/2022 for 47,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,800	23,800	23,800	23,403	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	631	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,200	28,200	28,200	24,034	24,034	0	

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-021-019-80
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SIZEMORE JOE H
W CLAM RIVER DR
LAKE CITY, MI 49651

. SEC 21 T22N R8W W 100 FT OF E 718.64 FT OF SW 1/4 LYING S OF CLAM RIVER.
1.2121 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	527.08	1.1892	1.0714	250	100		31,853
100 Actual Front Feet, 1.21 Total Acres							Total Est. Land Value =	31,853

2026 Est. T.C.V. 009-021-019-80 = 31,853

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,700	12,700	12,700	5,141	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	138	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,900	15,900	15,900	5,279	5,279	0

009-021-020-00	2026 Est. T.C.V.	SMITHEE ROBERT D
Property Class: 401		9586 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W E 498.64 FT OF SW 1/4 EXC PLAT OF CLAM RIVER WOODS & RAPIDS.
6.3463 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	200.00	500.00	1.0000	1.0574	250 100	52,869
Residentia 3 - 7 @\$9000		4.05 Acres		9000	100	36,486
200 Actual Front Feet,	6.35	Total Acres		Total Est.	Land Value =	89,355

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	240	50	739
Total Estimated Land Improvements True Cash Value =				739

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1568 SF Floor Area = 1568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,568	
Total:			181,386	117,900
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	770
Water/Sewer				
1000 Gal Septic		1	4,386	2,851
Water Well, 50 Feet		1	3,344	2,174
Porches				
WSEP (1 Story)		224	10,461	6,800
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		768	17,610	12,503 *71% Good
Built-Ins				
Appliance Allow.		1	1,897	1,233
Fireplaces				
Interior 1 Story		1	4,610	2,996
Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)		240	962	683 *71% Good
Totals:			225,841	147,910

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	181,929

2026 Est. T.C.V. 009-021-020-00	=	272,023
Est. TCV/Total Floor Area = 173.48		
2025 Assessed	MBOR	S.E.V.
111,300	111,300	111,300
		Base for Cap
		52,838
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	24,700	0
		Tax Adjustment
		1,426
		Losses
		0
2026 Assessed	MBOR	S.E.V.
136,000	136,000	136,000
		Capped
		54,264
		->Taxable<-
		54,264
		PRE/MBT
		54,264

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-021-021-00

2026 Est. T.C.V.

HOBBS DAVID J & KAITLIN R

Property Class: 402

W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W NE 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@	\$3800	40.00 Acres	3800	100	40A	152,000
		40.00 Total Acres			Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-021-021-00 = 152,000

Est. TCV/Total Floor Area = 96.94, Most recent sale 06/27/2022 for 205,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
74,000	74,000	74,000	61,860	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	1,670	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,000	76,000	76,000	63,530	63,530	63,530

009-021-022-002026 Est. T.C.V.KOHLHAUS ROBERT & LAURA
Property Class: 401W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W NW 1/4 OF SE 1/4. 40 A.

OWNS 021-024-00 FOR ACCESS

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@	\$3800	40.00 Acres	3800	100		152,000
		40.00 Total Acres	Total Est. Land Value =			152,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		6.60	1000 50	3,300
Total Estimated Land Improvements True Cash Value =				3,300

2026 Est. T.C.V. 009-021-022-00				=	155,300	
Est. TCV/Total Floor Area = 99.04, Most recent sale 05/15/2020 for 115,002						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	74,000	74,000	74,000	40,920	2.70	
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	1,700	2,000	0	1,700	1,104	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,700	77,700	77,700	43,724	43,724	43,724

03/24/2026

Valuation Report

12:39 PM

DB: Lake2026

009-021-023-00

2026 Est. T.C.V.

HOBBS DAVID J & KAITLIN R

Property Class: 402

W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W E 1/2 OF SE 1/4 OF SE 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@	\$3800	20.00 Acres	3800	100	20A	76,000
		20.00 Total Acres			Total Est. Land Value =	76,000

2026 Est. T.C.V. 009-021-023-00

=

76,000

Est. TCV/Total Floor Area = 48.47, Most recent sale 06/27/2022 for 205,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
37,000	37,000	37,000	30,930	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	835	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,000	38,000	38,000	31,765	31,765	31,765

009-021-023-602026 Est. T.C.V.KOHLHAUS ROBERT & LAURA
Property Class: 401W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 21 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 LYING N OF LOTAN RD R/W 8.72 A M/L
6/2021 SPLIT PART S OF ROAD TO 009-021-023-70 2021-02000 FORMERLY. SEC 21 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC THAT PART LYING 33 FT EITHER SIDE OF A LINE DESC AS BEG AT SE COR OF W 1/2 OF W1/2 OF SE 1/4 OF SE 1/4, TH N 0 DEG 13' 03"W 24.39 FT AS POB, TH NW'LY 194.19 FTALG A 646.31 FT RADIUS CURVE TO THE RIGHT LONG CHORD N 56 DEG 33'55"W 193.46FT, TH N 47 DEG 57'28"W 228.9 FT TO PT OF ENDING. 9.36A.

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;
Parent Parcel(s): 009-021-023-60;
Child Parcel(s): 009-021-023-70;

SPLIT PART SOUTH OF LOTAN RD

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@\$3800		8.72 Acres	3800	100		33,136
		8.72 Total Acres	Total Est. Land Value =			33,136

2026 Est. T.C.V. 009-021-023-60 = 33,136						
Est. TCV/Total Floor Area = 21.13, Most recent sale 05/15/2020 for 115,002						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
16,100	16,100	16,100	8,865		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	239	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,600	16,600	16,600	9,104	9,104	9,104	

009-021-023-70
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOBBS DAVID J & KAITLIN R
W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 LYING S OF LOTAN RD R/W .64
A M/L
SPLIT ON 06/29/2021 FROM 009-021-023-60;

Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;
Parent Parcel(s): 009-021-023-60;
Child Parcel(s): 009-021-023-70;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia PARTOF>40@	\$3800	0.64	Acres	3800	100	2,432
		0.64	Total Acres		Total Est. Land Value =	2,432

2026 Est. T.C.V. 009-021-023-70 = 2,432						
Est. TCV/Total Floor Area = 1.55						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
1,200	1,200	1,200	672		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	18	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,200	1,200	1,200	690	690	690	

009-021-023-75
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOBBS DAVID & KAITLIN
W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC BEG AT SW COR THOF, TH
N 0 DEG 13'03"W 60 FT, S 71 DEG 26'22"E 190.12 FT, N 89 DEG 50'09"W 180 FT TO
POB. 9.88A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>80@\$3800		9.88 Acres	3800	100		37,544
		9.88 Total Acres	Total Est. Land Value =			37,544

2026 Est. T.C.V. 009-021-023-75 = 37,544						
Est. TCV/Total Floor Area = 23.94, Most recent sale 06/27/2022 for 29,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
18,300	18,300	18,300	14,939		2.70	
2026 New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses	
0	500	0		403	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
18,800	18,800	18,800	15,342		15,342	15,342

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-021-023-80
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MISSAUKEE COUNTY ROAD COMMISSION
W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W A PCL OF LAND LYING 33 FT EITHER SIDE OF A LINE DESC AS BEG AT
SE COR OF W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4, TH N 0 DEG 13'03"W 24.39 FT TO POB
TH NW'LY 194.19FT ALG A 646.31 FT RADIUS CURVE TO THE RIGHT LONG CHORD N 56 DEG
33'55"W 193.46 FT, TH N 47 DEG 57'28"W 228.94 FT TO POE. .64A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL <2A M/L		0.64 Acres	18000	100		11,520
		0.64 Total Acres	Total Est. Land Value =			11,520

2026 Est. T.C.V. 009-021-023-80

=

0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-021-023-95

2026 Est. T.C.V.

MISSAUKEE COUNTY ROAD COMMISSION

Property Class: 402

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W BEG AT SW COR OF E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 TH N 0 DEG
13'03"W 60 FT, S 71 DEG 26'22"E 190.12 FT, N 89 DEG 50'09"W 180 FT TO POB. .12A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	0.12 Acres	3800	100				456
0.12 Total Acres Total Est. Land Value =								456

2026 Est. T.C.V. 009-021-023-95 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-021-024-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOHLHAUS ROBERT & LAURA
W LOTAN RD
LAKE CITY, MI 49651

SEC 21 T22N R8W MISSAUKEE COUNTY MICHIGAN THAT PART OF SW1/4 OF SE1/4 LYING N'LY OF LOTAN RD (PART OF REMAINDER PCL OF 2020-00766 CSUR) 4/1/2020 SPLIT PARTS TO 009-021-024-50,60,70,80,90 FORMERLY . SEC 21 T22N R8W SW 1/4 OF SE 1/4 EXC THAT PART LYING 33 FT EITHER SIDE OF A LINE BEG 283.35 FT W OF SE COR THOF, TH N 47 DEG 57'28"W 791.6 FT TO THE PC OF A 600 FT RADIUS CURVE TO THE LEFT, NW'LY ALG CURVE 519.06 FT (LONG CHORD N 72 DEG 44'28"W 503.02 FT TO A PT OF A REVERSE CURVATURETH NW'LY 258.23 FT ALG A 600 FT RADIUS CURVE (LONG CHORD N 85 DEG 11'37"W 256.24 FT) TO POE. 37.62A.

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
Parent Parcel(s): 009-021-024-00;
Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80, 009-021-024-90;

4/1/2020 SPLIT TO 5 PINS: -50,60,70,80,90 REMAINDER -00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@\$3800	14.53 Acres		3800	100		55,214
	14.53 Total Acres		Total Est. Land Value =			55,214

2026 Est. T.C.V. 009-021-024-00 = 55,214						
Est. TCV/Total Floor Area = 35.21, Most recent sale 05/15/2020 for 115,002						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
26,900	26,900	26,900	14,889		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	402	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,600	27,600	27,600	15,291	15,291	15,291	

009-021-024-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TROY AND ASSOCIATES INC
W LOTAN RD
LAKE CITY, MI 49651

SEC 21 T22N R8W BEG N0°27'11"E 610.65FT FROM S1/4 COR TH N0°27'11"E 324.94FT, S87°20'47"E 259.67FT, S04°01'36"W 262.76FT, S87°41'58"W69.55FT, S74°35'11"W 180.57FT TO POB (PCL 1 2020-00766 CSUR)
SPLIT ON 04/01/2020 FROM 009-021-024-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
Parent Parcel(s): 009-021-024-00;
Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80, 009-021-024-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	250.00	282.27	0.9457	0.9165	250	100	54,176
250 Actual Front Feet, 1.62 Total Acres Total Est. Land Value =							54,176

2026 Est. T.C.V. 009-021-024-50 = 54,176							
Est. TCV/Total Floor Area = 34.55, Most recent sale 08/28/2020 for 35,500							
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM
21,700	21,700		21,700		17,611		2.70
2026 New Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses
0	5,400		0		475		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT
27,100	27,100		27,100		18,086		18,086 0

009-021-024-60	2026 Est. T.C.V.	TROY AND ASSOCIATES INC						
Property Class: 401		9421 W LOTAN RD						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
SEC 21 T22N R8W BEG N0°27'11"E 935.59FT & S87°20'47"E 259.67FT FROM S1/4 COR. TH S74°05'29"E 440.26FT, S47°39'28"W 378.71, N38°06'06"W 148.08FT, S87°41'58"W 70.65FT, N04°01'36"E 262.76FT TO POB (2020-00766 CSUR PCL 2) SPLIT ON 04/01/2020 FROM 009-021-024-00;								
Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ; Parent Parcel(s): 009-021-024-00; Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80, 009-021-024-90; -----								
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	218.68	466.12	0.9779	1.0390	250	100		55,547
219 Actual Front Feet, 2.34 Total Acres					Total Est. Land Value =			55,547
Cost Est. for Res. Bldg: 1 Single Family 1S				Cls	C	Blt	1969	
(11) Heating System: Forced Air w/ Ducts Ground Area = 800 SF Floor Area = 800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New	Depr.	Cost	
1 Story	Siding	Crawl Space		800				
				Total:	113,250	84,938		
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)				1	1,422	1,066		
Water/Sewer								
1000 Gal Septic				1	4,689	3,517		
Water Well, 50 Feet				1	3,344	2,508		
Porches								
WGEP (1 Story)				168	14,273	10,705		
WSEP (1 Story)				147	8,511	6,383		
WPP				22	1,143	857		
Deck								
Treated Wood				32	1,353	1,015		
Treated Wood				30	1,297	973		
Garages								
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
Base Cost				590	24,302	18,226		
Built-Ins								
Appliance Allow.				1	2,713	2,035		
Totals:					176,297	132,223		
Notes:								
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:					162,634			

2026 Est. T.C.V. 009-021-024-60					=	218,181
Est. TCV/Total Floor Area = 272.73, Most recent sale 08/28/2020 for 35,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,100	92,100	92,100	83,600	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,000	0	0	2,257	0

Parcel Number: 009-021-024-60

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	109,100	109,100	109,100	85,857	85,857	0

009-021-024-70
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TROY AND ASSOCIATES INC
W LOTAN RD
LAKE CITY, MI 49651

SEC 21 T22N R8W BEG N00°27'11"E 935.59FT, S87°20'47"E 259.67FT, & S74°05'29"E 440.26FT FROM S1/4 COR, TH S49°18'30"E 38.35FT, S47°22'11E 166.58FT, S49°43'58"W 412.25FTN N38°06'06"W 189.60FT, N47°39'28"E 378.71FT TO POB (2020-00766 CSUR PCL 3) 1.79A M/L
SPLIT ON 04/01/2020 FROM 009-021-024-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
Parent Parcel(s): 009-021-024-00;
Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80, 009-021-024-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	189.60	412.55	1.0134	1.0078	250	100		48,410	
190 Actual Front Feet, 1.80 Total Acres Total Est. Land Value =								48,410	

2026 Est. T.C.V. 009-021-024-70 = 48,410									
Est. TCV/Total Floor Area = 60.51, Most recent sale 08/28/2020 for 35,500									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
19,400	19,400		19,400		17,611		2.70		
2026 New Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
0	4,800		0		0		475		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
24,200	24,200		24,200		18,086		18,086		0

009-021-024-80
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOBBS DAVID J & KAITLIN R
W LOTAN RD
LAKE CITY, MI 49651

SEC 21 T22N R8W (0*2020) PART OF PCL 4 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 17 DESC AS: THAT PART OF BEG AT NE COR SEC 28, TH S 0 DEG 34'39"W 1317.20 FT, N 89 DEG 04'44"W 903.90 FT, N 33 DEG 29'58"E 103.51 FT, N 19 DEG 53'07"W 156.77 FT, N 38 DEG 49'54"W 210.98 FT, N 52 DEG 11'53"W 396.89 FT, N 07 DEG 55'06"W 285.53 FT, N 31 DEG 59'47"W 190.88 FT, N 85 DEG 42'09"W 318.73 FT, S 56 DEG 49'18"W 371.35 FT, S 85 DEG 36'31"W 137.73 FT, N 52 DEG 47'21"W 167.10 FT, N 63 DEG 58'46"E 262.31 FT, N 29 DEG 44'41"E 327.86 FT, N 09 DEG 58'44"W 249.43 FT N 38 DEG 06'06"W 118.20 FT, N 49 DEG 43'58"E 412.25 FT, S 47 DEG 22'11"E 853.96 FT, S 55 DEG 25'23"E 190.33 FT, S 89 DEG 14'52"E 1016.96 FT TO POB LYING IN SEC 21. APPROX 10A. SPLIT ON 04/07/2020 FROM 009-021-024-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
Parent Parcel(s): 009-021-024-00;
Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80, 009-021-024-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					~367.63 X 1184.887 IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000	
Residentia PARTOF>40@\$3800	8.16 Acres		3800		100			31,019	
200 Actual Front Feet,		10.00	Total Acres		Total Est. Land Value =			81,019	

2026 Est. T.C.V. 009-021-024-80					=		81,019	
Est. TCV/Total Floor Area = 101.27, Most recent sale 09/30/2020 for 300,800								
2025 Assessed		MBOR	S.E.V.	Base for Cap		IRM		
35,100		35,100	35,100	27,944		2.70		
2026 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0		5,400		0		754		0
2026 Assessed		MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
40,500		40,500	40,500	28,698		28,698		28,698

009-021-024-90
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOBBS DAVID J & KAITLIN R
W LOTAN RD
LAKE CITY, MI 49651

SEC 21 T22N R8W THAT PART BEG AT S1/4 COR TH N0°27'11"E 533.51FT, N82°52'08"E 299.33FT, S34°18'19"E 413.39FT, S02°23'13"E 204.23FT, S34°28'21"W 258.27FT, S76°45'27"W 236.42FT, S06°03'05"W 126.04FT, S37°22'54E 117.97FT, S78°2'57"E 203.44FT, N71°49'52"E 243.57FT, N57°14'53"E 183.55FT, S87°25'33"E 324.98FT, S02°2'21"W 366.99FT, S38°31'26"E 7.65FT, S80°28'03"E 150.32FT, S25°19'35"E 141.51FT, S62°34'48"E 225.64FT, S34°22'10"E 124.47FT, S14°22'04E 145.73FT, S39°22'36W 84.58FT, N89°04'44"W 1639.31FT, N88°51'29W 180.68FT, N0°23'06"E 1309.50FT, S88°50'29"E 181.22FT TO POB. APROX 7A (PART OF PCL 5 2020-00766 CSUR)
SPLIT ON 04/01/2020 FROM 009-021-024-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
Parent Parcel(s): 009-021-024-00;
Child Parcel(s): 009-021-024-50, 009-021-024-60, 009-021-024-70, 009-021-024-80, 009-021-024-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia INFERIOR@\$1400		7.00 Acres	1400	100		9,800
		7.00 Total Acres	Total Est. Land Value =			9,800
2026 Est. T.C.V. 009-021-024-90					=	9,800
Est. TCV/Total Floor Area = 12.25, Most recent sale 09/30/2020 for 300,800						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
4,900	4,900	4,900	4,773		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	127	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,900	4,900	4,900	4,901	4,900	4,900	

009-021-024-952026 Est. T.C.V.MISSAUKEE COUNTY ROAD COMMISSION

Property Class: 402

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W THAT PART OF SW 1/4 OF SE 1/4 LYING 33 FT EITHER SIDE OF A
LINE BEG 283.35 FT W OF SE COR THOF, TH N 47 DEG 57'28"W 791.6 FT TO PC OF A 600
FT RADIUS CURVE TO THE LEFT, NW'LY ALG CURVE 519.06 FT (LONG CHORD N 72 DEG
44'28"W 503.02 FT TO A PT OF A REVERSE CURVATURE TH NW'LY 258.23 FT ALG A 600 FT
RADIUS CURVE (LONG CHORD N 85 DEG 11'37"W 256.24 FT) TO POE.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		0.00	Total Acres		Total Est. Land Value =	0
2026 Est. T.C.V. 009-021-024-95					=	0
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
0	0	0	0		2.70	
2026	New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
0	0	0	0		0	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
0	0	0	0		0	0

009-022-001-002026 Est. T.C.V.HARRIS ANTHONY E & HARRIS LAWRENCE
Property Class: 102W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

E 1/2 OF NW SEC 22 T22N R8W 80 A M/L

SPLIT ON 12/31/2011 INTO 009-022-001-50: FORMERLY: SEC 22 T22N R8W E 1/2 OF NW
1/4 EXC N 605 FT OF W 1120 FT THOF & W/2 OF NE/4. 144.44 AC. M/L SPLIT ON
12/03/2007 INTO 009-022-001-90;

FORMERLY: SEC 22 T22N R8W W 1/2 OF NE 1/4 80 AC. M/L

COMBO W/008-00 FOR 98
FARMLAND EXEMPTION BEG 2002
FARMLAND EXEMPTION DENIED 2005

Split/Comb. on 12/31/2011 completed 12/31/2011 tim EXEMPT SPLIT >40 A EA
TO 022-001-50;
Parent Parcel(s): 009-022-001-00;
Child Parcel(s): 009-022-001-50;

Split/Comb. on 12/03/2007 completed 12/03/2007 RAY ;
Parent Parcel(s): 009-022-001-00;
Child Parcel(s): 009-022-001-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 66 - 120 Acres		80.00 Acres	3800	100		304,000
		80.00 Total Acres	Total Est. Land Value =			304,000

2026 Est. T.C.V. 009-022-001-00 = 304,000						
Est. TCV/Total Floor Area = 380.00, Most recent sale 11/16/2018 for 150,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
128,000	128,000	128,000	41,215		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	24,000	0	0	1,112	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,000	152,000	152,000	42,327	42,327	42,327	

009-022-001-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HARRIS ANTHONY
8519 W KELLY RD
LAKE CITY, MI 49651

SEC 22 T22N R8W E 1/2 OF NW 1/4 EXC N 605 FT OF W 1120 FTOF 64.4444A

SPLIT ON 12/31/2011 FROM 009-022-001-00;

COMBO W/008-00 FOR 98
FARMLAND EXEMPTION BEG 2002
FARMLAND EXEMPTION DENIED 2005

Split/Comb. on 12/31/2011 completed 12/31/2011 tim
TO 022-001-50;
Parent Parcel(s): 009-022-001-00;
Child Parcel(s): 009-022-001-50;

Split/Comb. on 12/03/2007 completed 12/03/2007 RAY
Parent Parcel(s): 009-022-001-00;
Child Parcel(s): 009-022-001-90;

EXEMPT SPLIT >40 A EA

;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 30 - 65	\$3800	64.45	Acres	3800	100	244,910
64.45 Total Acres					Total Est. Land Value =	244,910

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.53	1200	50	3,918
D/W/P: 4in Ren. Conc.	6.53	96	50	313
Wood Frame	18.61	288	50	2,680
Metal Prefab	13.30	96	50	638
Total Estimated Land Improvements True Cash Value =				7,549

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1994

Description of Occupancy: MAIN BUILDING

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Good

Stories: 1Story Height: 10Perimeter: 326

Overall Building Height: 10

Base Rate for Upper Floors = 37.99

(10) Heating system: Wall or Floor FurnaceCost/SqFt: 3.10100%

Adjusted Square Foot Cost for Upper Floors = 41.09

Total Floor Area: 4,840	Base Cost New of Upper Floors =	198,876
Reproduction/Replacement Cost =		198,876
Eff.Age:10Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0	Total Depreciated Cost =	131,258
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	122,070
Replacement Cost/Floor Area= 41.09	Est. TCV/Floor Area= 25.22	

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 2017

Description of Occupancy: SOUTH BUILDING

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Average

Stories: 1Story Height: 10Perimeter: 142

Base Rate for Upper Floors = 26.20

Parcel Number: 009-022-001-50

Page: 2

Adjusted Square Foot Cost for Upper Floors = 26.20

Total Floor Area: 1,240

Base Cost New of Upper Floors = 32,488

Reproduction/Replacement Cost = 32,488

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0

Total Depreciated Cost = 29,239

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 27,192

Replacement Cost/Floor Area= 26.20 Est. TCV/Floor Area= 21.93

Total Estimated True Cash Value of Commercial/Industrial Buildings = 149,262

2026 Est. T.C.V. 009-022-001-50 = 401,721

Est. TCV/Total Floor Area = 66.07, Most recent sale 10/09/2012 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
191,000	191,000	191,000	124,076	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,900	0	0	3,350	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,900	200,900	200,900	127,426	127,426	0	

009-022-001-902026 Est. T.C.V.HARRIS EVA MARIE
Property Class: 4018539 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

.SEC 22 T22N, R8W N 605 FT OF W 1120 FT OF E/2 OF NW/4 EXC N 360 FT OF W 660 FT
THEREOF. 10.10 AC. M/L
SPLIT ON 12/03/2007 FROM 009-022-001-00;

Split/Comb. on 12/03/2007 completed 12/03/2007 RAY ;
Parent Parcel(s): 009-022-001-00;
Child Parcel(s): 009-022-001-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.10 Acres		5600	100	56,560
		10.10 Total Acres		Total Est.	Land Value =	56,560

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		6.60	388 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
		Total Estimated Land Improvements	True Cash Value =	950

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2010

(11) Heating System: Forced Heat & Cool
Ground Area = 1160 SF Floor Area = 2392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
2 Story	Siding	Basement	1,160	
1 Story	Siding	Overhang	72	
		Total:	311,950	274,495

Other Additions/Adjustments

Exterior			
Stone Veneer	160	5,853	5,151

Plumbing			
Average Fixture(s)	1	1,422	1,251
3 Fixture Bath	1	4,478	3,941

Water/Sewer			
1000 Gal Septic	1	4,689	4,126
Water Well, 100 Feet	1	5,734	5,046

Porches			
WCP (1 Story)	448	15,443	13,590
CCP (1 Story)	72	2,208	1,943

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	676	26,776	23,563
Common Wall: 1 Wall	1	-2,589	-2,278
Door Opener	1	527	464

Built-Ins			
Appliance Allow.	1	2,713	2,387

	Totals:	379,204	333,679

Notes:

Parcel Number: 009-022-001-90

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

410,425

2026 Est. T.C.V. 009-022-001-90				=	467,935	
Est. TCV/Total Floor Area = 195.63, Most recent sale 05/05/2008 for 5,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
201,000	201,000	201,000	117,423	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	33,000	0	0	3,170	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
234,000	234,000	234,000	120,593	120,593	120,593	

03/24/2026

Valuation Report

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DB: Lake2026

009-022-002-00

2026 Est. T.C.V.

KOLODZIEJ PATRICIA TRUST

Property Class: 402

S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 22 T22N R8W N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres			5600 100		56,000
		10.00 Total Acres			Total Est. Land Value =		56,000

2026 Est. T.C.V. 009-022-002-00 = 56,000

Est. TCV/Total Floor Area = 23.41, Most recent sale 11/03/2017 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,000	25,000	25,000	7,788	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	3,000	0	0	210	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	7,998	7,998	0

009-022-003-002026 Est. T.C.V.CIARAVINO MARIE H
Property Class: 4013200 S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 22 T22N R8W S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.00 Acres	5600	100		56,000
10.00 Total Acres Total Est. Land Value =						56,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1153	50	4,225
Wood Frame	24.86	120	50	1,491
Wood Frame	33.62	48	50	807
Total Estimated Land Improvements True Cash Value =				6,523

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1993

(11) Heating System: Wall Furnace
Ground Area = 871 SF Floor Area = 871 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Siding	Comp.Shingle	871	
Total:			44,957	15,736
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			168	1,875 656
Plumbing				
Average Fixture(s)			1	783 274
Water/Sewer				
1000 Gal Septic			1	4,109 1,438
Water Well, 50 Feet			1	3,344 1,170
Deck				
Treated Wood			32	1,299 455
Treated Wood			80	2,086 730
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost			720	14,702 5,146
Built-Ins				
Appliance Allow.			1	1,607 562
Totals:			74,762	26,167

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 24,597

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 2025

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1292 SF Floor Area = 1292 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,292	
Total:			153,359	151,825

Parcel Number: 009-022-003-00

Page: 2

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	1,173
2 Fixture Bath	1	2,502	2,477
Water/Sewer			
1000 Gal Septic	1	4,386	4,342
Water Well, 100 Feet	1	5,415	5,361
Porches			
CCP (1 Story)	304	7,123	7,052
Built-Ins			
Appliance Allow.	1	1,897	1,878
Totals:		175,867	174,108

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 214,153

80% Completed => Est. True Cash Value 2026 = 171,322

2026 Est. T.C.V. 009-022-003-00		=	258,442
Est. TCV/Total Floor Area = 119.48, Most recent sale 08/01/1997 for 52,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
84,500	84,500	84,500	35,319
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
87,300	-42,600	87,300	953
	0		0
2026 Assessed	MBOR	S.E.V.	Capped
129,200	129,200	129,200	123,572
			->Taxable<-
			PRE/MBT
			123,572

009-022-004-002026 Est. T.C.V.COLLINSWORTH RICHARD L
Property Class: 401S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 22 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4. 20A. A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18 -29 @\$5000		20.00	Acres	5000	100	100,000
		20.00	Total Acres		Total Est.	Land Value = 100,000

Cost Est. for Res. Bldg: 1	Single Family	GRG		Cls CD	Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost			960	20,966 19,918
			Totals:	20,966 19,918

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	24,499

2026 Est. T.C.V. 009-022-004-00					=	124,499
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/2000 for 21,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
48,200	48,200	48,200	26,893	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,000	0	0	726	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,200	62,200	62,200	27,619	27,619	0	

03/24/2026

Valuation Report

DB: Lake2026

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009-022-006-00

2026 Est. T.C.V.

LAKE TOWNSHIP

Property Class: 201

W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 22 T22N R8W N 1/2 OF NE 1/4 OF NE 1/4 EXC BEG S 89 DEG 30'W 306.42 FT FROM
NE COR, TH S 89 DEG 30'W 259 FT, S 01 DEG 10'E 220.75 FTN 89 DEG 30'E 254 FT, N
0 DEG 30'W 220.7FT TO POB & EXC BEG 565.42FT W OF NE COR TH W 30FT, S 264FT, E
330 FT N 264 FT TO POB 16.7A.
SPLIT 2A ON 12/10/2018 TO 009-022-006-85;
FORMERLY . SEC 22 T22N R8W N 1/2 OF NE 1/4 OF NE 1/4 EXC BEG S 89 DEG 30'W
306.42 FT FROM NE COR, TH S 89 DEG 30'W 259 FT, S 01 DEG 10'E 220.75 FTN 89 DEG
30'E 254 FT, N 0 DEG 30'W 220.7FT TO POB. 18.7A.

H.S. REMOVED PER STATE RECISSION NOTICE 5-14-97

Split/Comb. on 12/10/2018 completed 12/10/2018 TIM ;

Parent Parcel(s): 009-022-006-00;

Child Parcel(s): 009-022-006-85;

11/27/2018 SPLIT 2 A TO 006-85

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000	16.70 Acres	5000	100				83,500
16.70 Total Acres Total Est. Land Value =								83,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 5in Ren. Conc.	8.84	3940	50	17,415
Total Estimated Land Improvements True Cash Value =				17,415

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2024

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 15 Perimeter: 288

Overall Building Height: 15

Base Rate for Upper Floors = 29.25

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.71 100%

Adjusted Square Foot Cost for Upper Floors = 32.96

Total Floor Area: 4,160 Base Cost New of Upper Floors = 137,114

Reproduction/Replacement Cost = 137,114

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 131,629

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 122,415

Replacement Cost/Floor Area= 32.96 Est. TCV/Floor Area= 29.43

Total Estimated True Cash Value of Commercial/Industrial Buildings = 122,415

2026 Est. T.C.V. 009-022-006-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/06/2023 for 66,800

2025 Assessed MBOR S.E.V. Base for Cap IRM

0 0 0 0 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 0 0 0 0 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

0 0 0 0 0 0

009-022-006-85	2026 Est. T.C.V.	ANDERSON KIMMY
Property Class: 401		8125 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 22 T22N R8W BEG 565.42FT W OF NE COR OF NE1/4 TH W 330FT, S264FT, E330FT, N264FT TO POB 2 A. SPLIT ON 12/10/2018 FROM 009-022-006-00;		
Split/Comb. on 12/10/2018 completed 12/10/2018 TIM ; Parent Parcel(s): 009-022-006-00; Child Parcel(s): 009-022-006-85; -----		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/FF	330.00 264.00 0.8823 0.9013 110 100	28,868
330 Actual Front Feet, 2.00 Total Acres	Total Est. Land Value =	28,868
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 4in Concrete	6.96 216 50	751
Total Estimated Land Improvements	True Cash Value =	751
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 2010		
(11) Heating System: Forced Warm Air Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76		
Building Areas		
Type	Ext. Walls Roof/Fnd. Size Cost New Depr. Cost	
Main Home	Ribbed Metal 1216	
	Total: 71,287	54,178
Other Additions/Adjustments		
Skirting, Metal or Vinyl, Vertical	184 2,156	1,639
Plumbing		
Average Fixture(s)	1 1,010	768
3 Fixture Bath	1 2,944	2,237
Water/Sewer		
1000 Gal Septic	1 4,689	3,564
Water Well, 100 Feet	1 5,734	4,358
Deck		
Treated Wood	180 3,721	2,828
Garages		
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	624 22,720	17,267
Built-Ins		
Appliance Allow.	1 2,713	2,062
	Totals: 116,974	88,901
Notes:		
	ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	83,567

2026 Est. T.C.V. 009-022-006-85	=	113,186
Est. TCV/Total Floor Area = 93.08		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
46,300 46,300 46,300 44,784 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 10,300 0 0 1,209 0		

Parcel Number: 009-022-006-85

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	56,600	56,600	56,600	45,993	45,993	45,993

03/24/2026

Valuation Report

DB: Lake2026

12:39 PM

009-022-006-95

2026 Est. T.C.V.

LAKE TOWNSHIP

Property Class: 201

8105 W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 22 T22N R8W BEG S 89 DEG 30' W 306.42 FT FROM NE COROF NE 1/4, TH S 89 DEG 30'W 259 FT, S 01 DEG 10'E 220.75 FT, N 89 DEG 30'E 254 FTN 0 DEG 30' W 220.7 FT TO POB. 1.3A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL <2A M/L			1.30 Acres		18000	100		23,400
		1.30 Total Acres			Total Est. Land Value =			23,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.67	20000	100	53,400
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/PICSA	43.90	480	100	21,072
Total Estimated Land Improvements	True Cash Value =			74,472

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 0

Description of Occupancy: CAL 140

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 375

Base Rate for Upper Floors = 96.36

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.55 100%

Adjusted Square Foot Cost for Upper Floors = 123.91

Total Floor Area: 4,506

Base Cost New of Upper Floors = 558,338

Reproduction/Replacement Cost = 558,338

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost = 379,670

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost	# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.	

(39) Miscellaneous

Canopies & Marquees:

Wood Frame

1 Up 36.50 75 1.000 1.000 2,738

Total Cost of Lump-Sum Items = 2,738

Total Cost New = 2,738

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 1,807

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost = 1,229

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
WATER WELL	5000.00	1	90	4,500
SEWER	3000.00	1	90	2,700

ECF (201B COMMERCIAL GROUP B)

1.060 => TCV of Bldg: 1 = 411,384

Replacement Cost/Floor Area= 125.91 Est. TCV/Floor Area= 91.30

Total Estimated True Cash Value of Commercial/Industrial Buildings = 411,384

2026 Est. T.C.V. 009-022-006-95 = 0

Parcel Number: 009-022-006-95

Page: 2

Est. TCV/Total Floor Area = 0.00							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
0	0		0	0	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0		0	0	0	0	

009-022-007-002026 Est. T.C.V.JENEMA JASON M & LYNN M
Property Class: 4013350 S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 22 T22N R8W N 1/2 OF SE 1/4 OF NE 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18	-29 @\$5000	20.00	Acres	5000	100	100,000
20.00 Total Acres Total Est. Land Value =						100,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 5000	5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =			4,750

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1971

(11) Heating System: Wall Furnace
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	600		
Addition	Siding	Crawl	160		
Addition	Siding	Slab	320		
Total:				81,809	28,633

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,010		353
Water/Sewer					
1000 Gal Septic		1	4,689		1,641
Water Well, 50 Feet		1	3,344		1,170

Porches					
WCP (1 Story)		80	4,008		1,403

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	23,910		8,368
Class: C Exterior: Pole (Unfinished)					
Base Cost		832	20,941		7,329

Built-Ins					
Appliance Allow.		1	2,713		950
Totals:			142,424		49,847

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 46,856

Cost Est. for Res. Bldg: 2 Single Family LOG Cls C 10 Blt 2004

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1380 SF Floor Area = 2070 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,380		

Parcel Number: 009-022-007-00		Page: 2		
		Total:	291,978	248,173
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,209	
3 Fixture Bath	1	4,478	3,806	
Water/Sewer				
1000 Gal Septic	1	4,689	3,986	
Water Well, 200 Feet	1	10,565	8,980	
Porches				
WCP (1 Story)	180	7,909	7,434	*94% Good
Deck				
Pine w/Roof (Deck Portion)	180	2,972	2,526	
Pine w/Roof (Roof portion)	180	3,022	2,569	
w/Roof (Roof portion)	519	7,780	6,613	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	840	37,766	32,101	
Storage Over Garage	672	8,897	7,562	
Common Wall: 1 Wall	1	-2,589	-2,201	
Door Opener	1	527	448	
Built-Ins				
Appliance Allow.	1	2,713	2,306	
		Totals:	382,129	325,512
Notes: 1PS PINE LOG				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			400,380	

2026	Est. T.C.V. 009-022-007-00				=	551,986
Est. TCV/Total Floor Area = 175.23, Most recent sale 01/01/1999 for 64,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	231,500	231,500	231,500	130,650	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	44,500	0	0	3,527	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	276,000	276,000	276,000	134,177	134,177	134,177

009-022-009-00	2026 Est. T.C.V.	DUVALL JON & LEEANN
Property Class: 401		8909 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 22 T22N R8W E 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 3 - 7 @\$9000			5.00 Acres		9000 100	45,000
		5.00 Total Acres			Total Est. Land Value =	45,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	192,413	163,552

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	1,007
3 Fixture Bath			1	3,721	3,163

Water/Sewer					
1000 Gal Septic			1	4,386	3,728
Water Well, 50 Feet			1	3,344	2,842

Deck					
Treated Wood			64	1,908	1,622
Treated Wood			9	395	336

Garages					
Class: CD Exterior: Pole (Unfinished)					
Door Opener			2	935	795
Base Cost			1200	25,428	21,614

Built-Ins					
Appliance Allow.			1	1,897	1,612
			Totals:	235,612	200,271

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 246,333

2026 Est. T.C.V. 009-022-009-00						=	291,333
Est. TCV/Total Floor Area = 173.41, Most recent sale 01/29/2026 for 0							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
120,000	120,000	120,000	53,555		2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	25,700	0	0	1,445	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
145,700	145,700	145,700	55,000	55,000	55,000		

009-022-009-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CELMER KATHLEEN
8981 W KELLY RD
LAKE CITY, MI 49651

SEC 22 T22N R8W (2*2002) W 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4 EXC N 339.44 FT OF E 129.36 FT TH OF. 3.992A.
2016-01611 EXEMPT PARCEL BOUNDRY TRANSFER FROM 022-009-90
FORMERLY SEC 22 T22N R8W (2*2002) W 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4 EXC N 379.44 FT OF E 143.51 FT THOF. 3.75A.

02 SPLIT 1.25 AC TO 009-90 FOR 03

2016-01611 EXEMPT PARCEL BOUNDRY TRANSFER FROM 022-009-90 BACK 40' AND THE WEST 14.15' TO ADJ 022-009-50

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		3.99 Acres	9000	100		35,928
		3.99 Total Acres	Total Est. Land Value =			35,928

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	1377	0	0
D/W/P: 4in Concrete	6.47	1275	0	0
D/W/P: 4in Concrete	6.47	100	0	0
Wood Frame	21.54	240	50	2,585
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				5,085

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1988

(11) Heating System: Forced Heat & Cool
Ground Area = 1322 SF Floor Area = 1322 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Basement	1,322	
			Total:	183,896
				128,725
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	829
3 Fixture Bath		1	3,721	2,605
Water/Sewer				
1000 Gal Septic		1	4,386	3,070
Water Well, 50 Feet		1	3,344	2,341
Porches				
CPP		38	983	688
Deck				
Treated Wood		509	7,192	5,034
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		768	23,478	16,435
Built-Ins				
Appliance Allow.		1	1,897	1,328
			Totals:	230,082
				161,055

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						198,098
2026 Est. T.C.V. 009-022-009-50						= 239,111
Est. TCV/Total Floor Area = 180.87, Most recent sale 05/01/2002 for 5,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
98,700	98,700	98,700	59,420	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,900	0	0	1,604	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,600	119,600	119,600	61,024	61,024	61,024	

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	20,323

Parcel Number: 009-022-009-90

Page: 2

Common Wall: 1 Wall	1	-2,589	-2,201
Built-Ins			
Appliance Allow.	1	2,713	2,306
Fireplaces			
Interior 1 Story	1	5,235	4,450
Totals:		209,943	178,452

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 219,496

2026 Est. T.C.V. 009-022-009-90	=	239,416
Est. TCV/Total Floor Area = 213.76, Most recent sale 06/01/2018 for 127,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
102,900 102,900 102,900 75,946 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 16,800 0 0 2,050 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
119,700 119,700 119,700 77,996 77,996 77,996		

009-022-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KENDALL JONATHON D
8745 W KELLY RD
Lake City, MI 49651

SEC 22 T22N R8W NE 1/4 OF NW 1/4 OF NW 1/4 EXC E 132 FT THOF & EXC W 296 FT THOF. 3.5152A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	234.00	657.00	0.9615	1.1321	110	100	28,018
234 Actual Front Feet, 3.53 Total Acres Total Est. Land Value =							28,018

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 2016

(11) Heating System: Forced Warm Air
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1216		
			Total:	92,239	73,791
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,293	1,034
Water/Sewer					
1000 Gal Septic			1	5,433	4,346
Water Well, 50 Feet			1	3,351	2,681
Deck					
Treated Wood w/Roof (Deck Portion)			200	4,252	3,402
Treated Wood w/Roof (Roof portion)			200	4,464	3,571
Treated Wood			16	758	606
Built-Ins					
Appliance Allow.			1	3,899	3,119
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1380	29,242	23,394
No Concrete Floor			1380	-8,266	-6,613
			Totals:	136,665	109,331

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 102,771

2026 Est. T.C.V. 009-022-010-00				=	130,789
Est. TCV/Total Floor Area = 107.56, Most recent sale 04/20/2010 for 30,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
53,100	53,100	53,100	43,775	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,300	0	0	1,181	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,400	65,400	65,400	44,956	44,956	0

009-022-010-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

REED REX R JR & ROSEANNA K
8851 W KELLY RD
LAKE CITY, MI 49651

SEC 22 T22N R8W E 180 FT OF W 296 FT OF NE 1/4 OF NW 1/4 IF NW 1/4. 2.7273A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	180.00	657.00	1.0267	1.1321	110	100		23,013
180 Actual Front Feet, 2.71 Total Acres Total Est. Land Value =								23,013

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	480	50	542
Total Estimated Land Improvements True Cash Value =				542

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1248 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
Total:				169,144	135,315

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	140	3,160	2,686	*85% Good
Treated Wood	12	537	456	*85% Good

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	17,183

Built-Ins

Appliance Allow.	1	2,713	2,170

Porches

WPP	12	623	548	*88% Good
Totals:		211,589	169,504	

Notes: HOLLY PARK HUD MHSER#2HP995721

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 167,809

2026 Est. T.C.V. 009-022-010-50				=	191,364
Est. TCV/Total Floor Area = 153.34					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
74,700	74,700	74,700	39,642	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,000	0	0	1,070	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,700	95,700	95,700	40,712	40,712	40,712

009-022-011-00	2026 Est. T.C.V.	KENDALL JONATHON D
Property Class: 401		8741 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 22 T22N R8W E 132 FT OF NE 1/4 OF NW 1/4 OF NW 1/4. 2 A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/FF 132.00 657.00 1.1095 1.1321 110 100		18,237
132 Actual Front Feet, 1.99 Total Acres	Total Est. Land Value =	18,237
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
Metal Prefab	17.40	80 50 696
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 1000	0.00	0 95 950
Total Estimated Land Improvements True Cash Value =		1,646
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1976		
(11) Heating System: Wall Furnace		
Ground Area = 840 SF Floor Area = 840 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		
Building Areas		
Type	Ext. Walls Roof/Fnd. Size	Cost New Depr. Cost
Main Home	Ribbed Comp.Shingle 840	
	Total:	46,794 16,378
Other Additions/Adjustments		
Skirting, Metal or Vinyl, Vertical	132	1,513 530
Water/Sewer		
1000 Gal Septic	1	4,386 1,535
Water Well, 50 Feet	1	3,344 1,170
Deck		
Treated Wood	112	2,630 920
w/Roof (Roof portion)	992	13,323 4,663
Garages		
Class: CD Exterior: Pole (Unfinished)		
Base Cost	960	20,966 7,338
No Concrete Floor	960	-5,750 -2,013
	Totals:	87,206 30,522
Notes:		
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:		28,690
2026 Est. T.C.V. 009-022-011-00 = 48,573		
Est. TCV/Total Floor Area = 57.83		
2025 Assessed	MBOR S.E.V.	Base for Cap IRM
20,000 20,000 20,000		9,742 2.70
2026 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 4,300 0	0 263 0	
2026 Assessed	MBOR S.E.V.	Capped ->Taxable<- PRE/MBT
24,300 24,300 24,300	10,005 10,005 0	

009-022-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLOWERS ANTHONY G &
W KELLY RD
LAKE CITY, MI 49651

. SEC 22 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 18	-29 @\$5000	20.00	Acres	5000	100		100,000
		20.00	Total Acres		Total Est.	Land Value =	100,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1972

(11) Heating System: Space Heater
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	98,325	63,912

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	988	642	

Water/Sewer					
1000 Gal Septic		1	4,109	2,671	
Water Well, 50 Feet		1	3,344	2,174	

Built-Ins					
Appliance Allow.		1	1,607	1,045	

Fireplaces					
Interior 1 Story		1	4,050	2,632	

Totals: 112,423 73,076

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 89,884

2026 Est. T.C.V. 009-022-012-00				=	189,884
Est. TCV/Total Floor Area = 219.77					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
75,000	75,000	75,000	42,453	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,900	0	0	1,146	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,900	94,900	94,900	43,599	43,599	0

03/24/2026

Valuation Report

DB: Lake2026

12:39 PM

009-022-013-00

2026 Est. T.C.V.

PRESSELL MARK A & CAROL J

Property Class: 401

8995 W KELLY RD

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 22 T22N R8W SW 1/4 OF NW 1/4. 40 A.

TEMP MH ON CHILD UNTIL COMPLETION

HOUSE COMP FOR 05..ADD WD..REMOVE MH

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	4700	0	0
D/W/P: 4in Ren. Conc.	6.60	504	0	0
D/W/P: Asphalt Paving	2.70	152	0	0
Wood Frame	17.88	480	50	4,291
Wood Frame	21.37	144	50	1,538

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				15,329

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1580 SF Floor Area = 2370 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,580		
			Total:	328,242	262,604

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	276	10,066	8,053

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	676	26,776	21,421
Door Opener	2	1,054	843

Class: C Exterior: Pole (Unfinished)

Base Cost	2496	59,030	47,224

Built-Ins

Appliance Allow.	1	2,713	2,170

Deck

Treated Wood	905	11,530	9,224
w/Roof (Roof portion)	640	9,530	7,624

Breezeways

Frame Wall	122	8,235	6,588

Parcel Number: 009-022-013-00

Page: 2

Totals:

473,499

378,809

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

465,935

2026 Est. T.C.V. 009-022-013-00				=	633,264	
Est. TCV/Total Floor Area = 267.20, Most recent sale 05/01/1999 for 56,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
280,900	280,900		280,900	172,479	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	35,700	0		0	4,656	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
316,600	316,600		316,600	177,135	177,135	177,135

009-022-014-002026 Est. T.C.V.RICHARDS BRIAN
Property Class: 4018871 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 22 T22N R8W W 116 FT OF NE 1/4 OF NW 1/4 OF NW 1/4. 1.7576A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	116.00	657.50	1.1459	1.1323	110	100	16,556
116 Actual Front Feet, 1.75 Total Acres Total Est. Land Value =							16,556

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		31.57	84 50	1,326
Total Estimated Land Improvements True Cash Value =				1,326

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1992

(11) Heating System: Forced Warm Air
Ground Area = 1462 SF Floor Area = 1462 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1280		
Addition	Siding	Crawl	182		
			Total:	91,703	43,100
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			192	2,250	1,057
Plumbing					
Average Fixture(s)			1	1,010	475
3 Fixture Bath			1	2,944	1,384
Water/Sewer					
1000 Gal Septic			1	4,689	2,204
Water Well, 50 Feet			1	3,344	1,572
Deck					
Treated Wood			50	1,689	794
w/Roof (Roof portion)			160	2,734	1,285
w/Roof (Roof portion)			1476	21,963	10,323
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			384	16,247	7,636
Built-Ins					
Appliance Allow.			1	2,713	1,275
Totals:				151,286	71,105

Notes: MANOR HOMES #MO209171

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				66,839

2026 Est. T.C.V. 009-022-014-00				=	84,721
Est. TCV/Total Floor Area = 57.95, Most recent sale 04/15/2015 for 35,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
34,600	34,600	34,600	16,769	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,800	0	0	452	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,400	42,400	42,400	17,221	17,221	0

009-022-015-002026 Est. T.C.V.JOHNSON WILLIAM A & MEGAN M
Property Class: 4018621 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 22 T22N R8W N 360 FT OF W 660 FT OF E 1/2 OF NW 1/4. 5.4545 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 3 - 7 @\$9000			5.45 Acres		9000 100	49,050
5.45 Total Acres Total Est. Land Value =						49,050

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	600 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BI Cls C -5 Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	960	
			Total:	173,956 113,077

Other Additions/Adjustments				
Exterior				
Brick Veneer		100	1,656	1,076
Plumbing				
Average Fixture(s)		1	1,422	924
Water/Sewer				
1000 Gal Septic		1	4,689	3,048
Water Well, 50 Feet		1	3,344	2,174
Deck				
Treated Wood		300	5,199	3,379
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		840	31,130	20,234
Common Wall: 1 Wall		1	-2,589	-1,683
Built-Ins				
Appliance Allow.		1	2,713	1,763
			Totals:	221,520 143,992

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 177,110

2026 Est. T.C.V. 009-022-015-00					=	227,110
Est. TCV/Total Floor Area = 147.86, Most recent sale 11/26/2019 for 160,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
93,000	93,000	93,000	70,246	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,600	0	0	1,896	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,600	113,600	113,600	72,142	72,142	72,142	

009-022-016-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DAVIS DOUGLAS & MARYANN
8528 W LOTAN RD
LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 3 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
2.25A.

97 SPLIT 80 AC TO 016-50 FOR 98
99 SPLIT TO 10 PCLS FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	445.00	0.9765	1.0270	110	100		24,268
220 Actual Front Feet, 2.25 Total Acres					Total Est. Land Value =			24,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	780	50	3,186
D/W/P: 3.5 Concrete	6.58	250	50	822
Wood Frame	24.21	240	50	2,905

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				7,863

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1380 SF Floor Area = 1380 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,380		
Total:				175,897	140,718

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,422	1,138		

Water/Sewer					
1000 Gal Septic	1	4,689	3,751		
Water Well, 100 Feet	1	5,734	4,587		

Porches					
CPP	36	1,011	809		

Deck					
Treated Wood	203	4,025	3,220		

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	720	27,972	22,378		
Common Wall: 1 Wall	1	-2,589	-2,071		
Door Opener	1	527	422		

Built-Ins					
Appliance Allow.	1	2,713	2,170		

Totals: 221,401 177,122

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 217,860

2026 Est. T.C.V. 009-022-016-00 = 249,991
Est. TCV/Total Floor Area = 181.15, Most recent sale 09/30/2015 for 105,000

Parcel Number: 009-022-016-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	107,300	107,300	107,300	70,389	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	17,700	0	0	1,900	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	125,000	125,000	125,000	72,289	72,289	72,289	

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-022-016-03

2026 Est. T.C.V.

HAMILTON TYLER & SALENA

Property Class: 401

8544 W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 4 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.

2.25A.

99 SPLT FROM 016-00 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	445.00	0.9765	1.0270	110	100		24,268
220 Actual Front Feet, 2.25 Total Acres								24,268
Total Est. Land Value =								24,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C

Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1700 SF Floor Area = 2100 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,700		
1 Story	Siding	Overhang	400		
Total:			287,295	244,202	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	2	5,993	5,094

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	240	9,430	8,015

Deck

Treated Wood	239	4,488	3,815
Treated Wood	80	2,182	1,855
Treated Wood	256	4,692	3,988

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	840	37,766	32,101
Door Opener	2	1,054	896

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	16,810

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:

391,712

332,957

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

409,537

Parcel Number: 009-022-016-03

Page: 2

2026	Est.	T.C.V.	009-022-016-03	=	436,180	
Est. TCV/Total Floor Area = 207.70, Most recent sale 04/04/2019 for 262,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	187,200	187,200	187,200	154,898	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,900	0	0	4,182	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	218,100	218,100	218,100	159,080	159,080	159,080

03/24/2026

Valuation Report

12:39 PM

DB: Lake2026

009-022-016-06

2026 Est. T.C.V.

HAMILTON TYLER & SALENA

Property Class: 402

W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 5 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.

2.25A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	445.00	0.9765	1.0270	110	100		24,268
220 Actual Front Feet, 2.25 Total Acres								24,268
Total Est. Land Value =								24,268

2026 Est. T.C.V. 009-022-016-06

=

24,268

Est. TCV/Total Floor Area = 11.56, Most recent sale 04/04/2019 for 262,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
9,900	9,900	9,900	5,165	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	0	139	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,100	12,100	12,100	5,304	5,304	5,304

009-022-016-09
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CORNETTE DANNY L & CHARLOTTE B
8656 W LOTAN RD
LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 6 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
2.25A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	220.00	445.00	0.9765	1.0270	110	100			24,268
220 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =									24,268

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	450 0	0
Wood Frame		24.86	120 50	1,491
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,441

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,352	
Total:			159,461	132,353
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	984
3 Fixture Bath		1	3,721	3,088
Water/Sewer				
1000 Gal Septic		1	4,386	3,640
Water Well, 100 Feet		1	5,415	4,494
Porches				
CCP (1 Story)		416	9,726	8,073
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		360	10,400	8,632
Class: CD Exterior: Pole (Unfinished)				
Base Cost		1152	24,411	20,261
Built-Ins				
Appliance Allow.		1	1,897	1,575
Deck				
w/Roof (Roof portion)		288	3,986	3,308
Totals:			224,588	186,408

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 229,282

2026 Est. T.C.V. 009-022-016-09					=	255,991
Est. TCV/Total Floor Area = 189.34, Most recent sale 05/01/2000 for 10,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
109,800	109,800	109,800	43,457	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-022-016-09

Page: 2

	0	18,200	0	0	1,173	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	128,000	128,000	128,000	44,630	44,630	44,630

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-022-016-12
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHURLOW JEFFERY ALAN & AIMEE RAYE
8688 W LOTAN RD
LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 7 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
2.25A.

99 SPLIT FROM 016-00 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	445.00	0.9765	1.0270	110	100		24,268
220 Actual Front Feet, 2.25 Total Acres								Total Est. Land Value = 24,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	80	50	1,353
D/W/P: 4in Ren. Conc.	8.17	209	0	0
Wood Frame	24.38	224	50	2,730
Total Estimated Land Improvements True Cash Value =				4,083

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 5 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 2210 SF Floor Area = 2210 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,586		
1 Story	Siding	Crawl Space	624		
Total:				302,093	256,771

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WSEP (1 Story)	130	7,773	6,607
WPP	14	727	618

Deck

Treated Wood	168	3,558	3,024
w/Roof (Roof portion)	60	1,142	971

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	22,665
Storage Over Garage	444	5,879	4,997
Door Opener	2	1,054	896

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 367,927 312,730

Notes: 2003 NORTHRIDGE MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 309,603

2026 Est. T.C.V. 009-022-016-12 = 337,954
Est. TCV/Total Floor Area = 152.92, Most recent sale 03/15/2019 for 124,900

Parcel Number: 009-022-016-12

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	131,600	131,600	131,600	101,322	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,400	0	0	2,735	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	169,000	169,000	169,000	104,057	104,057	104,057

009-022-016-15
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FAWCETT NAOMI & DONOVAN
8746 W LOTAN RD
LAKE CITY, MI 49651

2017-01533 PARCE18: PART OFTHE EAST 1/2 OFTHE SOUTHWEST 1/2 OF SECTION 22, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING N89°38'49"W. ALONG THE SOUTH SECTION LINE, 1099.75 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 22; THENCE N89°38'49"W, ALONG THE SOUTH SECTION LINE, 219.95 FEET; THENCE N00°09'57"W ALONG THE WEST 1/8LINE 445.60 FEET; THENCE S89°38'50"E 220.11 FEET; THENCE S00°08'41 "E 445.60 FEET BACK TO THE POB. TOGTHOR WITH A 15 FOOT WIDE PRIVATE UTILITY EASEMENT NOTH OF AND ADJACENT TO THE 'LY ROW LINE OF LOTAN RD.

FORMERLY 2013-00393 PARCEL 8 AS SHOWN IN BOOK OF SURVEYS S-4, PAGES 24 THROUGH 36, INCLUSIVE, MISSAUKEE COUNTY RECORDS, BEING A PART OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 8 WEST LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, TOGETHER WITH ALL IMPROVEMENTS, APPURTENANCES, TENEMENTS AND HEREDITAMENTS THERETO, BUT SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND ZONING LAWS AND ORDINANCES AFFECTING THE PREMISES.

FORMERLY SEC 22 T22N R8W (0*1999) PCL 8 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36. 2.25A.

99 SPLIT FROM 016-00 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	220.00	445.50	0.9765	1.0273	110	100	24,275
220 Actual Front Feet, 2.25 Total Acres			Total Est. Land Value =			24,275	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	88	50	1,388
D/W/P: 3.5 Concrete	6.16	16	0	0
D/W/P: 3.5 Concrete	6.16	48	0	0
Wood Frame	21.54	240	50	2,585
Wood Frame	21.91	200	50	2,191
Total Estimated Land Improvements True Cash Value =				6,164

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
Total:				121,352	115,283

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	1,126	
Water/Sewer				
1000 Gal Septic	1	4,386	4,167	
Water Well, 100 Feet	1	5,415	5,144	
Porches				
WCP (1 Story)	80	4,052	3,849	
Built-Ins				
Appliance Allow.	1	1,897	1,802	
Fireplaces				
Wood Stove	1	2,107	2,002	

Parcel Number: 009-022-016-15

Page: 2

Carports			
Aluminum	360	4,741	4,504
Totals:		145,135	137,877

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 169,589

2026 Est. T.C.V. 009-022-016-15				=	200,028	
Est. TCV/Total Floor Area = 208.36, Most recent sale 09/10/2019 for 100,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
85,600	85,600	85,600		65,482	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	14,400	0		0	1,768	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
100,000	100,000	100,000		67,250	67,250	67,250

DB: Lake2026

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,200	54,200	54,200	29,127	29,127	29,127

009-022-016-23
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CNOSSEN GARET W &
8500 W LOTAN RD X 301
LAKE CITY, MI 49651-9505

SEC 22 T22N R8W (0*1999) PCL 10 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36 EXC THE S 5 ACRES THOF. 5.2A.

99 SPLIT FROM 016-00 FOR 00
03 5 AC TO 016-26 FOR 04
Address aka 301 Standel Lane....W. Lotan Rd is where mail is delivered.
ADD 24X24 GRG FOR 07 NO PERMIT IN FILE.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	250.00	906.05	0.9457	1.2268	110	100		31,906
250 Actual Front Feet, 5.20			Total Acres		Total Est. Land Value =			31,906

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	300	0	0
Wood Frame	31.15	64	50	997
Wood Frame	26.22	96	50	1,258

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				3,255

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
			Total:	184,323	138,242

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	240	4,399	3,299

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	29,024	21,768
Common Wall: 1 Wall	1	-2,421	-1,816
Door Opener	1	468	351

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	14,308
No Concrete Floor	576	-3,450	-2,588

Built-Ins

Appliance Allow.	1	1,897	1,423
		Totals:	248,024 186,018

Notes:

Parcel Number: 009-022-016-23

Page: 2

2026	Est.	T.C.V.	009-022-016-23	=	263,963	
Est. TCV/Total Floor Area = 196.40, Most recent sale 05/28/2021 for 240,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	112,800	112,800	112,800	94,002	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,200	0	0	2,538	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	132,000	132,000	132,000	96,540	96,540	96,540

009-022-016-26
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BURLEW LEE E & HELEN J TRUSTEES OF
8500 W LOTAN RD X 201
LAKE CITY, MI 49651

SEC 22 T22N R8W (0*2003) S 5 ACRES OF PCL 10 OF THE SURVEY RECORDED IN LIBER S-4
PP 24-36. 5A.

03 SPLIT FROM 016-23 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	338.00	644.38	0.8771	1.1266	110	100		36,737	
338 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								36,737	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	54	0	0
Fencing: Wd, Split, 2 Rail	18.08	30	0	0
Metal Prefab	20.07	85	50	853
Metal Prefab	25.06	15	50	188
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,991

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls C

Blt 2012

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,030
Garages					
Class: C Exterior: Pole (Unfinished)					
	Base Cost		679	18,136	16,322
	No Concrete Floor		679	-4,420	-3,978
Water/Sewer					
	Water Well, 50 Feet		1	3,344	3,010
Totals:				12,582	11,324
Notes: TRAILER PAD & GARAGE					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				13,929	

2026 Est. T.C.V. 009-022-016-26					=	52,657
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/23/2009 for 10,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,000	22,000	22,000	13,500	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	364	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,300	26,300	26,300	13,864	13,864	0	

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-022-016-28
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LINDER FRED M & KARLL-LINDER STACY
8500 W LOTAN RD X300
Lake City, MI 49651

SEC 22 T22N R8W (0*1999) PCL 11 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
18.79A.

99 SPLIT FROM 016-00 FOR 00 PC GRG @50% FOR 01
LIVING AREA & CFP FOR 02
WW,SS1 FOR 03

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		18.79 Acres			5600	100		105,224
		18.79 Total Acres					Total Est. Land Value =	105,224

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1300	0	0
D/W/P: Crushed Rock	2.18	1200	0	0
Wood Frame	21.10	288	50	3,038
Wood Frame	20.12	392	50	3,943

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				11,981

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	768		
Total:				60,419	51,356

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Porches

CCP (1 Story)	384	8,986	7,638
WCP (1 Story)	208	7,808	6,637

Garages

Class: CD Exterior: Pole (Finished)			
Base Cost	768	23,316	19,819

Built-Ins

Appliance Allow.	1	1,897	1,612

Deck

w/Roof (Roof portion)	244	3,509	2,983
Totals:		116,921	99,383

Notes: POLE GARGE WITH DWELLING SPACE
99 SPLIT FROM 016-00 FOR 00 PC GRG @50% FOR 01
LIVING AREA & CFP FOR 02

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 122,241

Parcel Number: 009-022-016-28

Page: 2

2026	Est.	T.C.V.	009-022-016-28	=	239,446	
Est. TCV/Total Floor Area = 311.78, Most recent sale 08/31/2015 for 110,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	107,100	107,100	107,100	62,843	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,600	0	0	1,696	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	119,700	119,700	119,700	64,539	64,539	64,539

009-022-016-40	2026 Est. T.C.V.	LINDER FRED M & KARLL-LINDER STACY
Property Class: 402		8500 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 12 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
13.24A.

2013-03929 QD DESCRIBED AS: COMMENCING AT THE SOUTH ONEQUARTER
CORNEROFAID SECTION 22; THENCEN00.02'29"W, ALONG THE NORTH-SOUTH ONE-QUARTER
LINE, 958.25 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRFFIED
PARCEL OF LAND; THENCE CONTINUING N00"02'29"W, ALONG THE NORTH-SOUTH ONE-QUARTER
LINE, 1661.91 FEET TO THE MONUMENTED CENTER OF SECTION; THENCE N89.35'43"W,
ALONG THE EAST-WEST ONE-QUARTER LINE, 548.41 FEET; THENCE SOO·02'29"W, PARALLEL
WITH SAID NORTH-SOUTH ONE-QUARTER LINE, 1440.06 FEET; THENCE N87.58'45"E 139.71
FEET; THENCE 150.27 FEET ALONG A 200.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A
LONG CHORD BEARING S70"29'46"E 146.76 FEET; THENCE
S48.58'17"E 19.88 FEET; THENCE 126.85 FEET ALONG A 200.00 FOOT RADIUS CURVE TO
THE LEFT HAVING A LONG CHORD BEARING S67"08'29"E 124.73 FEET; THENCE S85.18'41
"E 32.44 FEET; THENCE 175.57 FEET ALONG A 117.97 FOOT RADIUS CURVE TO THE RIGHT,
HAVING A LONG CHORD BEARING S42.40'35"E
1 59.81 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 18.79 ACRES,
MORE-OR-LESS, AND BEING SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, ZONING
RIGHT-OF-WAYS, GOVERNMENTAL
REGULATIONS, AND MATTERS VISIBLE, IF ANY, UPON OR AFFECTING SAID LANDS.
TOGETHER WITH AND SUBJECT TO A 66.00 FOOT WIDE EASEMENT FOR INGRESS-EGRESS AND
THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES ACROSS PART OF THE EAST
ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND ACROSS PART OF THE SOUTHWEST
ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, ALL IN SECTION 22, T22N, R8W, LAKE
TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, WITH A CENTERLINE DESCRIBED AS: BEGINNING
AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE N00"02'29"W, ALONG
THE NORTH-SOUTH ONE-QUARTER LINE, 958.25 FEET; THENCE 175.57 FEET ALONG A 117.97
FOOT CURVE TO THE LEFT HAVING A LONG CHORD BEARING N42.40'3511W 159.81 FEET;
THENCE N85"18'41 "W 32.44FEET; THENCE 126.85 FEETALONGA200.00 FOOT RADIUS CURVE
TO THE RIGHT HAVING A LONG CHORD BEARING N67"08'29"W 124.73 FEET; THENCE N48"58'
I 7"W 19.88 FEET; THENCE 150.27 FEET ALONG A 200.00 FOOT RADIUS CURVE TO THE
LEFT HAVING A LONG CHORD BEARING N70.29'46"W 146.76 FEET; THENCE S87"58'45"W 1
84.95 FEET; THENCE 76.84 FEET ALONG A250.00 FOOT RADIUS CURVE TO THE LEFT HAVING
A LONG CHORD BEATING S79"10'27"W 76.54 FEET; THENCE S70"22'08" W 216.36 FEET;
THENCE 13 9. 51 FEET ALONG A 400.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG
CHORD BEARING S80.21'39"W 138.81 FEET; THENCE N89.38'50"W 312.51 FEET TO THE
POINT OF ENDING.

99 SPLIT FROM 016-00 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		13.24 Acres		5600	100	74,144
		13.24 Total Acres			Total Est. Land Value =	74,144

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		21.91	200 50	2,191
	Total Estimated Land Improvements True Cash Value =			2,191

2026 Est. T.C.V.	009-022-016-40	=	76,335
Est. TCV/Total Floor Area = 99.39, Most recent sale 03/19/2004 for 0			
2025 Assessed	MBOR	S.E.V.	Base for Cap
34,200	34,200	34,200	15,227
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	4,000	0	0
			411
2026 Assessed	MBOR	S.E.V.	Capped
38,200	38,200	38,200	15,638
			15,638
			PRE/MBT

009-022-016-45
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LINDER FRED M & KARLL-LINDER STACY
8500 W LOTAN RD X
LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 13 OF THE SURVEY RECORDED IN LIBER S-4 PP 24-36.
13.82A. MISSAUKEE COUNTY RECORDS DESCRIBED AS:
COMMENCING AT THE S 1/4 CORNER OF SECTION 22, T22N, R8W; THENCE N89DEG38'49"W
ALONG THE SOUTH SECTION LINE 1319.70 FEET; THENCE N00DEG09'57"W ALONG THE W 1/8
TH LINE 1032.87 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED
PARCEL OF LAND; THENCE CONTINUING N00DEG09'57"W ALONG THE W 1/18TH LINE 1555.53
FEET; THENCE S89DEG35'43"E ALONG THE E-W 1/4. LINE, 389 FEET; THENCE
S00DEG02'29"E PARALLEL WITH THE N-S 1/4 LINE 1548.43 FEET; THENCE 73.48 FEET
ALONG A 400.00 FOOT CURVE TO THE RIGHT HAVING A LONG CHORD BEARING S85DEG05'24"W
73.38 FEET; THENCE N89DEG38'50"W 312.5 I FEET BACK TO THE POINT OF BEGINNING.
(BEING A PART OF E Y2 OF SW Y. OF SECTION 22, T22N, R8W) TOGETHER WITH AND
SUBJECT TO A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND THE INSTALLATION AND
MAINTENANCE OF PUBLIC UTILITIES ACROSS PART OF THE E 1/2 OF SW 1/4 AND ACROSS
PART OF SW 1/4 OF SE 1/4 ALL IN SECTION 22, T22N, R8W
WITH A CENTERLINE DESCRIBED AS: BEGINNING AT THE S 1/4 CORNER OF SAID SECTION
22; THENCE N00DEG02'29"W ALONG THE N-S 1/4 LINE 958.25 FEET; THENCE 175.57 FEET
ALONG A 117.97 FOOT CURVE TO THE LEFT HAVING A LONG CHORD BEARING N42DEG40'35"W
159.81 FEET; THENCE N85DEGI8'41"W 32.44 FEET; THENCE 126.85 FEET ALONG A 200
FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING N67DEG08'29"W 124.73
FEET; THENCE N48DEG58'17"W 19.88 FEET; THENCE 150.27 FEET ALONG A 200 FOOT
RADIUS CURVE TO THE LEFT HAVING A LONG CHORD BEARING N70DEG29'46"W 146.76 FEET;
THENCE S87DEG58'45"W 184.95 FEET; THENCE 76.84 FEET ALONG A 250 FOOT RADIUS
CURVE TO THE LEFT HAVING A
LONG CHORD BEARING S79DEGL 0'27"W 76 .54 FEET; THENCE S70DEG22'08"W 216.36 FEET;
THENCE 139.51 FEET ALONG A 400 FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG
CHORD BEARING S89DEG21'39"W 138.8 I FEET; THENCE N89DEG38'50"W 312.51 FEETTO THE
POINT OF ENDING.

99 SPLIT FROM 016-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		13.82 Acres		5600	100	77,392
		13.82 Total Acres			Total Est. Land Value =	77,392
2026 Est. T.C.V. 009-022-016-45 = 77,392						
Est. TCV/Total Floor Area = 100.77, Most recent sale 09/12/2016 for 22,400						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
34,600	34,600	34,600	15,685		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	423	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,700	38,700	38,700	16,108	16,108	16,108	

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-022-016-50

2026 Est. T.C.V.

RUPPEL DANNY R & JACQUELINE

Property Class: 402

W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 22 T22N R8W (4*1997) W 1/2 OF SW 1/4. 80A.

97 SPLIT FROM 016-00 FOR 98

REMOVE +15 WOODED FOR 05..NO ADJUSTMENT ON SIMILIAR PCLS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	80.00	Acres	3800	100			304,000
		80.00	Total Acres				Total Est. Land Value =	304,000

2026 Est. T.C.V. 009-022-016-50

=

304,000

Est. TCV/Total Floor Area = 395.83

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

148,000

148,000

148,000

53,375

2.70

2026 New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

4,000

0

0

1,441

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

152,000

152,000

152,000

54,816

54,816

0

009-022-017-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

POSHADLO LAWRENCE M & JUDITH L TTEE
3536 S DICKERSON RD
LAKE CITY, MI 49651

. SEC 22 T22N R8W N 1/2 OF SE 1/4 EXC S 330 FT OF NE 1/4 OF SE 1/4. 70A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 66 - 120	\$3800	70.00 Acres	3800	100		266,000
70.00 Total Acres Total Est. Land Value =						266,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	800	86	5,043
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
GENERATOR	1.00	1	97	1
OUTDOOR FURNACE	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				7,469

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1664 SF Floor Area = 1664 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,664	
Total:			218,077	185,364

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	1,007	
3 Fixture Bath	1	3,721	3,163	
Water/Sewer				
1000 Gal Septic	1	4,386	3,728	
Water Well, 50 Feet	1	3,344	2,842	
Porches				
CSEP (1 Story)	160	6,626	5,632	
WPP	752	10,302	8,757	
Garages				
Class: CD Exterior: Pole (Unfinished)				
Door Opener	1	468	398	
Base Cost	1536	32,548	27,666	
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	832	33,921	28,833	
Common Wall: 1 Wall	1	-2,421	-2,058	
Door Opener	1	468	398	
Built-Ins				
Appliance Allow.	1	1,897	1,612	
Totals:			314,522	267,342

Notes: 3536

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 328,831

Cost Est. for Res. Bldg: 2 Single Family GRG Cls D Blt 2010

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Parcel Number: 009-022-017-00

Page: 2

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
	3 Fixture Bath		1	-3,128	-2,815
Water/Sewer					
	1000 Gal Septic		1	4,109	3,698
	Water Well, 100 Feet		1	5,150	4,635
Porches					
	WSEP (1 Story)		187	8,174	7,357
	CCP (1 Story)		31	913	822
Garages					
Class: D Exterior: Pole (Unfinished)					
	Base Cost		473	10,728	9,655
Totals:				25,946	23,352

Notes: 3636 - REMOVED MANUFACTURED

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

28,723

2026	Est. T.C.V. 009-022-017-00				=	631,023	
Est. TCV/Total Floor Area = 379.22							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	286,400	286,400	286,400	133,551	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	29,100	0	0	3,605	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	315,500	315,500	315,500	137,156	137,156	137,156	

009-022-017-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JACOBSON MICHAEL D & TANYA
3726 S DICKERSON RD
LAKE CITY, MI 49651

. SEC 22 T22N R8W S 330 FT OF NE 1/4 OF SE 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100	56,000
			10.00	Total Acres	Total Est. Land Value =		56,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		22.20	192 50	2,131
Ad-Hoc Unit-In-Place Items				
Description		Rate	Size % Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL		4.47	2400 50	5,364
Total Estimated Land Improvements True Cash Value =				7,495

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1760 SF Floor Area = 1760 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	1,410		
1 Story	Siding	Crawl Space	350		
			Total:	231,345	157,314
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,185	806	
Water/Sewer					
1000 Gal Septic		1	4,386	2,982	
Water Well, 50 Feet		1	3,344	2,274	
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		576	19,077	12,972	
Door Opener		1	468	318	
Class: CD Exterior: Pole (Unfinished)					
Base Cost		1200	25,428	17,291	
No Concrete Floor		1200	-7,188	-4,888	
Class: CD Exterior: Pole (Unfinished)					
Base Cost		1200	25,428	17,291	
No Concrete Floor		1200	-7,188	-4,888	
Built-Ins					
Appliance Allow.		1	1,897	1,290	
			Totals:	298,182	202,762

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 249,398

2026 Est. T.C.V. 009-022-017-90			=	312,893
Est. TCV/Total Floor Area = 177.78				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
134,100	134,100	134,100	52,888	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	22,300	0	0	1,427 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
156,400	156,400	156,400	54,315	54,315 54,315

009-022-018-002026 Est. T.C.V. POPOUR DAWN C
Property Class: 4013910 S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 22 T22N R8W COMM AT SE COR OF SEC TH N 660 FT TH W 990 FT TH S 660 FT TH E
990 FT TO POB. 15 A.

GARAGE STARTED FOR 98 HORSE SHED FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		14.25 Acres		5600	100	79,800
Residentia ROW @ ZERO		0.50 Acres		0	100	0
Residentia ROW @ ZERO		0.25 Acres		0	100	0
	15.00	Total Acres		Total Est. Land Value =		79,800

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		19.19	240 50	2,303
Total Estimated Land Improvements True Cash Value =				2,303

Cost Est. for Res. Bldg: 1 Single Family 1S
Cls D Blt 1998

(11) Heating System: Space Heater
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	672	
		Total:	79,834	55,885
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	692
Water/Sewer				
1000 Gal Septic		1	4,109	2,876
Water Well, 100 Feet		1	5,150	3,605
Built-Ins				
Appliance Allow.		1	1,607	1,125
		Totals:	91,688	64,183

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 78,945

Ag. Bld 1 0, Lean-To Loafing Shed				Class:D,Pole	Quality:Low Cost
Height: 10 ft					
Description		Rate	Size	Cost New	
Base Cost		3.88	720	2,794	
Default Walls		6.04	540	3,262	
Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50				Depr. Cost =	3,028
Unit in Place Item(s)		Rate	Quantity/Area	Depr. Depr. Cost	
/A9/HOR6626L		16.95	1	50	8
/A22/UEEBRWM10L		73.34	1	50	36
/A9/8L		216.63	1	50	108
ECF (4012 RURAL METES & BOUNDS)		0.930 => TCV of Bldg: 1 =			2,966
Total Estimated True Cash Value of Agricultural Buildings				=	2,966
2026 Est. T.C.V. 009-022-018-00				=	164,014

Est. TCV/Total Floor Area = 244.07, Most recent sale 04/01/2010 for 0						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	73,100	73,100	73,100	32,534	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,900	0	0	878	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	82,000	82,000	82,000	33,412	33,412	0

009-022-019-00	2026 Est. T.C.V.	NURENBERG JUSTIN
Property Class: 401		8230 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P31 DESC AS: A PARCEL OF LAND SITUATED IN THE SOUTH 1 / 2 OF THE SOUTHEAST 1 / 4 OF SECTION 22, T22N, R8W, TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AND SURVEYED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTH 1 / 4 CORNER OF SECTION 22, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1 / 4 OF SAID SECTION 22, S89°43' 48"E, 1296.64 FEET (PREVIOUSLY RECORDED AS 1296.75 FEET), FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S89° 43' 48"E, 174.37 FEET; THENCE PARALLEL WITH THE EAST 1 /16 LINE OF SAID SECTION 22, N00-01 '55''W, 194.63 FEET; THENCE PARALLEL WITH SAID SOUTH LINE, N89"43'48"W, 167.97 FEET; THENCE S01°51'08"W, 194.70 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.76 ACRES OF LAND, MORE OR LESS.

SUBJECT TO: A COUNTY ROAD RIGHT-OF-WAY FOR LOTAN ROAD OVER THE SOUTHERLY PORTION THEREOF.

FURTHER SUBJECT TO: RESTRICTIONS, RESERVATIONS, EASEMENTS, AGREEMENTS, COVENANTS RIGHTS-OF-WAY, ZONING, GOVERNMENTAL REGULATIONS, LEASE, LICENSE &/OR OTHER ENCUMBRANCE TO TITLE, IF ANY.

SPLIT PART ON 08/27/2020 TO 022-019-10

FORMERLY ABV AS SEC 22 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 & BEGS 89 DEG 43'48"E 1296.75 FT FROM S 1/4 COR TH S 89 DEG 43'48"E 24.37 FT, N 0 DEG 01'55"W 194.63 FT, N 89 DEG 43'48"W 17.97 FT, S 01 DEG 51'08"W 194.7 FT TO POB.

10.0946A.

1 10 X50 MH & 1 10X55 MH @ 1000 EA.

99 SPLIT .09 AC FROM 022-00 FOR 00 NO TV CHG..NEIGHBOR

Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;

Parent Parcel(s): 009-022-019-00;

Child Parcel(s): 009-022-019-10;

SPLIT 9.25A TO 022-019-10

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	150.00	220.70	1.0746	0.8619	110	100	15,281
150 Actual Front Feet, 0.76 Total Acres					Total Est. Land Value =		15,281

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	128	50	421
D/W/P: Patio Blocks	15.58	45	50	350
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/211	20.20	50	50	505
/CI16/YARI/CHALF/04'/211	14.00	120	50	840
Total Estimated Land Improvements True Cash Value =				2,116

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 1076 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	560		
1 Story	Siding	Basement	256		
1 Story	Siding	Crawl Space	120		
Total:				161,049	120,767

Other Additions/Adjustments

Plumbing

Parcel Number: 009-022-019-00

Page: 2

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
Water/Sewer			
1000 Gal Septic	1	4,689	3,517
Porches			
WCP (1 Story)	160	7,272	5,454
Foundation: Shallow	160	-1,142	-856
WCP (1 Story)	96	4,936	3,702
WCP (1 Story)	30	2,366	1,774
Deck			
Treated Wood	163	3,488	2,616
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	576	16,111	12,083
Door Opener	1	527	395
Class: C Exterior: Pole (Unfinished)			
Base Cost	528	15,154	11,365
Door Opener	1	527	395
Built-Ins			
Appliance Allow.	1	2,713	2,035
Totals:		223,590	167,671

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 206,235

2026 Est. T.C.V. 009-022-019-00		=	223,632
Est. TCV/Total Floor Area = 207.84, Most recent sale 12/24/2025 for 250,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
19,500	19,500	19,500	19,500
			IRM
			2.70
2026 New Eq.	Adjustment	Loss	Additions
101,000	-8,700	0	101,000
			Tax Adjustment
			-8,700
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
111,800	111,800	111,800	121,026
			->Taxable<-
			111,800
			PRE/MBT
			111,800

009-022-019-10	2026 Est. T.C.V.	CUDDEBACK DAN & CINDY & 8204 W LOTAN RD LAKE CITY, MI 49651
Property Class: 401		
Map #:	LAKE TOWNSHIP	

SEC 22 T22N R8W (3*2020) WEST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4
EXC THE WEST 150 FT OF THE SOUTH 194.63 FT THOF 9.25 A SUBJECT TO COUNTY ROAD
RIGHT-OF-WAY FOR LOTAN RD OVER THE SOUTHERLY PORTION THOF.
SPLIT ON 08/27/2020 FROM 009-022-019-00;

Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;
Parent Parcel(s): 009-022-019-00;
Child Parcel(s): 009-022-019-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.25 Acres	5600	100				51,800
		9.25 Total Acres					Total Est. Land Value =	51,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	992	50	3,635
			Total Estimated Land Improvements True Cash Value =	3,635

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 2023

(11) Heating System: Wall/Floor Furnace
Ground Area = 832 SF Floor Area = 832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	832		
			Total:	84,945	84,094

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,173

Water/Sewer

1000 Gal Septic	1	4,386	4,342
Water Well, 100 Feet	1	5,415	5,361

Built-Ins

Appliance Allow.	1	1,897	1,878
	Totals:	97,828	96,848

Notes: SHED CONVERSION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 119,124

2026 Est. T.C.V. 009-022-019-10 = 174,559

Est. TCV/Total Floor Area = 209.81, Most recent sale 04/12/2021 for 29,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
80,600	80,600	80,600	62,945	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,700	0	0	1,699	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,300	87,300	87,300	64,644	64,644	0

009-022-020-002026 Est. T.C.V.DERUITER DONALD R & KAREN J TRUST

Property Class: 4013780 S DICKERSON RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 22 T22N R8W N 660 FT OF E 990 FT OF SE 1/4 OF SE 1/4. 15A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.00 Acres			5600	100		84,000
		15.00 Total Acres					Total Est. Land Value =	84,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1440 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,440		
			Total:	208,125	135,297
Other Additions/Adjustments					
	Recreation Room		720	13,658	8,878
Plumbing					
	Average Fixture(s)		1	1,422	924
	2 Fixture Bath		1	2,996	1,947
Water/Sewer					
	1000 Gal Septic		1	4,689	3,048
	Water Well, 50 Feet		1	3,344	2,174
Deck					
	Treated Wood		240	4,500	2,925
	Treated Wood		264	4,792	3,115
Garages					
Class: D Exterior: Pole (Unfinished)					
	Base Cost		864	16,943	11,013
	Basement Garage: 2 Car		1	3,863	2,511
Built-Ins					
	Appliance Allow.		1	2,713	1,763
			Totals:	267,045	173,595
Notes:					
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				213,522

2026 Est. T.C.V. 009-022-020-00				=	297,522
Est. TCV/Total Floor Area = 206.61					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
128,200	128,200	128,200	71,550	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,600	0	0	1,931	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
148,800	148,800	148,800	73,481	73,481	73,481

009-022-022-102026 Est. T.C.V.LAURENT TOM & TAMI
Property Class: 4018320 W LOTAN RD
Map #:LAKE TOWNSHIPLake City, MI 49651

SEC 22 T22N R8W (1*2025) PCL 1 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-4 PP
24-36 EXC BEG S 89 DEG 43'48"E 1296.75 FT FROM S 1/4 COR, TH S 89 DEG 43'48"E
24.37 FT, N 00 DEG 01'55"W 194.63 FT, N 89 DEG 43'48"W 17.97 FT, S 01 DEG
51'08"W 194.7 FT TO POB & EXC W 150 FT OF S 300 FT THOF. 18.7123A. SPLIT ON
02/28/2024 FROM 009-022-022-00;

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
Parent Parcel(s): 009-022-022-00;
Child Parcel(s): 009-022-022-10, 009-022-022-40;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	18.71 Acres	5000	100		93,560
18.71 Total Acres Total Est. Land Value =						93,560

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	624	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2010

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1413 SF Floor Area = 1413 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,413		
Total:				213,889	181,805

Other Additions/Adjustments

Exterior				
Stone Veneer	32	1,171		995

Plumbing				
Average Fixture(s)	1	1,422		1,209
3 Fixture Bath	1	4,478		3,806

Water/Sewer				
1000 Gal Septic	1	4,689		3,986
Water Well, 100 Feet	1	5,734		4,874

Porches				
WCP (1 Story)	408	14,076	6,334	*45% Good
WCP (1 Story)	52	3,356	1,510	*45% Good

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	832	30,909		26,273
Common Wall: 1 Wall	1	-2,589		-2,201
Door Opener	1	527		448
No Concrete Floor	624	-4,062		-3,453
Class: C Exterior: Pole (Unfinished)				
Base Cost	2944	69,626		59,182

Built-Ins				
Appliance Allow.	1	2,713		2,306

Parcel Number: 009-022-022-10

Page: 2

Deck			
w/Roof (Roof portion)	660	9,827	8,353
Totals:	355,766	295,427	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 363,376

2026 Est. T.C.V. 009-022-022-10				=	458,836
Est. TCV/Total Floor Area = 324.72					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
192,900	192,900	192,900	102,520	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,500	0	2,768	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
229,400	229,400	229,400	105,288	105,288	105,288

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-022-022-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZEIGLER-BARRON CYNTHIA SUE
8350 W LOTAN RD
Lake City, MI 49651

SEC 22 T22N R8W (0*2025) W 150 FT OF S 300 FT OF PCL 1 OF THE SURVEY RECORDED IN
BOOK OF SURVEYS S-4 PP 24-36. 1.0331A.
SPLIT/COMBINED ON 02/28/2024 FROM 009-022-022-00;

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
Parent Parcel(s): 009-022-022-00;
Child Parcel(s): 009-022-022-10, 009-022-022-40;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	300.00	1.0746	0.9306	110	100		16,500
150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								16,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements True Cash Value =				1,329

Cost Est. for Res. Bldg: 1 Single Family HUD

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-022-022-50

2026 Est. T.C.V.

SCHRYER AMANDA

Property Class: 401

8500 W X 100 LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 22 T22N R8W (0*1999) PCL 2 OF THE SURVEY RECORDED IN LIBER S-4 PP24-36 EXC N

5 ACRES THEREOF 14.84A

SPLIT ON 7/2020 5A PART TO 022-022-90

FORMERLY SEC 22 T22N R8W (0*1999) PCL 2 OF THE SURVEY RECORDED IN LIBER S-4

PP24-36

99 SPLIT FROM 022-00 FOR 00

NEW HOUSE FOR 04

NEW PC GRG FOR 05

Split/Comb. on 07/10/2020 completed 07/10/2020 TIM

;

Parent Parcel(s): 009-022-022-50;

Child Parcel(s): 009-022-022-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000	14.84 Acres	5000	100				74,200
		14.84 Total Acres					Total Est. Land Value =	74,200

Cost Est. for Res. Bldg: 1

Single Family

1.75S

Cls C

Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1456 SF Floor Area = 2596 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,456		
1 Story	Siding	Overhang	48		
		Total:		315,813	284,231

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

WCP (1 Story)	416	14,348	12,913
WPP	784	12,183	10,965

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	29,604	26,644
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	2	1,054	949

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	20,218
No Concrete Floor	1200	-6,552	-5,897

Built-Ins

Appliance Allow.	1	2,713	2,442

Totals:

405,361

364,826

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

448,736

Parcel Number: 009-022-022-50

Page: 2

2026	Est.	T.C.V.	009-022-022-50	=	522,936	
Est. TCV/Total Floor Area = 201.44, Most recent sale 05/01/2001 for 44,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	218,100	218,100	218,100	127,866	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	43,400	0	0	3,452	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	261,500	261,500	261,500	131,318	131,318	131,318

WRIGHT CARL ROBERT
8500 W LOTAN RD X 200
LAKE CITY, MI 49651

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,600	33,600	33,600	23,455	23,455	0

009-023-001-00	2026 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W NE 1/4 OF NE 1/4 & N 1/2 OF SE 1/4 OF NE1/4. 60A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 30 - 65 ACRES		49.00 Acres	3800	100		186,200
AGRICULTRU SURPLUS 2600/		10.00 Acres	2600	100		26,000
AGRICULTRU ROW		1.00 Acres	0	100		0
60.00 Total Acres			Total Est. Land Value =		212,200	

Ag. Bld 1	0, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost
Height: 10 ft			

Description	Rate	Size	Cost New
Base Cost	4.83	920	4,444
Default Walls	6.12	920	5,630
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Depr. Cost = 3,526
ECF (101 AGRICULTURE)			0.750 => TCV of Bldg: 1 = 2,644

Total Estimated True Cash Value of Agricultural Buildings	=	2,644

2026 Est. T.C.V. 009-023-001-00		=	214,844
Est. TCV/Total Floor Area = 0.00			
2025 Assessed	MBOR	S.E.V.	Base for Cap
91,100	91,100	91,100	39,955
2026 New Eq.	Adjustment	Loss	IRM
0	16,300	0	2.70
		Additions	Tax Adjustment
		0	1,078
		Losses	
		0	
2026 Assessed	MBOR	S.E.V.	Capped
107,400	107,400	107,400	->Taxable<-
		41,033	PRE/MBT
		41,033	41,033

03/24/2026
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Valuation Report

DB: Lake2026

009-0023-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

AUSTIN WILLIAM & TERNARY LESLIE
7347 W KELLY RD
LAKE CITY, MI 49651

2012-00854 Beginning 440 feet East of the NW comer of W1/2 of NE 1/4 of Section 23, T22N,R8W., Thence East 620 feet; Thence South 1405 feet; Thence West 620 feet; Thence North 1405 feet to the point of beginning.

FORMERLY: SEC 23 T22N R8W BEG 440 FT E OF NW COR OF NE 1/4 TH E 620 FT, S 1405 FT, W 620 FT, N 1405 FT TO POB. 19.9977A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$5000		10.00 Acres			5000	100		49,990
Residentia INFERIOR@\$1400		10.00 Acres			1400	100	POND & UNFARMED AREA	14,000
		20.00 Total Acres					Total Est. Land Value =	63,990

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	1500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 2011

(11) Heating System: Forced Heat & Cool

Ground Area = 1365 SF Floor Area = 1365 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,365		
Total:				214,314	192,882

Other Additions/Adjustments

Recreation Room	1015	19,255	17,329

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 50 Feet	1	3,344	3,010

Porches

WCP (1 Story)	150	6,932	6,239
WPP	134	3,784	3,406

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	583	29,010	26,109
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Built-Ins

Appliance Allow.	1	2,713	2,442

Totals:

		290,875	261,787

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 321,998

Ag. Bld 1 1971, 4 Wall Cylindrical Silo		Class:C Quality:Excellent	
Description	Rate	Size	Cost New
Silo, Concrete Stave, 16' - 23' Dia.	26,724.00	1	26,724
Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/100/0		Depr. Cost =	0
ECF (4012 RURAL METES & BOUNDS)		0.930 => TCV of Bldg: 1 =	0
Ag. Bld 2 1970, 4 Wall Utility Building		Class:D,Pole Quality:Low Cost	
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	4.75	864	4,104
Default Walls	6.02	864	5,201
Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40		Depr. Cost =	3,722
ECF (4012 RURAL METES & BOUNDS)		0.930 => TCV of Bldg: 2 =	3,461
Ag. Bld 3 1951, 4 Wall Barn, General Purpose		Class:D,Frame Quality:Low Cost	
Height: 30 ft			
Description	Rate	Size	Cost New
Base Cost	23.23	1440	33,451
Default Walls	14.56	1440	20,966
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5		Depr. Cost =	9,523
ECF (4012 RURAL METES & BOUNDS)		0.930 => TCV of Bldg: 3 =	8,856
Ag. Bld 4 1971, 4 Wall Utility Building		Class:D,Pole Quality:Low Cost	
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	4.17	2560	10,675
Default Walls	5.28	2560	13,517
Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40		Depr. Cost =	9,677
ECF (4012 RURAL METES & BOUNDS)		0.930 => TCV of Bldg: 4 =	8,999
Ag. Bld 5 1971, Lean-To Utility Shed, Lean-To		Class:D,Pole Quality:Low Cost	
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	3.53	1344	4,744
Default Walls	6.72	1008	6,774
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45		Depr. Cost =	5,183
ECF (4012 RURAL METES & BOUNDS)		0.930 => TCV of Bldg: 5 =	4,820
Ag. Bld 6 1973, 4 Wall Equipment Shed		Class:D,Pole Quality:Low Cost	
Height: 12 ft			
Description	Rate	Size	Cost New
Base Cost	4.44	4480	19,891
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45		Depr. Cost =	8,951
ECF (4012 RURAL METES & BOUNDS)		0.930 => TCV of Bldg: 6 =	8,324
Total Estimated True Cash Value of Agricultural Buildings			= 34,460

2026 Est. T.C.V. 009-023-002-00		=	421,418
Est. TCV/Total Floor Area = 308.73, Most recent sale 07/06/2017 for 252,450			
2025 Assessed	MBOR	S.E.V.	Base for Cap
179,600	179,600	179,600	153,473
2026 New Eq.	Adjustment	Loss	IRM
0	31,100	0	2.70
2026 Assessed	MBOR	S.E.V.	Additions
			0
			Tax Adjustment
			4,143
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
			->Taxable<-
			PRE/MBT

009-023-004-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MILLER JOHN R TRUST
3390 S GREEN RD
LAKE CITY, MI 49651

. SEC 23 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia PARTOF>40@	\$3800	20.00	Acres	3800	100		76,000
20.00 Total Acres Total Est. Land Value =							76,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		21.90	128 50	1,401
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				3,776

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1862 SF Floor Area = 3258 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding	Crawl Space	1,202	
1.75 Story	Siding	Crawl Space	660	
Total:			293,934	161,664
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 988	543
Water/Sewer				
1000 Gal Septic			1 4,109	2,260
Water Well, 50 Feet			1 3,344	1,839
Porches				
CGEP (1 Story)			184 9,809	392 *4% Good
WCP (1 Story)			312 8,583	4,721
CCP (1 Story)			18 779	428
Built-Ins				
Appliance Allow.			1 1,607	884
Fireplaces				
Interior 1 Story			1 4,050	2,227
Totals:			327,203	174,958

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 215,198

2026 Est. T.C.V. 009-023-004-00				=	294,974
Est. TCV/Total Floor Area = 90.54					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
129,500	129,500	129,500	71,076	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,000	0	0	1,919	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
147,500	147,500	147,500	72,995	72,995	72,995

03/24/2026
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Valuation Report

DB: Lake2026

009-023-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

REIBEL LEIGHTON & VICTORIA (TRUST)
7645 W KELLY RD
LAKE CITY, MI 49651

. SEC 23 T22N R8W W 1/2 OF E 2/3 OF E 1/2 OF NW 1/4. 26.6667 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$5000		14.67 Acres		5000	100			73,350
Residentia INFERIOR@\$1400		12.00 Acres		1400	100			16,800
		26.67 Total Acres					Total Est. Land Value =	90,150

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	724	50	2,230
Total Estimated Land Improvements True Cash Value =				2,230

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972

(11) Heating System: Forced Hot Water
Ground Area = 1664 SF Floor Area = 1664 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,064		
1 Story	Brick	Crawl Space	600		
Total:				225,174	146,362

Other Additions/Adjustments

Plumbing
Average Fixture(s) 1 1,185 770

Water/Sewer
1000 Gal Septic 1 4,386 2,851
Water Well, 100 Feet 1 5,415 3,520

Porches
CCP (1 Story) 48 1,408 915

Garages
Class: CD Exterior: Brick Foundation: 42 Inch (Unfinished)
Base Cost 600 25,878 16,821
Common Wall: 1.5 Wall 1 -4,842 -3,147
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 480 14,453 12,430 *86% Good

Built-Ins
Appliance Allow. 1 1,897 1,233

Fireplaces
Exterior 1 Story 1 5,597 3,638
Totals: 280,551 185,393

Notes:
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 228,033

2026 Est. T.C.V. 009-023-005-00 = 320,413
Est. TCV/Total Floor Area = 192.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
133,300	133,300	133,300	85,992	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,900	0	0	2,321	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
160,200	160,200	160,200	88,313	88,313	88,313

009-023-006-002026 Est. T.C.V.MCVICAR MICHELLE & MCVICAR CLIFF

Property Class: 4017727 W KELLY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 23 T22N R8W W 1/3 OF E 1/2 OF NW 1/4. 26.6667 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 18 -29 @\$5000			9.67 Acres		5000	100	48,350
Residentia INFERIOR@\$1400			17.00 Acres		1400	100	23,800
		26.67	Total Acres			Total Est. Land Value =	72,150

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	31.15	64 50	997
Total Estimated Land Improvements True Cash Value =			997

Cost Est. for Res. Bldg: 1Single FamilyHUDCls CDBlt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1620 SF Floor Area = 1620 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	1,620	
Total:			156,838	101,944
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
3 Fixture Bath			1	3,721 2,419
Water/Sewer				
1000 Gal Septic			1	4,386 2,851
Water Well, 50 Feet			1	3,344 2,174
Deck				
Treated Wood			288	4,956 3,221
w/Roof (Roof portion)			288	3,986 2,591
w/Roof (Roof portion)			140	2,208 1,435
Built-Ins				
Appliance Allow.			1	1,897 1,233
Totals:			182,521	118,638

Notes: 1969 REDMAN MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:117,452

2026 Est. T.C.V. 009-023-006-00				=	190,599
Est. TCV/Total Floor Area = 117.65					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
79,300	79,300	79,300	43,457	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,000	0	0	1,173	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,300	95,300	95,300	44,630	44,630	44,630

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-023-007-00	2026 Est. T.C.V.	ARLENE PROPERTIES LLC
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W W1/2 OF NE 1/4 EXC BEG 440 FT E OF NW COR OF NE 1/4 TH E 620 FT, S 1405 FT, W 620 FT, N 1405 FT TO POB; ALSO E 1/3 OF E 1/2 OF NW 1/4 EXC W 150 FT OF N 880 FTTHOF. 83.6387A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 66 - 120 Acres	58.00 Acres		3800	100		220,400
AGRICULTRU UNTILLABLE	24.89 Acres		3200	100		79,648
AGRICULTRU ROW	0.75 Acres		0	100		0
	83.64 Total Acres		Total Est. Land Value =			300,048

2026 Est. T.C.V. 009-023-007-00	=	300,048			
Est. TCV/Total Floor Area = 185.21, Most recent sale 01/01/2021 for 283,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
130,100	130,100	130,100	49,949	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,900	0	0	1,348	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,000	150,000	150,000	51,297	51,297	51,297

03/24/2026
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Valuation Report

DB: Lake2026

009-023-007-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STOUFFER ROBIN & AMBER
7563 W KELLY RD
LAKE CITY, MI 49651

. SEC 23 T22N R8W W 150 FT OF N 880 FT OF E 1/3 OF E 1/2 OF NW 1/4. 3.0303A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	880.00	1.0746	1.2179	110	100		21,594
150 Actual Front Feet, 3.03 Total Acres								Total Est. Land Value = 21,594

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1214	0	0
Wood Frame	24.79	196	50	2,429
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				4,719

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1971

(11) Heating System: Wall Furnace
Ground Area = 792 SF Floor Area = 792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	72		
Total:				56,128	19,645

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,688	591
Plumbing			
Average Fixture(s)	1	1,010	353
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170
Porches			
WCP (1 Story)	72	3,770	1,319
Deck			
Treated Wood	80	2,182	764
w/Roof (Roof portion)	1460	21,725	7,604
w/Roof (Roof portion)	350	5,278	1,847
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	21,479	7,518
Built-Ins			
Appliance Allow.	1	2,713	950
Breezeways			
Frame Wall	160	10,800	3,780
Totals:			134,806 47,182

Notes: 1971 BROADMORE MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 44,351

Parcel Number: 009-023-007-90

Page: 2

2026 Est. T.C.V. 009-023-007-90					=	70,664
Est. TCV/Total Floor Area = 89.22, Most recent sale 12/01/2010 for 43,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
29,400	29,400	29,400	16,619	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,900	0	0	448	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,300	35,300	35,300	17,067	17,067	17,067	

03/24/2026

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Valuation Report

DB: Lake2026

009-023-008-00

2026 Est. T.C.V.

ARLENE PROPERTIES LLC

Property Class: 102

W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 23 T22N R8W NW 1/4 OF NW 1/4 EXC S 500 FT OF W 220 FT THOF. 37.4747A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		30.86 Acres	3800		100			117,264
AGRICULTRU SURPLUS 2600/		5.00 Acres	2600		100			13,000
AGRICULTRU ROW		1.61 Acres	0		100			0
		37.47 Total Acres					Total Est. Land Value =	130,264

2026 Est. T.C.V. 009-023-008-00

=

130,264

Est. TCV/Total Floor Area = 164.47, Most recent sale 12/31/2015 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
55,100	55,100	55,100	23,814	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,000	0	642	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,100	65,100	65,100	24,456	24,456	24,456

009-023-008-90	2026 Est. T.C.V.	ANDERSON BILLIE JO
Property Class: 401		3181 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 23 T22N R8W S 500 FT OF W 220 FT OF NW 1/4 OF NW 1/4EXC S 200 FT THOF. 1.5151A.		
Affidavit of Affixed Manufactured Home recorded @ 04-0, 3299. 1955 Redman, Serial # 337J2190093 T. Model # 11250122.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	220.00	500.00
220 Actual Front Feet,	2.52	Total Acres
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		Value
		24,986
		24,986
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Wood Frame	29.49	96 50
Total Estimated Land Improvements	True	Cash Value =
		1,415
Cost Est. for Res. Bldg: 1 Mobile Home HUD		
	Cls Average	Blt 1995
(11) Heating System: Wall Furnace Ground Area = 792 SF Floor Area = 792 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		
Building Areas		
Type	Ext. Walls	Roof/Fnd.
Main Home	Siding	Comp.Shingle
		Size
		792
		Total:
		55,585
		30,571
Other Additions/Adjustments		
Skirting, Metal or Vinyl, Vertical	156	1,828
		1,005
Plumbing		
Average Fixture(s)	1	1,010
		555
Water/Sewer		
1000 Gal Septic	1	4,689
Water Well, 100 Feet	1	5,734
		3,154
Deck		
Treated Wood	240	4,500
		3,960
		*88% Good
Built-Ins		
Appliance Allow.	1	2,713
		1,492
	Totals:	76,059
		43,316
Notes:		
	ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	40,717
2026 Est. T.C.V. 009-023-008-90 = 67,118		
Est. TCV/Total Floor Area = 84.74, Most recent sale 06/21/2004 for 49,350		
2025 Assessed	MBOR	S.E.V.
27,300	27,300	27,300
	Base for Cap	IRM
	20,864	2.70
2026 New Eq. Adjustment	Loss	Additions
0	6,300	0
		Tax Adjustment
		563
		0
2026 Assessed	MBOR	S.E.V.
33,600	33,600	33,600
	Capped	->Taxable<-
	21,427	21,427
		PRE/MBT
		21,427

009-023-008-952026 Est. T.C.V. BOERMA DOUGLAS & KELLY
Property Class: 4013233 S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 23 T22N R8W S 200 FT OF W 220 FT OF NW 1/4 OF NW 1/4. 1.0101A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	200.00	220.00	1.0000	0.8612	110	100	18,946
200 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =							18,946

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.14	125	0	0
D/W/P: Crushed Rock	2.48	125	0	0
Wood Frame	35.79	120	50	2,147
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,097

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1994

(11) Heating System: Forced Warm Air
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Siding	Comp.Shingle	1280	
Total:			98,065	53,935
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			186	2,292 1,261
Plumbing				
Average Fixture(s)			1	1,293 711
Water/Sewer				
1000 Gal Septic			1	5,433 2,988
Water Well, 100 Feet			1	6,387 3,513
Deck				
Treated Wood w/Roof (Deck Portion)			256	4,972 2,735
Treated Wood w/Roof (Roof portion)			256	5,507 3,029
Treated Wood			48	1,766 971
Garages				
Class: BC Exterior: Pole (Unfinished)				
Base Cost			1200	37,464 20,605
Totals:			163,179	89,748
Notes: 1994 REDMAN S/N 11247174				
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCv:				84,363

2026 Est. T.C.V. 009-023-008-95					=	106,406
Est. TCv/Total Floor Area = 83.13, Most recent sale 08/30/2018 for 60,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
43,800	43,800	43,800	29,358	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	792	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,200	53,200	53,200	30,150	30,150	0	

009-023-009-002026 Est. T.C.V.MILLER STEVEN ETAL
Property Class: 4013345 S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 23 T22N R8W SW 1/4 OF NW 1/4 EXC W 858 FT THOF & EXCS 600 FT THOF & EXC N
285 FT THOF. 4.6137A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		4.61	Acres	9000	100	41,490
		4.61	Total Acres	Total Est.	Land Value =	41,490

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1974

(11) Heating System: Wall Furnace

Ground Area = 520 SF Floor Area = 520 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	520		
			Total:	33,074	11,576
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 50 Feet			1	3,344	1,170
			Totals:	40,527	14,184

Notes: 10 X 52 MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 13,333

2026 Est. T.C.V. 009-023-009-00				=	54,823	
Est. TCV/Total Floor Area = 105.43						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	19,000	19,000	19,000	9,429	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,400	0	0	254	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	27,400	27,400	27,400	9,683	9,683	9,683

009-023-009-25	2026 Est. T.C.V.	WHEELER DANIEL L
Property Class: 401		3391 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 23 T22N R8W SW 1/4 OF NW 1/4 EXC N 720 FT. 18.1818A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 18	-29	@\$5000	18.18 Acres		5000	100	90,900
			18.18 Total Acres	Total Est. Land Value =			90,900

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete		6.58	320	50 1,053
			Total Estimated Land Improvements True Cash Value =	
			1,053	

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,008	
			Total:	132,678 94,200
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,010
Water/Sewer				
1000 Gal Septic		1	4,689	3,329
Water Well, 50 Feet		1	3,344	2,374
Porches				
WPP		36	1,863	1,323
Deck				
Treated Wood		78	2,148	1,525
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	23,910	16,976
Common Wall: 1 Wall		1	-2,589	-1,838
Class: C Exterior: Pole (Unfinished)				
Base Cost		1216	28,758	20,418
Class: C Exterior: Pole (Unfinished)				
Base Cost		1280	30,272	27,245 *90% Good
Built-Ins				
Appliance Allow.		1	2,713	1,926
			Totals:	229,208 168,488

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 207,240

2026 Est. T.C.V. 009-023-009-25			=	299,193
Est. TCV/Total Floor Area = 296.82				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
124,300	124,300	124,300	66,400	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	25,300	0	0	1,792 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
149,600	149,600	149,600	68,192	68,192 68,192

009-023-009-40	2026 Est. T.C.V.	SHELTON JASON & MISTY
Property Class: 401		3313 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 23 T22N R8W N 285 FT OF SW 1/4 OF NW 1/4 EXC W 539 FT THOF. 5.1098 A.
7/15/2020 COMBINE WITH 023-09-80, TREASURER'S REQUEST
FORMERLY . SEC 23 T22N R8W N 285 FT OF SW 1/4 OF NW 1/4 EXC W 858 FT THOF.
3.0227A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia INFERIOR@\$1400		5.11 Acres	1400	100		7,154
		5.11 Total Acres	Total Est. Land Value =			7,154

Cost Est. for Res. Bldg: 1	Mobile Home	HUD		Cls Average	Blt 1987

(11) Heating System: Forced Warm Air
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	952		
			Total:	61,273	21,444
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Deck					
Pine w/Roof (Deck Portion)			216	3,361	1,176
Pine w/Roof (Roof portion)			216	3,521	1,232
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			432	11,716	4,101
Class: C Exterior: Pole (Unfinished)					
Base Cost			1680	39,732	13,906
Built-Ins					
Appliance Allow.			1	2,713	950
			Totals:	131,359	45,973

Notes: 1987 REDMAN MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:	43,215

2026 Est. T.C.V. 009-023-009-40			=	50,369
Est. TCV/Total Floor Area = 52.91, Most recent sale 06/02/2025 for 60,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
21,300	21,300	21,300	20,899	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	3,900	0	0	4,301 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
25,200	25,200	25,200	21,463	25,200 0

03/24/2026
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Valuation Report

DB: Lake2026

009-023-009-60
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SIINO FAMILY TRUST
S DICKERSON RD
LAKE CITY, MI 49651

. SEC 23 T22N R8W W 858 FT OF N 720 FT OF SW 1/4 OF NW 1/4EXC W 220 FT THOF &
EXC N 285 FT THOF. 6.3712A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			3.00 Acres		9000	100		27,000
Residentia INFERIOR@\$1400			3.37 Acres		1400	100		4,719
		6.37 Total Acres			Total Est.	Land Value =		31,719

2026 Est. T.C.V. 009-023-009-60

=

31,719

Est. TCV/Total Floor Area = 33.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
11,400	11,400	11,400	6,560	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	4,500	0	0	177	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,900	15,900	15,900	6,737	6,737	0

009-023-009-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HILL GEOFFREY D
3305 S DICKERSON RD
LAKE CITY, MI 49651

SEC 23 T22N R8W (2*2004) 1.0435 A M/L
W 539 FT OF N 285 FT OF SW 1/4 OF NW 1/4 EXC W 220 FT THEREOF AND EXC E 159.5
FT THEREOF.

REMOVE MH CHG PC GRG TO 1HS BEING REMODELED FOR 10 RECHECK 11

04 SPLIT 1.04 AC & 12X55 MH TO 009-95 FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 1 -	2.99@	\$9000	1.04 Acres	9000	100	9,360
	1.04	Total Acres	Total Est. Land Value =			9,360

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 2009

(11) Heating System: Wall/Floor Furnace

Ground Area = 1200 SF Floor Area = 1500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,200		
			Total:	142,979	78,637

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Deck

Treated Wood	80	2,086	1,147

Built-Ins

Appliance Allow.	1	1,607	884
	Totals:	155,113	85,310

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 104,931

2026 Est. T.C.V. 009-023-009-90 = 114,291

Est. TCV/Total Floor Area = 76.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
49,100	49,100	49,100	13,906	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	375	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,100	57,100	57,100	14,281	14,281	14,281

009-023-009-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HILL GEOFFREY D
3309 S DICKERSON RD
LAKE CITY, MI 49651

SEC 23 T22N 48W (0*2004) 1.0435 A M/L
W 539 FT OF N 285 FT OF SW/4 OF NW/4 EXC W 379.5 FT THEREOF.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	1.04 Acres		9000	100		9,360
			1.04 Total Acres				Total Est. Land Value =	9,360

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	100	50	323
			Total Estimated Land Improvements True Cash Value =	323

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2004

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
	Base Cost		1200	22,464	19,094
			Totals:	22,464	19,094

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 23,486

2026 Est. T.C.V. 009-023-009-95				=	33,169
Est. TCV/Total Floor Area =	0.00	Most recent sale 09/13/2004 for 2,500			
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,400	15,400	15,400	9,365	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	1,200	0	0	252	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,600	16,600	16,600	9,617	9,617	9,617

03/24/2026
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Valuation Report

DB: Lake2026

009-023-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SIINO FAMILY TRUST
3351 S DICKERSON RD
LAKE CITY, MI 49651

. SEC 23 T22N R8W BEG 495 FT S OF NW COR OF SW 1/4 OF NW 1/4 TH E 220 FT S 225 FT W 220 FT N 225 FT TO POB. 1.1363 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	1.14 Acres		9000	100		10,260
			1.14 Total Acres				Total Est. Land Value =	10,260

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	146	94	1,006
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements True Cash Value =				2,153

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1973

(11) Heating System: Electric Baseboard

Ground Area = 702 SF Floor Area = 702 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	702		
			Total:	89,391	62,574

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Porches

CGEP (1 Story)	306	15,606	14,045	*90% Good

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	352	15,488	10,842

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	493	21,539	15,077

Built-Ins

Appliance Allow.	1	1,897	1,328

Breezeways

Frame Wall	264	15,523	10,866
Totals:	168,359	120,972	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 148,795

2026 Est. T.C.V. 009-023-010-00 = 161,208

Est. TCV/Total Floor Area = 229.64

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
70,700	70,700	70,700	42,926	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	9,900	0	0	1,159	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,600	80,600	80,600	44,085	44,085	0

009-023-011-00	2026 Est. T.C.V.	SCHUT RANDALL R
Property Class: 401		3273 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 23 T22N R8W N 285 FT OF W 220 FT OF SW 1/4 OF NW 1/4. 1.4394 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	220.00	285.00	0.9765	0.9187	110	100	21,710
220 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =							21,710

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	432 50	1,764
D/W/P: 4in Ren. Conc.		8.17	360 50	1,470
Wood Frame		26.29	160 50	2,103
Total Estimated Land Improvements True Cash Value =				5,337

Cost Est. for Res. Bldg: 1	Single Family	HUD	Cls	C	Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1568 SF Floor Area = 1568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,568		
			Total:	175,642	122,950

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
2 Fixture Bath			1	2,996	2,097
Water/Sewer					
1000 Gal Septic			1	4,689	3,282
Water Well, 100 Feet			1	5,734	4,014
Deck					
Treated Wood w/Roof (Deck Portion)			96	2,414	1,690
Treated Wood w/Roof (Roof portion)			96	1,731	1,212
w/Roof (Roof portion)			48	937	656
Built-Ins					
Appliance Allow.			1	2,713	1,899
Fireplaces					
Prefab 1 Story			1	2,542	1,779
Porches					
WCP (1 Story)			16	1,184	829
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1120	26,488	18,542
Totals:				228,492	159,945

Notes: 2012-03519 AFFMAN

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:	158,345

2026 Est. T.C.V. 009-023-011-00		=	185,392
Est. TCV/Total Floor Area = 118.23, Most recent sale 09/27/2012 for 68,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
77,400	77,400	77,400	34,036 2.70
2026	New Eq. Adjustment	Loss	Additions Tax Adjustment Losses

Parcel Number: 009-023-011-00

Page: 2

	0	15,300	0	0	918	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	92,700	92,700	92,700	34,954	34,954	34,954

03/24/2026
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Valuation Report

DB: Lake2026

009-023-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROOT RENTALS LLC
3333 S DICKERSON RD
LAKE CITY, MI 49651

. SEC 23 T22N R8W BEG 285 FT S OF NW COR OF SW 1/4 OF NW 1/4 TH E 220 FT S 210 FT W 220 FT N 210 FT TO POB. 1.0606 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	210.00	220.00	0.9879	0.8612	110	100		19,652
210 Actual Front Feet, 1.06 Total Acres								Total Est. Land Value = 19,652

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	576	0	0
D/W/P: 3.5 Concrete	7.58	67	0	0
Wood Frame	34.72	140	50	2,430

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,380

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1984

(11) Heating System: Wall Furnace

Ground Area = 1274 SF Floor Area = 1274 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	938		
Addition	Siding	Crawl	336		
Total:			105,244	42,098	

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	162	1,996	798
Plumbing			
Average Fixture(s)	1	1,293	517
Water/Sewer			
1000 Gal Septic	1	5,433	2,173
Water Well, 50 Feet	1	3,351	1,340
Deck			
Treated Wood	144	3,407	1,363
Treated Wood	28	1,308	523
Treated Wood	16	758	303
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	896	39,075	15,630
Door Opener	2	1,317	527
Built-Ins			
Appliance Allow.	1	3,899	1,560
Totals:			167,081 66,832

Notes: 1984 MARLETTE MH - HUD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 62,822

2026 Est. T.C.V. 009-023-012-00 = 85,854

Est. TCV/Total Floor Area = 67.39, Most recent sale 09/08/2015 for 20,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

35,300 35,300 35,300 25,111 2.70

Parcel Number: 009-023-012-00

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		7,600	0	0	677	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	42,900		42,900	42,900	25,788	25,788	0

009-023-014-002026 Est. T.C.V.MCCLURE DOUGLAS M & HEATHER S
Property Class: 4017680 W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 23 T22N R8W (9*2008) E 250 FT OF S 871.2 FT OF W 1/2 OF E 1/2 OF SW 1/4. 5A.
2008 PARCEL 009-023-014-00 SPLIT ON 09/04/2008 2009 PARCEL 009-023-014-00 SPLIT
ON 10/05/2009

PREVIOUS
. SEC 23 T22N R8W E 250 FT OF S 871.2 FT OF W/2 OF E/2 OF SW/4. 5 AC.
SPLIT ON 09/02/2008 INTO 009-023-014-50,

SPLIT ON 09/28/2009 INTO 009-023-014-05;

I CHANGED TO 401 FOR 03..BOR CHANGED BACK TO 101

Split/Comb. on 09/28/2009 completed 09/28/2009 RAY ;
Parent Parcel(s): 009-023-014-00;
Child Parcel(s): 009-023-014-05;

Split/Comb. on 09/02/2008 completed 09/02/2008 RAY (;
Parent Parcel(s): 009-023-014-00;
Child Parcel(s): 009-023-014-50, (Exempt 40 Ac. split)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	250.00	871.20	0.9457	1.2148	110	100		31,595
250 Actual Front Feet, 5.00			Total Acres		Total Est. Land Value =			31,595

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	675	94	6,504
D/W/P: 3.5 Concrete	7.58	140	94	997
Total Estimated Land Improvements True Cash Value =				7,501

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2010

(11) Heating System: Forced Heat & Cool
Ground Area = 1823 SF Floor Area = 2268 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,823	
1 Story	Siding	Overhang	445	
Total:			398,003	338,303
Other Additions/Adjustments				
Exterior				
Stone Veneer			235	10,563 8,979
Plumbing				
Average Fixture(s)			1	2,094 1,780
2 Fixture Bath			1	4,412 3,750
Water/Sewer				
1000 Gal Septic			1	5,433 4,618
Water Well, 100 Feet			1	6,387 5,429
Porches				
CCP (1 Story)			178	6,461 5,492
WCP (1 Story)			216	11,584 9,846
Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				

Parcel Number: 009-023-014-00

Page: 2

Base Cost	890	50,098	42,583
Common Wall: 2 Wall	1	-6,002	-5,102
Door Opener	1	659	560
Built-Ins			
Appliance Allow.	1	3,899	3,314
Fireplaces			
Prefab 1 Story	1	3,596	3,057
Totals:		497,187	422,609

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 519,809

Ag. Bld 1 1974, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost			
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	15.83	2736	43,311
Default Walls	5.24	2736	14,337
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Depr. Cost = 20,177
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =			18,764
Total Estimated True Cash Value of Agricultural Buildings			= 18,764

2026	Est. T.C.V. 009-023-014-00			=	577,669	
Est. TCV/Total Floor Area = 254.70						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	247,600	247,600	247,600	146,153	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,200	0	0	3,946	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	288,800	288,800	288,800	150,099	150,099	150,099

009-023-014-05
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCCLURE DOUGLAS M & HEATHER S
W LOTAN RD
LAKE CITY, MI 49651

2015-00722 AGAFF SEC 23 T22N R8W W/2 OF E/2 OF SW/4. EXC E 250 FT OF S 871.2 FT 34.7 AC.

SPLIT ON 09/28/2009 FROM 009-023-014-00;

Split/Comb. on 09/28/2009 completed 09/28/2009 RAY ;
Parent Parcel(s): 009-023-014-00;
Child Parcel(s): 009-023-014-05;

Split/Comb. on 09/02/2008 completed 09/02/2008 RAY (;
Parent Parcel(s): 009-023-014-00;
Child Parcel(s): 009-023-014-50, (Exempt 40 Ac. split)

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES			34.70 Acres		3800 100	131,860
			34.70 Total Acres		Total Est. Land Value =	131,860

2026 Est. T.C.V. 009-023-014-05 = 131,860						
Est. TCV/Total Floor Area = 58.14						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
55,500	55,500	55,500	23,387		2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	10,400	0	0	631	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,900	65,900	65,900	24,018	24,018	24,018	

009-023-014-50
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VANDERMEULEN SCOTT
6594 W LOTAN RD
LAKE CITY, MI 49651

2015-00726 AFAFF SEC 23 T22N R8W E/2 OF E/2 OF SW/4. 39.7 AC.
SPLIT ON 09/02/2008 FROM 009-023-014-00;

Split/Comb. on 09/02/2008 completed 09/02/2008 RAY (Exempt 40 Ac. split)
Parent Parcel(s): 009-023-014-00;
Child Parcel(s): 009-023-014-50,

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 18 - 29 Acres		20.00 Acres			3800 100	76,000
AGRICULTRU SURPLUS 2600/		19.70 Acres			2600 100	51,220
		39.70 Total Acres			Total Est. Land Value =	127,220

2026 Est. T.C.V. 009-023-014-50					=	127,220
Est. TCV/Total Floor Area = 56.09						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
54,700	54,700	54,700	26,653		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,900	0	0	719	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,600	63,600	63,600	27,372	27,372	27,372	

03/24/2026

Valuation Report

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DB: Lake2026

009-023-015-00

2026 Est. T.C.V.

KRAFVE LOIS A TRUST

Property Class: 102

W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 23 T22N R8W W 1/2 OF SW 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		40.00 Acres	3800	100			152,000
AGRICULTRU SURPLUS 2600/		40.00 Acres	2600	100			104,000
		80.00 Total Acres				Total Est. Land Value =	256,000

2026 Est. T.C.V. 009-023-015-00

=

256,000

Est. TCV/Total Floor Area = 112.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
110,000	110,000	110,000	34,358	2.70	

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,000	0	0	927	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,000	128,000	128,000	35,285	35,285	35,285

009-023-016-002026 Est. T.C.V. CHRISTIE KEVIN P
Property Class: 1017180 W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

2015-00727 AFAFF PA 260 SEC 23 T22N R8W E 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 30 - 65 ACRES		30.00 Acres	3800	100		114,000
AGRICULTRU INFERIOR		50.00 Acres	1400	100		70,000
	80.00	Total Acres	Total Est. Land Value =			184,000

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1988
(11) Heating System: Forced Air w/ Ducts
Ground Area = 884 SF Floor Area = 1547 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Slab	884		
			Total:	153,656	92,194
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	593
Water/Sewer					
1000 Gal Septic			1	4,109	2,465
Water Well, 100 Feet			1	5,150	3,090
Built-Ins					
Appliance Allow.			1	1,607	964
			Totals:	165,510	99,306
Notes:					
			ECF (101 AGRICULTURE) 1.230 => TCV:		122,146

Ag. Bld 1 0, 4 Wall Barn, General Purpose		Class:D,Pole	Quality:Low Cost	
Height: 10 ft				
Description		Rate	Size	Cost New
Base Cost		14.49	6400	92,736
Default Walls		4.80	6400	30,720
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/50/100/31		Depr. Cost =		38,271
ECF (101 AGRICULTURE)		0.750 => TCV of Bldg: 1 =		28,704
Total Estimated True Cash Value of Agricultural Buildings				= 28,704

2026 Est. T.C.V. 009-023-016-00				=	334,850	
Est. TCV/Total Floor Area = 216.45						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
147,500	147,500	147,500	106,877	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,900	0	0	2,885	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
167,400	167,400	167,400	109,762	109,762	109,762	

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-023-017-00

2026 Est. T.C.V.

TACOMA DAIRY INC

Property Class: 102

W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 23 T22N R8W W 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		70.50 Acres		3800	100			267,900
AGRICULTRU SURPLUS 2600/		9.50 Acres		2600	100			24,700
		80.00 Total Acres					Total Est. Land Value =	292,600

2026 Est. T.C.V. 009-023-017-00

=

292,600

Est. TCV/Total Floor Area = 189.14, Most recent sale 02/12/2010 for 240,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

123,700

123,700

123,700

101,859

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

22,600

0

0

2,750

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

146,300

146,300

146,300

104,609

104,609

104,609

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-024-001-00	2026 Est. T.C.V.	LEHMANN FAMILY PROTECTION TRUST
Property Class: 102		W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W NE 1/4 OF NE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 30 - 65 ACRES		34.00 Acres			3800 100	129,200
AGRICULTRU ROW		4.00 Acres			0 100	0
AGRICULTRU UNTILLABLE		2.00 Acres			3200 100	6,400
	40.00	Total Acres			Total Est. Land Value =	135,600

2026 Est. T.C.V. 009-024-001-00	=	135,600

Est. TCV/Total Floor Area = 87.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
57,400	57,400	57,400	36,492	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,400	0	0	985	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,800	67,800	67,800	37,477	37,477	37,477

009-024-002-002026 Est. T.C.V. ALLEN SCOTT & TAMMY
Property Class: 4016455 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 24 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.

CHG SKIRTING TO FDN FOR 08.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		* Factors *		330 X 1312.3	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Residentia 8 - 17 @\$5600		9.94 Acres	5600	100	55,675
		9.94 Total Acres	Total Est. Land Value =		55,675

Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.			8.17	432 0	0
Wood Frame			24.05	256 50	3,078
Residential Local Cost Land Improvements					
Description			Rate	Size % Good	Cash Value
LAND IMPROVE 1000			1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =			4,028

Cost Est. for Res. Bldg: 1 Single Family HUDCls C -5 Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2288 SF Floor Area = 2288 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	832		
1 Story	Siding	Crawl Space	1,456		
		Total:		291,888	218,941

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,066
3 Fixture Bath			1	4,478	3,358
Water/Sewer					
1000 Gal Septic			1	4,689	3,517
Water Well, 100 Feet			1	5,734	4,300
Deck					
Treated Wood			80	2,182	1,636
Treated Wood			656	8,685	6,514
w/Roof (Roof portion)			356	5,368	4,026
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener			2	1,054	790
Base Cost			1344	31,786	23,839
Built-Ins					
Appliance Allow.			1	2,713	2,035
		Totals:		359,999	270,022

Notes: REDMAN 112B4740

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 267,322

2026	Est. T.C.V. 009-024-002-00					=	327,025
Est. TCV/Total Floor Area = 142.93							
2025	Assessed		MBOR		S.E.V.	Base for Cap	IRM
	129,700		129,700		129,700	59,763	2.70
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-024-002-00

Page: 2

	0	33,800	0	0	1,613	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	163,500	163,500	163,500	61,376	61,376	61,376

009-024-002-252026 Est. T.C.V.JOHNSTON-SANBORN FAMILY TRUST

Property Class: 4016401 W KELLY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 24 T22N R8W E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		330 X 1312.8	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600			9.95 Acres		5600 100	55,692
			9.95 Total Acres	Total Est. Land Value =		55,692

Cost Est. for Res. Bldg: 1Single Family 1SCls C -5 Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1776 SF Floor Area = 1776 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,296		
1 Story	Siding	Crawl Space	480		
			Total:	242,847	170,004

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,422	995
3 Fixture Bath			1	4,478	3,135

Water/Sewer					
1000 Gal Septic			1	4,689	3,282
Water Well, 100 Feet			1	5,734	4,014

Porches					
CCP (1 Story)			110	3,227	2,259

Deck					
Treated Wood			420	6,493	4,545

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			572	23,801	16,661
Common Wall: 1 Wall			1	-2,589	-1,812
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1280	27,123	18,986
No Concrete Floor			1280	-7,667	-5,367

Built-Ins					
Appliance Allow.			1	2,713	1,899
			Totals:	312,271	218,601

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:268,879

2026	Est. T.C.V. 009-024-002-25				=	324,571
Est. TCV/Total Floor Area = 182.75, Most recent sale 08/09/2024 for 343,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	139,700	139,700	139,700	139,700	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,600	0	0	3,771	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	162,300	162,300	162,300	143,471	143,471	143,471

009-024-002-50	2026 Est. T.C.V.	ANDERSON KIMMY JO
Property Class: 401		6323 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * 330 X 1315.50

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	9.95 Acres		5600	100			55,726
		9.95 Total Acres		Total Est. Land Value =				55,726

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	210	50	691
Wood Frame	22.54	560	50	6,311
Total Estimated Land Improvements True Cash Value =				7,002

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Average	Blt 1998

(11) Heating System: Wall Furnace

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1216		
			Total:	69,998	41,299

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	184	2,156	1,272

Plumbing

Average Fixture(s)	1	1,010	596
3 Fixture Bath	1	2,944	1,737

Water/Sewer

1000 Gal Septic	1	4,689	2,767
Water Well, 100 Feet	1	5,734	3,383

Deck

Treated Wood	112	2,694	1,589
Treated Wood	18	806	476

Built-Ins

Appliance Allow.	1	2,713	1,601

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	16,744

Totals: 121,124 71,464

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 67,176

2026 Est. T.C.V. 009-024-002-50 = 129,904

Est. TCV/Total Floor Area = 106.83, Most recent sale 11/21/2023 for 125,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
55,700	55,700	55,700	47,632	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,300	0	0	1,286	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
65,000	65,000	65,000	48,918	48,918	0

DB: Lake2026

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	61,600		61,600	61,600	19,125	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		9,200	0	0	516	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	70,800		70,800	70,800	19,641	19,641	19,641

009-024-003-00	2026 Est. T.C.V.	DUTCHMAN PROPERTIES LLC
Property Class: 102		3434 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 24 T22N R08W THE SOUTH 1/2 OF THE NORTHEAST 1/4 EXCEPT THE NORTH 10 RODS OF THE EAST16 RODS AND EXCEPT COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION; THENCE N00°36'47"E ALONG THE EAST SECTION LINE, 314.33 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W, 351.00 FEET; THENCE N00°3647"E PARALLEL WITH THE EAST SECTION LINE, 253.00 FEET; THENCE S90°00"00"E, 351.00 FEET TO SAID EAST SECTION LINE; THENCE S00°36'47"W ALONG SAID LINE, 253.00 FEET TO THE POINT OF BEGINNING. CONTAINING 76.76 ACRES. SUBJECT TO THE RIGHT-OF-WAY FOR HIGHWAY M-66 ACROSS THE EASTERLY PORTION THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY. 2021-00017 EASE
SPLIT ON 05/27/2015 INTO 009-024-003-90;
FORMERLY
. SEC 24 T22N R8W S 1/2 OF NE 1/4, EXC THE N 10 RDS; OF THE E 16 RDS; THEREOF.
79 A.

6/2/2015 PER DAN LUND AT MDOT NO NEW ACCESS PERMIT NEEDED FOR EXISTING AG ACCESS AT S. BORDER OF PARCEL, ONLY IF NEW CONSTRUCTION OR CHANGE IN USE. LEFT THIS INFO ON STEVE VANDERWEIDE'S PHONE -TIM

SPLIT/COMB. ON 05/27/2015 COMPLETED 05/27/2015 TIM 5/27/2015 LAND DIVISION
024-003-00 TO 76.76 A VACANT & 2.04A WITH HOUSE & POLE GRG;
PARENT PARCEL(S): 009-024-003-00;
CHILD PARCEL(S): 009-024-003-90;

5/27/2015 LAND DIVSION 024-003-00 TO 76.76 A VACANT & 2.04A WITH HOUSE & POLE GRG

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 66 - 120 Acres		76.76 Acres		3800	100	291,688
		76.76 Total Acres			Total Est. Land Value =	291,688
2026 Est. T.C.V. 009-024-003-00					=	291,688
Est. TCV/Total Floor Area = 282.64, Most recent sale 05/04/2015 for 325,000						
2025 Assessed	MBOR	S.E.V.		Base for Cap	IRM	
122,800	122,800	122,800		70,457	2.70	
2026 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	23,000	0		0	1,902	0
2026 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT
145,800	145,800	145,800		72,359	72,359	72,359

009-024-003-902026 Est. T.C.V. PUZJAK DAWN
Property Class: 4013434 S MOREY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SPLIT/COMBINED ON 05/27/2015 FROM 009-024-003-00;
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 24, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION; THENCE N00°36'47"E ALONG THE EAST SECTION LINE, 314.33 FEET TO THE P.OINT OF BEGINNING; THENCE N90°00'00"W, 351.00 FEET; THENCE N00°3647"E PARALLEL WITH THE EAST SECTION LINE, 253.00 FEET; THENCE S90°00'00"E, 351.00 FEET TO SAID EAST SECTION LINE; THENCE S00°36'47"W ALONG SAID LINE, 253.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.04 ACRES MORE OR LESS.
SUBJECT TO THE RIGHT-OF-WAY FOR HIGHWAY M-66 ACROSS THE EASTERLY PORTION THEREOF AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT/COMB. ON 05/27/2015 COMPLETED 05/27/2015 TIM5/27/2015 LAND DIVISION
024-003-00 TO 76.76 A VACANT & 2.04A WITH HOUSE & POLE GRG;
PARENT PARCEL(S): 009-024-003-00;
CHILD PARCEL(S): 009-024-003-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	253.00	251.61	0.9429	0.8906	110 100	23,370
253 Actual Front Feet, 1.46 Total Acres					Total Est. Land Value =	23,370

Cost Est. for Res. Bldg: 1Single Family 1SCls DBlt 1947

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1762 SF Floor Area = 1762 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,762		
			Total:	172,839	95,061

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	949522

Water/Sewer		
1000 Gal Septic	1	3,9472,171
Water Well, 50 Feet	1	3,2121,767

Porches		
WCP (1 Story)	96	3,8372,110

Garages		
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)		
Base Cost	806	22,49512,372

Built-Ins		
Appliance Allow.	1	1,543849
Totals:	208,822	114,852

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:141,268

Ag. Bld 10, 4 Wall Utility BuildingClass:D,PoleQuality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New

Parcel Number: 009-024-003-90

Page: 2

Base Cost	4.03	3648	14,701
Default Walls	5.11	3648	18,641
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Depr. Cost =		11,670
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =		10,853
Total Estimated True Cash Value of Agricultural Buildings			= 10,853

2026 Est. T.C.V. 009-024-003-90		=	175,491
Est. TCV/Total Floor Area = 99.60, Most recent sale 03/08/2018 for 120,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
75,800	0	0	0
			IRM
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
87,700	0	63,900	0
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
87,700	87,700	87,700	63,900
			->Taxable<-
			PRE/MBT
			63,900

009-024-004-002026 Est. T.C.V.PETERSON-LANG KATHY K

Property Class: 4013264 S MOREY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 24 T22N R8W N 10 RDS; OF E 16 RDS; OF S 1/2 OF NE 1/4. 1 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	165.00	264.00	1.0493	0.9013	110	100	17,165
165 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =		17,165

Cost Est. for Res. Bldg: 1Single Family 1SCls DBlt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1188 SF Floor Area = 1188 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,188		
			Total:	130,534	78,320

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	988	593
Water/Sewer					
1000 Gal Septic			1	4,109	2,465
Water Well, 50 Feet			1	3,344	2,006

Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	15,476	9,286

Built-Ins					
Appliance Allow.			1	1,607	964

Deck					
w/Roof (Roof portion)			288	3,603	2,162
			Totals:	159,661	95,796

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:117,829

2026 Est. T.C.V. 009-024-004-00				=	134,994
Est. TCV/Total Floor Area = 113.63					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
57,300	57,300	57,300	24,640	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,200	0	0	665	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,500	67,500	67,500	25,305	25,305	0

009-024-005-00
Property Class: 101
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DUTCHMAN PROPERTIES LLC
6557 W KELLY RD
Lake City, MI 49651

. SEC 24 T22N R8W E 1/2 OF NW 1/4. 80A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 66 - 120 Acres		35.00 Acres	3800	100		133,000
AGRICULTRU UNTILLABLE		45.00 Acres	3200	100		144,000
	80.00	Total Acres	Total Est. Land Value =			277,000

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1332 SF Floor Area = 1716 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	384		
1 Story	Siding	Basement	288		
1 Story	Siding	Crawl Space	660		
Total:			219,886	131,937	

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	853	
2 Fixture Bath	1	2,996	1,798	
Water/Sewer				
1000 Gal Septic	1	4,689	2,813	
Water Well, 100 Feet	1	5,734	3,440	
Porches				
CPP	48	1,231	739	
Built-Ins				
Appliance Allow.	1	2,713	1,628	
Totals:			238,671	143,208

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 176,146

Ag. Bld 1 1986, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost			
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	15.04	4608	69,304
Default Walls	4.98	4608	22,948
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Depr. Cost =			50,739
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 =			38,054

Ag. Bld 2 1950, 4 Wall Barn, General Purpose Class:C Quality:Low Cost			
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	14.31	1440	20,606
Default Walls	20.02	1440	28,829
Phy/Ab.Phy/Func/Econ/Comb. % Good=25/50/100/100/12.5 Depr. Cost =			6,179
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 2 =			4,635

Ag. Bld 3 1972, 4 Wall Barn, General Purpose Class:C Quality:Low Cost			

Parcel Number: 009-024-005-00

Page: 2

Height: 24 ft

Description	Rate	Size	Cost New
Base Cost	17.50	1800	31,500
Default Walls	24.48	1800	44,064

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 26,447

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 3 = 19,836

Ag. Bld 4 1981, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost

Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	17.09	2400	41,016
Default Walls	5.66	2400	13,584

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 19,110

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 4 = 14,333

Ag. Bld 5 1983, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	16.07	1776	28,540
Default Walls	5.32	1776	9,448

Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53 Depr. Cost = 20,134

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 5 = 15,100

Ag. Bld 6 1966, 4 Wall Cylindrical Silo Class:C Quality:Good

Description	Rate	Size	Cost New
Silo, Concrete Stave, No Roof, 16' - 23' Dia.	23,766.00	1	23,766

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/100/0 Depr. Cost = 0

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 6 = 0

Ag. Bld 7 1966, 4 Wall Cylindrical Silo Class:C Quality:Excellent

Description	Rate	Size	Cost New
Silo, Concrete Stave, 16' - 23' Dia.	26,724.00	1	26,724

Phy/Ab.Phy/Func/Econ/Comb. % Good=20/100/0/100/0 Depr. Cost = 0

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 7 = 0

Ag. Bld 8 1996, 4 Wall Utility Building Class:C Quality:Average

Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	7.46	3840	28,646
Default Walls	19.01	3840	72,998

Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50 Depr. Cost = 50,822

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 8 = 38,117

Total Estimated True Cash Value of Agricultural Buildings = 130,075

2026 Est. T.C.V. 009-024-005-00 = 583,221

Est. TCV/Total Floor Area = 339.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
256,200	256,200	256,200	154,584	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	35,400	0	0	4,173	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
291,600	291,600	291,600	158,757	158,757	158,757	

009-024-007-00
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MILLER CASEY JOHN
6857 W KELLY RD
LAKE CITY, MI 49651

. SEC 24 T22N R8W N 20 RDS; OF W 1/2 OF NW 1/4. 10 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
COMMERCIAL 10A M/L	3800		5.00	Acres	3800	100	19,000
COMMERCIAL AGRICULTURE			4.00	Acres	3800	100	15,200
COMMERCIAL ROW			1.00	Acres	0	100	0
			10.00	Total Acres	Total Est. Land Value =		34,200

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		19.32	200 50	1,932
Total Estimated Land Improvements True Cash Value =				1,932

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 14 Perimeter: 328

Base Rate for Upper Floors = 28.06

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 28.06

Total Floor Area: 5,220 Base Cost New of Upper Floors = 146,473

Reproduction/Replacement Cost = 146,473
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 140,614

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
Cost # or Height Storys
Item Description Col. Rate SqFt Adj. Adj. Cost

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPBL	6.85	2510	1.00	100	17,194

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 167,277
Replacement Cost/Floor Area= 31.35 Est. TCV/Floor Area= 32.05
80 % Completed => Est. True Cash Value 2026 = 133,821

Total Estimated True Cash Value of Commercial/Industrial Buildings = 133,821

2026 Est. T.C.V. 009-024-007-00 = 169,953
Est. TCV/Total Floor Area = 32.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
75,200	75,200	75,200	67,692	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,800	0	0	1,827	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,000	85,000	85,000	69,519	69,519	0

009-024-008-002026 Est. T.C.V.MILLER CASEY JOHN
Property Class: 102S GREEN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 24 T22N R8W NW 1/4 OF NW 1/4 EXC N 1/2 OF N 1/2 TH OF. 30A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES		30.00 Acres			3800 100	114,000
		30.00 Total Acres			Total Est. Land Value =	114,000

Ag. Bld 1 2001, Lean-To Loafing Shed		Class:D,Pole	Quality:Low Cost	
Height: 8 ft				
Description		Rate	Size	Cost New
Base Cost		3.58	936	3,351
Default Walls		5.58	702	3,917
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Depr. Cost =		4,361
ECF (101 AGRICULTURE)		0.750 => TCV of Bldg: 1 =		3,271

Total Estimated True Cash Value of Agricultural Buildings					=	3,271
2026 Est. T.C.V. 009-024-008-00					=	117,271
Est. TCV/Total Floor Area = 22.47						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
49,400	49,400	49,400		49,400	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,200	0	0	1,333	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
58,600	58,600	58,600		50,733	50,733	50,733

009-024-010-002026 Est. T.C.V.KOLODZIEJ PATRICIA TRUST

Property Class: 102S GREEN RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 24 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		10.00 Acres			3800	100		38,000
AGRICULTRU INFERIOR		10.00 Acres			1400	100		14,000
		20.00 Total Acres			Total Est. Land Value =			52,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	23.38	96	10	224
Total Estimated Land Improvements True Cash Value =				224

2026 Est. T.C.V. 009-024-010-00				=	52,224
Est. TCV/Total Floor Area = 10.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,100	23,100	23,100	9,638	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	260	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,100	26,100	26,100	9,898	9,898	9,898

009-024-011-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MILLER JOHN R TRUST
S GREEN RD
LAKE CITY, MI 49651

. SEC 24 T22N R8W S 1/2 OF SW 1/4 OF NW 1/4. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia PARTOF>40@	\$3800	20.00	Acres	3800	100	76,000
20.00 Total Acres Total Est. Land Value =						76,000

Ag. Bld 1 2021, Lean-To Loafing Shed

Class:D,Pole

Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	3.73	960	3,581
Default Walls	5.80	720	4,176

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Depr. Cost = 6,981

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 6,493

Ag. Bld 2 2006, Lean-To Loafing Shed

Class:D,Pole

Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	5.76	144	829
Default Walls	8.96	108	968

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Depr. Cost = 988

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 919

Total Estimated True Cash Value of Agricultural Buildings

= 7,412

2026 Est. T.C.V. 009-024-011-00

= 83,412

Est. TCV/Total Floor Area = 15.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
40,500	40,500	40,500	10,459	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	282	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,700	41,700	41,700	10,741	10,741	10,741	

009-024-013-00
Property Class: 101
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHRISTIE JOSEPH E
W LOTAN RD
LAKE CITY, MI 49651

2015-00723 AGAFF SEC 24 T22N R8W E 1/2 OF SW 1/4. 80 A.

LOW WET & WOODED

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES		20.00 Acres			3800 100	76,000
AGRICULTRU INFERIOR		60.00 Acres			1400 100	84,000
		80.00 Total Acres			Total Est. Land Value =	160,000

Ag. Bld 1	0, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost
Height: 12 ft			
Description	Rate	Size	Cost New
Base Cost	4.26	2400	10,224
Default Walls	5.40	2400	12,960
Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40			Depr. Cost = 9,274
ECF (101 AGRICULTURE)			0.750 => TCV of Bldg: 1 = 6,955

Total Estimated True Cash Value of Agricultural Buildings	=	6,955
2026 Est. T.C.V. 009-024-013-00	=	166,955

Est. TCV/Total Floor Area = 31.98						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,100	77,100	77,100	39,955	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	0	1,078	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
83,500	83,500	83,500	41,033	41,033	41,033	

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-024-014-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ECKHOUT GARY P & VALERIE J
6860 W LOTAN RD
LAKE CITY, MI 49651

SEC 24 T22N R8W (1*2000) BEG N 89 DEG 55'09"E 404 FT FROM SW COR OF SW 1/4 TH N
0 DEG 04'51"W 225 FT, N 89 DEG 55'09"E 780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG
55'09"W 780 FT TO POB. 4.0289A.

00 SPLIT 41.66 AC TO 014-60 FOR 01 (EXEMPT) ALSO 33.38 AC
TO 014-20 1 DIV REMAINING

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			4.03 Acres		9000	100		36,261
			4.03 Total Acres				Total Est. Land Value =	36,261

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	304	50	936
Wood Frame	22.65	180	50	2,038
Total Estimated Land Improvements True Cash Value =				2,974

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1926

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1064 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Mich Bsmnt.	672		
1 Story	Siding	Basement	392		
Total:				152,331	99,990

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	735

Water/Sewer

1000 Gal Septic	1	4,386	2,719
Water Well, 50 Feet	1	3,344	2,073

Porches

CCP (1 Story)	120	3,205	1,987
WCP (1 Story)	216	7,983	4,949

Deck

Treated Wood	126	2,880	1,786

Built-Ins

Appliance Allow.	1	1,897	1,176

Fireplaces

Interior 1 Story	1	4,610	2,858

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	2112	39,537	24,513
Totals:		221,358	137,241

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 168,806

2026 Est. T.C.V. 009-024-014-00 = 208,041
Est. TCV/Total Floor Area = 168.86, Most recent sale 08/01/2000 for 106,000

Parcel Number: 009-024-014-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	86,200	86,200	86,200	47,599	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,800	0	0	1,285	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	104,000	104,000	104,000	48,884	48,884	48,884

009-024-014-20
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NEBLOCK THOMAS & MOLLY TRUSTS
S GREEN RD
LAKE CITY, MI 49651

SEC 24 T22N R8W (4*2000) THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF A LINE BEG N
01 DEG 04'06"W 1396.45 FT FROM SW COR TH S 89 DEG 44'29"E 457.52 FT, N 16 DEG
46'35"W 153.08 FT, N 84 DEG 20'52"W 815.95 FT TO W 1/8 LINE 33.38A.

00 SPLIT FROM 014-000 FOR 01 4 DIV

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 8 - 17 Acres		8.00 Acres			3800 100	30,400
AGRICULTRU SURPLUS 2600/		12.46 Acres			2600 100	32,383
AGRICULTRU INFERIOR		12.00 Acres			1400 100	16,800
AGRICULTRU ROW		0.93 Acres			0 100	0
		33.38 Total Acres			Total Est. Land Value =	79,583

2026 Est. T.C.V. 009-024-014-20					=	79,583
Est. TCV/Total Floor Area = 64.60, Most recent sale 04/01/2001 for 47,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
35,500	35,500	35,500	35,500		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	958	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,800	39,800	39,800	36,458	36,458	36,458	

009-024-014-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KINKEMA RYAN C & LYNNMARIE A
3845 S GREEN RD
LAKE CITY, MI 49651

SEC 24 T22N R8W (4*2000) BEG AT SW COR OF SW 1/4 TH N 01 DEG 04' 06"W 1396.45 FT
S 89 DEG 44'29"E 457.52FT, N 16 DEG 46'35"E 153.08 FT, N 84 DEG 20'52"E 815.95
FT, S 0 DEG 59'33"E 1619.46 FT, S 89 DEG 55'09"W 131.70 FT, N 0 DEG 04'51"W 225
FT, S 89 DEG 55'09"W780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 404 FT TO
POB. 41.66A.

00 SPLIT FROM 014-00 FOR 01
FORM 3676 IN 01.WILL NOT UNCAP

Split/Comb. on 10/14/2016 completed 10/14/2016 TIM ;
Parent Parcel(s): 009-024-014-60;
Child Parcel(s): 009-024-014-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Residentia 3 - 7 @\$9000		5.07 Acres	9000	100	45,630
		5.07 Total Acres	Total Est. Land Value =		45,630

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	400	0	0
D/W/P: 4in Ren. Conc.	8.17	432	0	0
D/W/P: 4in Ren. Conc.	8.17	275	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 2184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,456		
Total:				278,101	236,387

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	240	9,430	8,015

Deck

Treated Wood	323	5,468	4,648
w/Roof (Roof portion)	400	6,032	5,127

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	26,665	22,665
Common Wall: 1 Wall	1	-2,589	-2,201

Parcel Number: 009-024-014-60

Page: 2

Door Opener	1	527	448
Class: C Exterior: Pole (Unfinished)			
Door Opener	1	527	448
Base Cost	1280	30,272	25,731
Built-Ins			
Appliance Allow.	1	2,713	2,306
Totals:		376,196	319,767

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 393,313

2026 Est. T.C.V. 009-024-014-60		=	441,318
Est. TCV/Total Floor Area = 202.07, Most recent sale 02/24/2017 for 198,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
184,000	184,000	184,000	127,214
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	36,700	0	0
			3,434
2026 Assessed	MBOR	S.E.V.	Capped
220,700	220,700	220,700	130,648
			->Taxable<-
			130,648
			PRE/MBT
			130,648

009-024-014-90
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NEBLOCK THOMAS & MOLLY TRUST
3845 S GREEN RD
LAKE CITY, MI 49651

LEGAL DESCRIPTION: PARCEL 'A' AS RECORDED ON SURVEY RECORDED IN LIBER S-5 P A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, T22N-R.08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION: THENCE N00°28'39"E ALONG THE WEST SECTION LINE, 543.38 FEET; THENCE S90°00'00"E, 141 .50 FEET: THENCE N26°43'19"E, 107.13 FEET; THENCE S90°00'00"E, 238.00 FEET; THENCE N00°00'00"W, 301.57 FEET; THENCE S90°00'00"W, 82.90 FEET; THENCE N00°00'00"W, 225.00 FEET; THENCE S90°00'00"W, 339.59 FEET TO SAID WEST SECTION LINE; THENCE N00°28'39"E ALONG SAID LINE, 230.79 FEET; THENCE S88°11'44"E, 457.52 FEET: THENCEN 18°19'20"E 153.08 FEET; THENCE N85°53'16"E, 815 .86 FEET TO THE WEST 1/16TH LINE; THENCE S00°33'08"W ALONG SAID LINE, 1619.46 FEET TO THE SOUTH SECTION LINE; THENCE N88°32'17"W ALONG SAID LINE, 131.64 FEET; THENCE N01°27'43"E, 225.00 FEET; THENCE N88°32'17"W PARALLEL WITH SAID SOUTH SECTION LINE, 780.00 FEET: THENCE S01°27'44"W, 225.00 FEET TO SAID SOUTH SECTION LINE; THENCE N88°32'17"W ALONG SAID LINE, 404.00 FEET TO THE POINT OF BEGINNING. CONTAINING 36.59 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR GREEN ROAD ACROSS THE WESTERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO THE RIGHT-OF-WAY FOR LOTAN ROAD ACROSS THE SOUTHERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT/COMBINED ON 10/14/2016 FROM 009-024-014-60; FORMERLY PART OF 024-014-60 SEC 24 T22N R8W (4*2000) BEG AT SW COR OF SW 1/4 TH N 01 DEG 04' 06"W 1396.45 FT S 89 DEG 44'29"E 457.52FT, N 16 DEG 46'35"E 153.08 FT, N 84 DEG 20'52"E 815.95 FT, S 0 DEG 59'33"E 1619.46 FT, S 89 DEG 55'09"W 131.70 FT, N 0 DEG 04'51"W 225 FT, S 89 DEG 55'09"W780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 404 FT TO POB. 41.66A.

SPLIT ON 10/14/2016 COMPLETED 10/14/2016 TIM ;

PARENT PARCEL(S): 009-024-014-60;

CHILD PARCEL(S): 009-024-014-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES		32.00 Acres			3800 100	121,615
AGRICULTRU INFERIOR		4.00 Acres			1400 100	5,600
AGRICULTRU ROW		0.59 Acres			0 100	0
		36.59 Total Acres			Total Est. Land Value =	127,215

2026 Est. T.C.V. 009-024-014-90						=	127,215
Est. TCV/Total Floor Area = 58.25							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
54,000	54,000	54,000	54,000		2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	9,600	0	0	1,458	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
63,600	63,600	63,600	55,458	55,458	55,458		

009-024-015-002026 Est. T.C.V.FRIENDS MINISTRY
Property Class: 2013636 S MOREY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

BEG S0°45'01"W 599.99 FT, & N88°39'55"W 335 FT FROM E1/4 COR, TH N 88°39'55"W 986.59FT, N88°40'01"W 78.87 FT, S04°4'26"W 211.65FT, N85°41'21"E 211.19FT, S63°13'39"E 101.36FT, S22°28'38"E 246.19FT, S54°41'47"E 145.83FT, S0°38'17"W 170.37FT, S88°36'07"E 143.67FT, N°0'45'01"E 425FT, S88°36'10"E 750.05FT, N0°45'01"E 92.23FT, 88°39'55"W 335FT, N0°45'01"E 195 FT TO POB. SEC24 T22N R8W 9.34AC

SPLIT ON 11/2020 43.18 A TO 009-024-015-20
FORMERLY SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 600 FT OF NE 1/4 OF SE 1/4 & EXC E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4 & EXC BEG 600FT S OF NE CNR THENCE S 185FT; W 335FT N 195 FT E 335FT TO POB 53.0007AC. EASEMENTS 2014-03132
2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 -

2011 SPLIT - CHILD 009-024-015-60 1.50 AC
54.5007A.
2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010

2011 SPLIT - CHILD PARCEL 009-024-015-65 3.0303 AC
FORMER -SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 500 FT OF NE 1/4 OF SE 1/4 & EXC E 750 FT OF S 425 FT,OF NE 1/4 OF SE 1/4. 57.531A.
SPLIT ON 10/03/2010 INTO 009-024-015-65;

HISTORY-SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 600 FT OF NE 1/4 OF SE 1/4 & EXC E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4 & EXC BEG 600 FT S OF NE COR, TH S 195 FT W 335 FT, N 195 FT, E 335 FT TO POB. 53.0007A. 2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010 2010 PARCEL 009-024-015-00 SPLIT ON 12/23/2010

ON M66 - 2011 SPLIT
HANDICAP RAMPS..NO VALUE ADDED

Split/Comb. on 11/02/2020 completed 11/02/2020 TIM ;
Parent Parcel(s): 009-024-015-00;
Child Parcel(s): 009-024-015-20;

Split/Comb. on 10/03/2010 completed 10/03/2010 Polly EQ REQUEST ;
Parent Parcel(s): 009-024-015-00;
Child Parcel(s): 009-024-015-65;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL AGRICULTURE		9.34 Acres	3800	100		35,492
		9.34 Total Acres	Total Est. Land Value =			35,492

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	25.83	80	50	1,033
Wood Frame	22.12	128	50	1,415
Total Estimated Land Improvements True Cash Value =				2,448

Ag. Bld 1 2012, 4 Wall Greenhouse, Shade		Class:S Quality:Average	
Height: 14 ft			
Description	Rate	Size	Cost New
Base Cost	3.91	2100	8,211
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96		Depr. Cost =	7,883
ECF (101 AGRICULTURE)		0.750 => TCV of Bldg: 1 =	5,912

Ag. Bld 2 2012, 4 Wall Greenhouse, Shade		Class:S Quality:Average	
Height: 12 ft			
Description	Rate	Size	Cost New

Parcel Number: 009-024-015-00

Page: 2

Base Cost	3.84	576	2,212
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94	Depr. Cost =		2,079
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 2 =		1,559

Ag. Bld 3 2013, 4 Wall Greenhouse, Shade

Class:S Quality:Average

Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	3.91	1152	4,504
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96	Depr. Cost =		4,324
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 3 =		3,243

Total Estimated True Cash Value of Agricultural Buildings

=

10,714

2026 Est. T.C.V. 009-024-015-00	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2010 for 200,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-024-015-20
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ARLENE PROPERTIES LLC
3636 S MOREY RD
LAKE CITY, MI 49651

BEG N88°39'52"W 1322.24FT FROM E1/4 COR TH N88°39'52"W 1322.23FT, S0°37'38"W 1309.39FT, S88°36'10"E 1747.96FT, N0°38'17"E 170.37FT, N54°41'47"W 145.83FT, N22°28'38"W 246.19FT, N63°13'39"W 101.36FT, S85°41'21"W 211.19FT, N 04°04'26E 211.63 FT, S88°40'01"E 78.87FT, N0°41'19"E 600FT TO POB. SEC24 T22N R8W 43.18 A
2021-00017 EASE ACCESS
SPLIT ON 11/02/2020 FROM 009-024-015-00

Split/Comb. on 11/02/2020 completed 11/02/2020 TIM ;

Parent Parcel(s): 009-024-015-00;

Child Parcel(s): 009-024-015-20;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 18 - 29 Acres		17.18 Acres	3800	100		65,284
AGRICULTRU INFERIOR		26.00 Acres	1400	100		36,400
	43.18 Total Acres		Total Est. Land Value =			101,684

2026 Est. T.C.V. 009-024-015-20 = 101,684						
Est. TCV/Total Floor Area = 46.56, Most recent sale 11/24/2020 for 108,360						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
45,700	45,700	45,700	45,700		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,100	0	0	1,233	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
50,800	50,800	50,800	46,933	46,933		46,933

009-024-015-60	2026 Est. T.C.V.	FRIENDS MINISTRY
Property Class: 401		3636 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

BEG 600FT S OF NE CNR OF SE 1/4 THENCE SOUTH 195FT W 335FT N 195 FT E 335FT TO
POB SEC 24 T22N R8W 1.50 AC MOL

2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 -

2011 SPLIT - CHILD 009-024-015-60 1.50 AC
54.5007A.

2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010

2011 SPLIT - CHILD PARCEL 009-024-015-65 3.0303 AC
FORMER -SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 500 FT OF NE 1/4 OF SE 1/4 & EXC E
750 FT OF S 425 FT,OF NE 1/4 OF SE 1/4. 57.531A.
SPLIT ON 10/03/2010 INTO 009-024-015-65;

HISTORY-SEC 24 T22N R8W BEG 600 FT S OF NE COR OF SE 1/4, TH S 195 FT, W 335 FT,
N 195 FT, E 335 FT TO POB. 1.5A. 2010 Parcel 009-024-015-00 Split on 10/04/2010
2010 Split of 009-024-015-00 on 12/23/2010

2011 ROLL SPLIT OFF 024-015-00 53.007 AC TO 1.5 WITH HOUSE

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	195.00	335.00	1.0063	0.9566	110	100		20,650
195 Actual Front Feet, 1.50 Total Acres					Total Est. Land Value =			20,650

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	4400	0	0
D/W/P: 4in Concrete	6.47	1600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2080 SF Floor Area = 2080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,080		
Total:				222,670	167,001

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 50 Feet	1	3,344	2,508

Porches

CGEP (1 Story)	180	10,818	8,113

Built-Ins

Appliance Allow.	1	1,897	1,423

Deck

w/Roof (Roof portion)	100	1,633	1,225

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25,428	19,071
Totals:		275,082	206,310

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 253,761

2026	Est. T.C.V. 009-024-015-60				=	279,161	
Est. TCV/Total Floor Area = 134.21							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	118,800	118,800	118,800	64,988	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	20,800	0	0	1,754	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	139,600	139,600	139,600	66,742	66,742	0	

009-024-015-65
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FRIENDS CHRISTIAN COMMUNITY DEVELOP
3636 S MOREY RD A/K/A/ M 66
LAKE CITY, MI 49651

SEC 24 T22N R8W N 600 FT OF NE 1/4 OF SE 1/4 EXC N 500 FT THOF. 3.0303A.
2010 SPLIT OF 009-024-015-00 ON 10/04/2010 - EXEMPT LOT LINE TRANSFER TO ADJ
OWNER - NOT CONFORMING TO STATE OF MICHIGAN LAND DIVISION ACT REGARDING > 1:4
DEPTH RATIO

HISTORY-SEC 24 T22N R8W N 600 FT OF NE 1/4 OF SE 1/4 EXC N 500 FT THOF. 3.0303A.
2010 SPLIT OF 009-024-015-00 ON 10/04/2010

2011 SPLIT

Split/Comb. on 10/03/2010 completed 10/03/2010 Polly EQ REQUEST ;
Parent Parcel(s): 009-024-015-00;
Child Parcel(s): 009-024-015-65;

Land Value Estimates for Land Table Ag 1 .A - Agriculture							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GROUP A 0	100.00	1322.00	1.0000	0.0000	0	100*	
AGRICULTRU 3 -7 Acres			3.05 Acres		3800	100	
* denotes lines that do not contribute to the total acreage calculation.							
100 Actual Front Feet, 3.05 Total Acres Total Est. Land Value =							

2026 Est. T.C.V. 009-024-015-65							
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/05/2017 for 5,000							
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM
0	0		0		0		2.70
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0		0	0		0	0	0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-	PRE/MBT
0	0		0		0	0	0

009-024-015-70
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FRIENDS MINISTRY
3728 S MOREY RD
LAKE CITY, MI 49651

SEC 24 T22N R8W E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4. EXCEPT PIN 024-015-79
EXC .229A COMM AT NE COR OF SE 1/4 OF SE 1/4, TH N 00 DEG 35'43"E ALONG E LINE
OF SAID SE 1/4 24.73 FT, TH N 89 DEG 24'17"W 225.44 FT TO POB, TH N 89 DEG
50'52"W 100 FT, TH N 00 DEG 09'08"E 100 FT, TH S 89 DEG 50'52"E 100 FT, TH S 00
DEG 09'08"W 100 FT TO POB. 7.3175A. SPLIT ON 10/24/2018 INTO 009-024-015-79

FRIENDS Ministry
Phone: 231-839-8816
3728 S. Morey Rd. (M-66)
Fax: 231-839-4511
Lake City, MI 49651

Office hours: Mon.-Fri. 10:00-5:00 Office

Email: friendsministry@yahoo.com

SPLIT ON 10/24/2018 INTO 009-024-015-79 . .229A

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			* Factors *		M 66	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
COMMERCIAL 10A M/L	3800	7.32 Acres	3800	100		27,805
			7.32 Total Acres	Total Est. Land Value =		27,805

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.07	23500	100	72,145
D/W/P: Asphalt Paving	3.07	6000	100	18,420
D/W/P: 4in Ren. Conc.	8.09	1036	100	8,381
Total Estimated Land Improvements True Cash Value =				98,946

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Forced Warm Air

Ground Area = 660 SF Floor Area = 660 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	660	
			Total:	40,148 14,052
Other Additions/Adjustments				
			Totals:	40,148 14,052

Notes:

ECF (201A GENERAL COMMERCIAL) 0.940 => TCV: 13,209

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: TWICE AS NICE: MIDDLE BLDGS

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 522

Base Rate for Upper Floors = 45.31

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.25 100%

Adjusted Square Foot Cost for Upper Floors = 49.56

Total Floor Area: 10,138 Base Cost New of Upper Floors = 502,439

Reproduction/Replacement Cost = 502,439

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0

Parcel Number: 009-024-015-70

Page: 2

Total Depreciated Cost =		246,195
ECF (201A GENERAL COMMERCIAL)	1.640 => TCV of Bldg: 1 =	403,760
Replacement Cost/Floor Area= 49.56	Est. TCV/Floor Area= 39.83	

Cost Estimates for Commercial/Industrial Building/Section: 2Built 0

Description of Occupancy: FRIENDS MINISTRY: EAST BLDG

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 12Perimeter: 216

Base Rate for Upper Floors = 49.76

(10) Heating system: Space Heaters, Gas with FanCost/SqFt: 4.85100%

Adjusted Square Foot Cost for Upper Floors = 54.61

Total Floor Area: 2,592	Base Cost New of Upper Floors =	141,549
Reproduction/Replacement Cost =		141,549
Eff.Age:35Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0	Total Depreciated Cost =	69,359

ECF (201A GENERAL COMMERCIAL)	1.640 => TCV of Bldg: 2 =	113,749
Replacement Cost/Floor Area= 54.61	Est. TCV/Floor Area= 43.88	

Cost Estimates for Commercial/Industrial Building/Section: 3Built 0

Description of Occupancy: BUILDING @ REAR/WEST

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: D,PoleQuality: Average

Stories: 1Story Height: 12Perimeter: 214

Base Rate for Upper Floors = 29.08

(10) Heating system: Space Heaters, Gas with FanCost/SqFt: 3.69100%

Adjusted Square Foot Cost for Upper Floors = 32.77

Total Floor Area: 2,398	Base Cost New of Upper Floors =	78,583
Reproduction/Replacement Cost =		78,583
Eff.Age:10Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0	Total Depreciated Cost =	51,865

ECF (201A GENERAL COMMERCIAL)	1.640 => TCV of Bldg: 3 =	85,058
Replacement Cost/Floor Area= 32.77	Est. TCV/Floor Area= 35.47	

Cost Estimates for Commercial/Industrial Building/Section: 4Built 2023

Description of Occupancy: WEST BLDG 2023 ADJ CANOPY

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: D,PoleQuality: Average

Stories: 1Story Height: 12Perimeter: 192

Overall Building Height: 12

Base Rate for Upper Floors = 28.58

(10) Heating system: Wall or Floor Furnace	Cost/SqFt: 3.34	100%
Adjusted Square Foot Cost for Upper Floors = 31.92		
Total Floor Area: 2,304	Base Cost New of Upper Floors =	73,543
Reproduction/Replacement Cost =		73,543

Page: 3

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-024-015-79
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FRIENDS MINISTRY
3728 S MOREY RD TOWER
LAKE CITY, MI 49651

SEC 24 T22N R8W COMM AT NE COR OF SE 1/4 OF SE 1/4, TH N 00 DEG 35'43"E ALONG E
LINE OF SAID SE 1/4 24.73 FT, TH N 89 DEG 24'17"W 225.44 FT TO POB, TH N 89 DEG
50'52"W 100 FT, TH N 00 DEG 09'08"E 100 FT, TH S 89 DEG 50'52"E 100 FT, TH S 00
DEG 09'08"W 100 FT TO POB. .229A. SPLIT/COMBINED ON 10/24/2018 FROM
009-024-015-70;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL <2A M/L		0.23 Acres	18000	100		4,140
		0.23 Total Acres	Total Est. Land Value =			4,140

2026 Est. T.C.V. 009-024-015-79						
					=	4,140
Est. TCV/Total Floor Area = 0.23						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
2,100	2,100	2,100	1,546		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	41	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
2,100	2,100	2,100	1,587	1,587		0

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-024-015-80

2026 Est. T.C.V.

HILL JOHN & MICHELLE

Property Class: 401

3580 S MOREY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 24 T22N R8W N 500 FT OF NE 1/4 OF SE 1/4. 15.1515 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 500' X 1319.868

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.15 Acres			5600	100		84,840
		15.15 Total Acres					Total Est. Land Value =	84,840

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	50	0	0
Fencing: Wire Mesh, #9	3.78	240	0	0
D/W/P: 4in Ren. Conc.	8.17	480	0	0
D/W/P: Asphalt Paving	3.10	2000	0	0
Wood Frame	24.44	218	50	2,664
Wood Frame	24.38	224	50	2,730

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				7,769

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1982

(11) Heating System: Forced Hot Water

Ground Area = 1187 SF Floor Area = 1187 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	923		
1 Story	Siding	Slab	264		
Total:				185,536	129,876

Other Additions/Adjustments

Recreation Room	1000	18,970	13,279
Exterior			
Brick Veneer	396	6,558	4,591
Plumbing			
Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
Water/Sewer			
1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341
Porches			
WGEP (1 Story)	168	14,273	9,991
Foundation: Shallow	168	-1,171	-820
WPP	133	3,764	2,635
Deck			
Treated Wood	240	4,500	3,150
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	28,771	20,140
Door Opener	2	1,054	738
Class: C Exterior: Pole (Unfinished)			
Base Cost	787	20,100	14,070
Class: C Exterior: Pole (Unfinished)			
Base Cost	864	21,548	15,084

Parcel Number: 009-024-015-80

Page: 2

No Concrete Floor	864	-5,625	-3,938
Built-Ins			
Appliance Allow.	1	2,713	1,899
Fireplaces			
Exterior 2 Story	1	7,869	5,508
Wood Stove	1	2,503	1,752
Totals:		325,296	227,709

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 280,081

2026 Est. T.C.V. 009-024-015-80				=	372,690	
Est. TCV/Total Floor Area = 313.98, Most recent sale 11/10/2016 for 185,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
162,800	162,800	162,800	105,405	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,500	0	0	2,845	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
186,300	186,300	186,300	108,250	108,250	108,250	

009-024-016-00
Property Class: 202
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FRIENDS CHRISTIAN COMMUNITY DEVELOP
W LOTAN RD
LAKE CITY, MI 49651

REMAINDER PARCEL OF THE SURVEY SHOWN IN LIBER S-5 P0138 SEC 24 T22N R82W 11.24 A DESCRIBED ON SURVEY AS: A PARCEL OF LAND SITUATED IN THE 50UTHEAST ¼ OF 5ECTION 24, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST ,1/4 CORNER OF SAID SECTION; THENCE S00°45'01 "W ALONG THE EAST SECTION LINE, 1607.26 FEET TO THE POINT OF BEGINNING; THENCE N88°35' 14"W, 330.13 FEET; THENCE N00°44'06"E, 294.97 TO THE SOUTH1/16TH LINE; THENCE N88°36'10"W ALONG SAID LINE, 660.42 FEET; THENCE S00°42' 15"W, 715.16 FEET; THENCE S88°32'29"E 585.05 FEET; THENCE N00°44'06"E, 59.89 FEET; THENCE S88°34' 18"E, 75.00 FEET; THENCE N00°44'06"E, 294.97 FEET; THENCE S88°35' 14"E, 330.11 FEET TO THE EAST SECTION LINE; THENCE N00°45'01 "E ALONG SAID LINE, 66.00 FEET TO THE POINT OF BEGINNING. CONTAINING 11.24 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR HIGHWAY M-55 ACROSS THE EASTERLY 100 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY. SPLIT ON 10/13/2022 PART TO 024-016-40 FORMERLY . SEC 24 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SE1/4 EXC E 75 FT OF W 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 & E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4& N 33 FT OF SE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 & S 33 FT OF NE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4. 19.3628A.

Split/Comb. on 10/13/2022 completed 10/13/2022 TIM ;
Parent Parcel(s): 009-024-016-00;
Child Parcel(s): 009-024-016-40;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL AGRICULTURE		11.24 Acres			3800 100	42,712
		11.24 Total Acres			Total Est. Land Value =	42,712

2026 Est. T.C.V. 009-024-016-00 = 0						
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/30/2020 for 65,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
0	0	0	0		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-024-016-402026 Est. T.C.V.FOSTER BROS TRANSFER & STORAGE CO
Property Class: 2026082 W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

PCL B OF THE SURVEY 2022-03245 AS SHOWN IN LIBER S- P SEC 24 T22N R8W 8AC DESCRIBED ON SURVEY AS A PARCEL OF LAND SITUATED IN THE SOUTHEAST¼ OF SECTION 24 T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED A5: COMMENCING AT THE SOUTH ,1/4 CORNER OF SAID SECTION; THENCE S88°32'27"E ALONG THE SOUTH SECTION LINE, 1649.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°32'27"E ALONG SAID LINE, 584.73 FEET; THENCE N00°44'0G"E, 596.00 FEET; THENCE N88°32'29"W, 585.05 FEET; THENCE S00°42'15"W, 596.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR HIGHWAY M-55 ACROSS THE EASTERLY 100 FEET THEREOF AND FOR LOTAN ROAD ACROSS THE SOUTHERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.
SPLIT ON 10/13/2022 FROM 009-024-016-00;

Split/Comb. on 10/13/2022 completed 10/13/2022 TIM ;
Parent Parcel(s): 009-024-016-00;
Child Parcel(s): 009-024-016-40;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL AGRICULTURE		7.56 Acres		3800	100	28,717
COMMERCIAL \$.50/SQFT		0.44 Acres		21780	100	9,649
		8.00 Total Acres		Total Est. Land Value =		38,365

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.85	560 50	2,198
	Total Estimated Land Improvements True Cash Value =			2,198

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2023
Description of Occupancy: 20230367: 14 UNIT BLDG

Costs are taken from the Warehouses - Mini cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: S Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 320
Overall Building Height: 8

Base Rate for Upper Floors = 40.16

Adjusted Square Foot Cost for Upper Floors = 40.16

Total Floor Area: 2,800	Base Cost New of Upper Floors =	112,448
	Reproduction/Replacement Cost =	112,448
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
	Total Depreciated Cost =	107,950
ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 1 =	114,427
Replacement Cost/Floor Area= 40.16	Est. TCV/Floor Area= 40.87	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 114,427

2026 Est. T.C.V. 009-024-016-40	=	154,990
Est. TCV/Total Floor Area = 55.35, Most recent sale 05/11/2023 for 35,000		
2025 Assessed	MBOR	S.E.V.
67,200	67,200	67,200
	Base for Cap	IRM
	62,684	2.70
2026 New Eq. Adjustment	Loss	Additions
0	10,300	0
		Tax Adjustment
		1,692
		0
2026 Assessed	MBOR	S.E.V.
77,500	77,500	77,500
	Capped	->Taxable<-
	64,376	64,376
		PRE/MBT
		0

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-024-016-50

2026 Est. T.C.V.

HOLTON'S L P GAS CO LAKE CITY

Property Class: 202

3922 S MOREY RD

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SEC 24 T22N R8W E 75 FT OF W 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 1.1364A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	75.00	656.00	1.0000	0.0000	0	100*		0
COMMERCIAL 20A M/L	3800		1.13 Acres		3800	100	PART OF TRACT	4,290
* denotes lines that do not contribute to the total acreage calculation.								
75 Actual Front Feet,			1.13 Total Acres	Total Est. Land Value =				4,290

2026 Est. T.C.V. 009-024-016-50

=

4,290

Est. TCV/Total Floor Area = 1.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,100	2,100	2,100	1,759	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	47	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,100	2,100	2,100	1,806	1,806	0

009-024-016-602026 Est. T.C.V.FRIENDS MINISTRY

Property Class: 201S MOREY RD A/K/A M 66

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 24 T22N R8W NE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXCS 33 FT THOF. 2.25A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
INFO FOR SIZE 0	294.97	330.13	1.0000	0.0000	0	100*	0
COMMERCIAL 20A M/L	3800		2.24 Acres		3800	100	8,497
* denotes lines that do not contribute to the total acreage calculation.							
295 Actual Front Feet,			2.24 Total Acres		Total Est. Land Value =		8,497

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	304 94	1,989
D/W/P: Crushed Rock		2.26	1032 94	2,192
Wood Frame		22.54	504 50	5,680
Wood Frame		22.54	1040 50	11,721
Ad-Hoc Unit-In-Place Items				
Description		Rate	Size % Good	Cash Value
/CI16/YARI/CHALF/04'/211		14.00	119 100	1,666
/CI16/YARI/CHALF/04'/GATW5		479.00	1 100	479
Total Estimated Land Improvements True Cash Value =				23,727

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1987

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Porches				
WCP (1 Story)			384	13,256 9,942
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost			2048	38,339 28,754
Totals:				51,595 38,696
Notes: POLE BARN				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				47,596

2026 Est. T.C.V. 009-024-016-60				=	0	
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/29/2023 for 55,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-024-016-75
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOLTON'S LP GAS CO LAKE CITY
3960 S MOREY RD
LAKE CITY, MI 49651

. SEC 24 T22N R8W E 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	656.00	330.00	1.0000	0.0000	0	100*		0
COMMERCIAL 4-6A	9000		4.97 Acres		9000	100		44,730
* denotes lines that do not contribute to the total acreage calculation.								
656 Actual Front Feet, 4.97 Total Acres								Total Est. Land Value = 44,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.80	8505	100	23,814
D/W/P: 5in Ren. Conc.	7.74	2000	100	15,480
Fencing: Wire Mesh, #9	3.62	1280	50	2,317
Total Estimated Land Improvements True Cash Value =				41,611

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1987

Description of Occupancy: CAL 196

Costs are taken from the Stores - Retail cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: C Quality: Low Cost

Stories: 1 Story Height: 8 Perimeter: 160

Base Rate for Upper Floors = 82.37

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.40 100%

Adjusted Square Foot Cost for Upper Floors = 101.77

Total Floor Area: 1,584

Base Cost New of Upper Floors = 161,204

Reproduction/Replacement Cost = 161,204

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0

Total Depreciated Cost = 75,766

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	2	Up 41.16	400	1.000	1.000	16,464
Total Cost of Lump-Sum Items =						16,464
Total Cost New =						16,464

Architectural Multiplier: 0.50

Reproduction/Replacement Cost = 8,232

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0

Total Depreciated Cost = 3,869

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI11/WELSP/60000	556640.00	2	0.50	60	333,984

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 678,335

Replacement Cost/Floor Area= 458.38 Est. TCV/Floor Area= 428.24

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 1987

Description of Occupancy: CAL 168 - REPAIR GARAGE

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Parcel Number: 009-024-016-75

Page: 2

Class: D,Pole Quality: Average

Stories: 1 Story Height: 12 Perimeter: 160

Base Rate for Upper Floors = 29.94

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.79 100%

Adjusted Square Foot Cost for Upper Floors = 33.73

Total Floor Area: 1,584 Base Cost New of Upper Floors = 53,428

Reproduction/Replacement Cost = 53,428

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 28,851

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 47,316

Replacement Cost/Floor Area= 33.73 Est. TCV/Floor Area= 29.87

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1987

Description of Occupancy: CAL 168 FILING STATION

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average

Stories: 1 Story Height: 8 Perimeter: 112

Base Rate for Upper Floors = 45.03

Adjusted Square Foot Cost for Upper Floors = 45.03

Total Floor Area: 784 Base Cost New of Upper Floors = 35,304

Reproduction/Replacement Cost = 35,304

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 26,125

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 3 = 42,845

Replacement Cost/Floor Area= 45.03 Est. TCV/Floor Area= 54.65

Total Estimated True Cash Value of Commercial/Industrial Buildings = 768,496

2026	Est. T.C.V. 009-024-016-75				=	854,837	
Est. TCV/Total Floor Area = 216.30							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	362,000	362,000	362,000	167,736	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	65,400	0	0	4,528	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	427,400	427,400	427,400	172,264	172,264		0

009-024-016-85
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

IGNAGNI ALEC J
W LOTAN RD
LAKE CITY, MI 49651

. SEC 24 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S300 FT OF W 297 FT THOF. 7.9545A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>10@\$5000			4.00 Acres		5000 100	20,000
Residentia INFERIOR@\$1400			3.95 Acres		1400 100	5,530
		7.95 Total Acres			Total Est. Land Value =	25,530

2026 Est. T.C.V. 009-024-016-85 = 25,530						
Est. TCV/Total Floor Area = 6.46, Most recent sale 03/04/2025 for 245,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
10,200	10,200	10,200	10,200		2.70	
2026 New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses	
0	2,600	0		2,600	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,800	12,800	12,800	10,475	12,800	12,800	

009-024-016-902026 Est. T.C.V.IGNAGNI ALEC J
Property Class: 4016240 W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 24 T22N R8W S 300 FT OF W 297 FT OF SE 1/4 OF SE 1/4. 2.0455A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	297.00	0.9036	0.9283	110	100		27,680
300 Actual Front Feet, 2.04			Total Acres		Total Est. Land Value =			27,680

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/90/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	127,026	80,033

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	896
2 Fixture Bath	1	2,996	1,887

Water/Sewer

1000 Gal Septic	1	4,689	2,954
Water Well, 50 Feet	1	3,344	2,107

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	432	19,708	12,416	
Common Wall: 1 Wall	1	-2,589	-1,631	
Door Opener	1	527	332	

Built-Ins

Appliance Allow.	1	2,713	1,709

Deck

Treated Wood	20	896	564
Totals:		160,732	101,267

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	124,558

2026 Est. T.C.V. 009-024-016-90				=	152,238	
Est. TCV/Total Floor Area = 158.58, Most recent sale 03/04/2025 for 245,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
64,800	64,800	64,800	58,973	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	17,127	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,100	76,100	76,100	60,565	76,100	76,100	

009-024-017-00	2026 Est. T.C.V.	FAGERMAN SCOTT M
Property Class: 401		3880 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 24 T22N R8W SE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXC N 33 FT THOF. 2.25A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	295.00	330.00	0.9074	0.9530	110	100	28,063
295 Actual Front Feet, 2.23 Total Acres Total Est. Land Value =							28,063

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	576 0	0
Metal Prefab		17.61	130 50	1,144
Wood Frame		27.63	128 50	1,768
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 100	1,000
Total Estimated Land Improvements True Cash Value =				3,912

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1976

(11) Heating System: Forced Heat & Cool
Ground Area = 1616 SF Floor Area = 1616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,616		
Total:				207,427	134,847

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	924
3 Fixture Bath		1	4,478	2,911

Water/Sewer				
1000 Gal Septic		1	4,689	3,048
Water Well, 50 Feet		1	3,344	2,174

Deck				
Treated Wood		48	1,667	1,084

Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost		768	19,776	12,854

Built-Ins				
Appliance Allow.		1	2,713	1,763

Porches				
CPP		10	109	71

Totals: 245,625 159,676

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 196,401

2026 Est. T.C.V. 009-024-017-00					=	228,376
Est. TCV/Total Floor Area = 141.32, Most recent sale 03/30/2007 for 66,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
97,400	97,400	97,400	48,027	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,800		0	0	1,296	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT

Parcel Number: 009-024-017-00

Page: 2

114,200	114,200	114,200	49,323	49,323	49,323

009-024-018-00	2026 Est. T.C.V.	CHRISTIE JOSEPH E & JULIE A						
Property Class: 101		6490 W LOTAN RD						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 24 T22N R8W SW 1/4 OF SE 1/4 EXC S 208 FT 8 IN OF E 1043 FT 4 IN THEREOF.								
35.0021 A.								
Land Value Estimates for Land Table Ag 1 .A - Agriculture								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres		10.00 Acres			3800	100		38,000
AGRICULTRU INFERIOR		25.00 Acres			1400	100		35,000
		35.00 Total Acres			Total Est. Land Value =			73,000
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
Wood Frame					22.54	1040	20	4,688
					Total Estimated Land Improvements True Cash Value =			4,688
Cost Est. for Res. Bldg: 1 Single Family HUD					Cls	C -5	Blt	1977
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 1232 SF Floor Area = 1232 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New		Depr. Cost	
1 Story	Siding	Crawl Space		1,232				
				Total:	158,871		95,332	
Other Additions/Adjustments								
	Basement, Outside Entrance, Below Grade			1	2,727		1,636	
Plumbing								
	Average Fixture(s)			1	1,422		853	
	2 Fixture Bath			1	2,996		1,798	
Water/Sewer								
	1000 Gal Septic			1	4,689		2,813	
	Water Well, 50 Feet			1	3,344		2,006	
Deck								
	Pine w/Roof (Deck Portion)			352	4,608		2,765	
	Pine w/Roof (Roof portion)			352	5,308		3,185	
	Treated Wood			199	3,970		2,382	
Garages								
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
	Base Cost			720	25,214		15,128	
Built-Ins								
	Appliance Allow.			1	2,713		1,628	
Fireplaces								
	Exterior 1 Story			1	6,387		3,832	
				Totals:	222,249		133,358	
Notes:								
				ECF (101 AGRICULTURE) 0.990 =>	TCV:		132,024	

2026 Est. T.C.V. 009-024-018-00					=	209,712
Est. TCV/Total Floor Area = 170.22						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
87,200	87,200	87,200	58,546	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,700	0	0	1,580	0

Parcel Number: 009-024-018-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,900	104,900	104,900	60,126	60,126	60,126

009-024-019-002026 Est. T.C.V. CHRISTIE JOSEPH H

Property Class: 4016350 W LOTAN RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 24 T22N R8W S 208 FT 8 IN OF E 1043 FT 4 IN OF SW 1/4 OF SE 1/4. 4.9979 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 3 - 7 @\$9000			4.99 Acres		9000	100	44,910
		4.99 Total Acres			Total Est. Land Value =		44,910

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		18.86	280 50	2,640
	Total Estimated Land Improvements True Cash Value =			2,640

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1862 SF Floor Area = 1862 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,063	
1 Story	Siding	Piers	799	
		Total:	178,053	106,833
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	593
Water/Sewer				
1000 Gal Septic		1	4,109	2,465
Water Well, 100 Feet		1	5,150	3,090
Porches				
WCP (1 Story)		280	8,075	4,845
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		756	17,418	10,451
Built-Ins				
Appliance Allow.		1	1,607	964
Deck				
w/Roof (Roof portion)		248	3,209	1,925
		Totals:	218,609	131,166

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 161,334

2026 Est. T.C.V. 009-024-019-00			=	208,884
Est. TCV/Total Floor Area = 112.18				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
88,200	88,200	88,200	35,958	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	16,200	0	0	970 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
104,400	104,400	104,400	36,928	36,928 36,928

009-025-001-00
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ARLENE PROPERTIES LLC
W KELLY RD
LAKE CITY, MI 49651

. SEC 25 T22N R8W (14*1997) NE 1/4 EXC N 225 FT OF E 210 FT THOF & EXC BEG 25 FT N OF SE COR OF NE 1/4, TH N 305 FT, W 335 FT, S 305 FT, E 335 FT TO POB & EXC S 330 FT OF W 1320 FT OF NE 1/4 & EXC BEG 212.5 FT S OF N 1/4 CORTH S 375 FT, E 375 FT, N 375 FT, W 375 FT TO POB. 143.3414A.

NO VALUE GIVEN TO BLDG
97 SPLIT 10 AC TO 001-85 FOR 98

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 121 - 400 Acres		112.66 Acres			3400 100	383,041
AGRICULTRU SURPLUS 2600/		25.00 Acres			2600 100	65,000
AGRICULTRU ROW		2.84 Acres			0 100	0
		140.50 Total Acres			Total Est. Land Value =	448,041

2026 Est. T.C.V. 009-025-001-00					=	448,041
Est. TCV/Total Floor Area = 240.62, Most recent sale 12/31/2015 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
209,000	209,000	209,000	78,966		2.70	
2026 New Eq. Adjustment		Loss	Additions		Tax Adjustment	Losses
0	15,000	0	0		2,132	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
224,000	224,000	224,000	81,098		81,098	81,098

009-025-001-80
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

UNISITE INC
7085 W LOTAN RD
LAKE CITY, MI 49651

SEC 25 T22N R8W (0*1999) BEG 212.5 FT S OF N 1/4 COR TH S 375 FT,E 375 FT, N 375 FT, W 375 FT TO POB. 3.2283A.

SITE NAME: VANDERWIEDE
SITE NUMBER: 91800

ADDRESS: 6489 LOTAN RD.
STATE: MICHIGAN
ZIP CODE: 49651-8929
LATITUDE: 44 - 16 - 47.5 N 44.27986
LONGITUDE: 85 - 13 - 28.3 W -85.22454

HTTP://WWW.AMERICANTOWER.COM/ATCWEB

TYPE Wireless

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL AGRICULTURE		3.23 Acres			3800 100	12,274
		3.23 Total Acres			Total Est. Land Value =	12,274

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2000
Description of Occupancy: AT BASE OF STEEL TOWER

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
COM TOWER STEEL 181FT COST	1.00	80220	1.00	100	80,220
/CI16/YARI/CHALF/06'/29	23.70	302	1.00	100	7,157
/CI16/YARI/CHALF/06'/GATW15	1280.00	1	1.00	100	1,280
/CI16/YARI/CHALF/06'/3	4.04	320	1.00	100	1,293
ECF (201A GENERAL COMMERCIAL)	1.640 =>	TCV of Bldg:	1	=	147,518

Total Estimated True Cash Value of Commercial/Industrial Buildings = 147,518

2026 Est. T.C.V. 009-025-001-80					=	159,792
Est. TCV/Total Floor Area =	0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,500	90,500	90,500	35,221	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-10,600	0	0	950	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,900	79,900	79,900	36,171	36,171	0	

009-025-001-85	2026 Est. T.C.V.	ANDERSON SCOTT & THERESE
Property Class: 401		4498 S S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 25 T22N R8W (0*1997) S 330 FT OF W 1320 FT OF NE 1/4. 10A. INCLUDING EASEMENT SPLIT 2010 EASEMENT SPLIT OFF PARENT PARCEL 025-011-00 SAME OWNER NORTH 33FT OF SE1/4, 1470FT BEG AT E 1/4 CNR OF SEC 25		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/FF 330.00	1470.00 1.0000 0.0000 110 100*	0
Residentia INFERIOR@\$1400	10.00 Acres 1400 100	14,000
* denotes lines that do not contribute to the total acreage calculation.		
330 Actual Front Feet, 10.00 Total Acres	Total Est. Land Value =	14,000
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17 3000 0	0
Wood Frame	23.47 312 50	3,661
Wood Frame	37.80 48 50	907
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 5000	5,000.00 1 100	5,000
Total Estimated Land Improvements True Cash Value =		9,568
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1998		
(11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Building Areas		
Stories Exterior Foundation	Size Cost New	Depr. Cost
Other Additions/Adjustments		
Plumbing		
3 Fixture Bath	1 -4,478	-3,358
Garages		
Class: C Exterior: Pole (Unfinished)		
Door Opener	2 1,054	790
Base Cost	1800 42,570	31,927
Water/Sewer		
Water Well, 150 Feet	1 8,441	6,331
Totals:		47,587 35,690
Notes:		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv:		43,899
2026 Est. T.C.V. 009-025-001-85 = 67,467		
Est. TCv/Total Floor Area = 0.00, Most recent sale 07/11/2016 for 35,000		
2025 Assessed MBOR S.E.V.	Base for Cap IRM	
37,100 37,100 37,100	21,191 2.70	
2026 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 -3,400 0	0 572 0	
2026 Assessed MBOR S.E.V.	Capped ->Taxable<- PRE/MBT	
33,700 33,700 33,700	21,763 21,763 0	

009-025-001-90	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		4030 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W N 225 FT OF E 210 FT OF NE 1/4 OFNE 1/4.1.0847A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	210.00	225.00	1.0000	0.0000	110 100*	0
Residentia 1 - 2.99@\$9000		1.09 Acres		9000	100	9,765
* denotes lines that do not contribute to the total acreage calculation.						
210 Actual Front Feet, 1.09 Total Acres			Total Est. Land Value =			9,765

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	285	94	1,964
Wood Frame	28.69	80	0	0
Total Estimated Land Improvements True Cash Value =				1,964

Cost Est. for Res. Bldg: 1	Single Family	2S	Cls CD	Blt 1928

(11) Heating System: Forced Air w/ Ducts
Ground Area = 930 SF Floor Area = 1860 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Mich Bsmnt.	528		
2 Story	Siding	Crawl Space	402		
Total:			201,101	135,472	

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	770	
3 Fixture Bath	1	3,721	2,419	

Water/Sewer				
1000 Gal Septic	1	4,386	2,851	
Water Well, 50 Feet	1	3,344	2,174	

Porches				
CCP (1 Story)	205	5,158	3,353	
CCP (1 Story)	23	1,063	691	

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	776	26,446	17,190	
Common Wall: 1 Wall	1	-2,421	-1,574	

Built-Ins				
Appliance Allow.	1	1,897	1,233	
Totals:			245,880	159,822

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	196,581

2026 Est. T.C.V. 009-025-001-90		=	208,310
Est. TCV/Total Floor Area = 111.99, Most recent sale 10/09/2009 for 14,500			
2025 Assessed	MBOR	S.E.V.	Base for Cap
90,900	90,900	90,900	45,843
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	13,300	0	1,237
2026 Assessed	MBOR	S.E.V.	Capped
104,200	104,200	104,200	47,080
		->Taxable<-	PRE/MBT
		47,080	0

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-025-003-01
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HIBBLEN MICHAEL T
4478 S MOREY RD
LAKE CITY, MI 49651

SEC 25 T22N RBW BEG 25 FT N OF SE COR OF NE 1/4, TH N 305 FT, W 335 FT, S 305 FT
E 335 FT TO POB .. 50726A. 2025 COMBINATION OF 009-025-003-00 & 009-025-003-50
ON 02/13/2024

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
Parent Parcel(s): 009-025-003-00, 009-025-003-50;
Child Parcel(s): 009-025-003-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 110/FF	305.00	330.00	0.8999	0.9530	110	100	28,773
305 Actual Front Feet, 2.31 Total Acres							Total Est. Land Value = 28,773

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	500	50	1,512
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements True Cash Value =				2,841

Cost Est. for Res. Bldg: 1 Single Family 2S Cls D Blt 1938

(11) Heating System: Forced Heat & Cool
Ground Area = 926 SF Floor Area = 1726 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	800		
1 Story	Siding	Slab	126		
Total:				185,575	111,345

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	160	8,840	5,304
CCP (1 Story)	80	2,045	1,227
CGEP (1 Story)	84	5,671	3,403

Deck

Treated Wood	400	6,000	3,600
w/Roof (Roof portion)	42	714	428

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	2	830	498
Base Cost	2394	67,008	40,205
Totals:		285,124	171,074

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 210,421

2026 Est. T.C.V. 009-025-003-01 = 242,035
Est. TCV/Total Floor Area = 140.23, Most recent sale 03/27/2024 for 211,000
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-025-003-01

Page: 2

	103,200	103,200	103,200	103,200	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,800	0	0	2,786	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	121,000	121,000	121,000	105,986	105,986	105,986

009-025-005-002026 Est. T.C.V.JOHNSTON JOHN & JOHNSTON JEFFREY &
Property Class: 102W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 66 - 120 Acres		45.00 Acres		3800	100	171,000
AGRICULTRU SURPLUS 2600/		35.00 Acres		2600	100	91,000
		80.00 Total Acres			Total Est. Land Value =	262,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	26.26	75 50	985
Total Estimated Land Improvements True Cash Value =			985

2026 Est. T.C.V. 009-025-005-00				=	262,985
Est. TCV/Total Floor Area = 152.37					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,700	112,700	112,700	44,157	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,800	0	1,192	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
131,500	131,500	131,500	45,349	45,349	45,349

009-025-006-002026 Est. T.C.V.DEZEEUW BRIAN P & DALE M TRUST

Property Class: 102W LOTAN RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

PA 116 2003 SEC 25 T22N R8W W 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres		80.00 Acres			3800	100		304,000
		80.00 Total Acres					Total Est. Land Value =	304,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	100	15,750
Total Estimated Land Improvements			True Cash Value =	15,750

2026 Est. T.C.V. 009-025-006-00 = 319,750

Est. TCV/Total Floor Area = 185.25, Most recent sale 02/01/2003 for 380,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
135,900	135,900	135,900	92,263	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,000	0	2,491	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
159,900	159,900	159,900	94,754	94,754	94,754

009-025-007-002026 Est. T.C.V.JOHNSTON VICTOR R & DEBORAH K &
Property Class: 101W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF SW 1/4 EXC THAT PART S OF A LINE 75 FT N OF BEG S 52' 56" W 2.55 FT FROM SW COR BEING ON THE ARC OF A 17188.734 FT RADIUS CURVE SE'LY & TO THE RIGHT CHORD BEARING S 89 DEG 29' 35" E 225.18 FT TH ALONG SAID CURVE 225.19 FT TH S 89 DEG 7' 4" E 2500 FT TO POE & EXC S 416 FT OF E 208 FT THOF. 76.4573A.

SPLIT 1.27 AC TO 007-95 FOR 96

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 66 - 120 Acres		56.46 Acres		3800	100	214,548
AGRICULTRU SURPLUS 2600/		20.00 Acres		2600	100	52,000
		76.46 Total Acres		Total Est. Land Value =		266,548

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Metal Prefab		10.86	300 50	1,629
Wood Frame		18.05	480 50	4,332
	Total Estimated Land Improvements True Cash Value =			5,961

Ag. Bld 1 1926, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
Height: 30 ft

Description	Rate	Size	Cost New
Base Cost	21.14	3150	66,591
Default Walls	13.25	3150	41,738

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/40/100/14 Depr. Cost = 15,166
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 11,375

Total Estimated True Cash Value of Agricultural Buildings = 11,375

2026 Est. T.C.V. 009-025-007-00				=	283,884
Est. TCV/Total Floor Area = 164.48					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
121,600	121,600	121,600	68,625	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,300	0	0	1,852	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
141,900	141,900	141,900	70,477	70,477	70,477

009-025-007-95
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

OLE RED BARN SELF STORAGE LLC
W BLUE RD
LAKE CITY, MI 49651

SEC 25 T22N R8W S 416 FT OF E 208 FT O E 1/2 OF SW 1/4 LYING N'LY OF HWY M-55
R/W. 1.27A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	208.00	416.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			1.99 Acres		18000	100		35,748
* denotes lines that do not contribute to the total acreage calculation.								
208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								
								35,748

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.08	2000	100	4,160
Total Estimated Land Improvements True Cash Value =				4,160

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Description of Occupancy: CAL 208

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 8 Perimeter: 260

Base Rate for Upper Floors = 34.37

Adjusted Square Foot Cost for Upper Floors = 34.37

Total Floor Area: 3,000	Base Cost New of Upper Floors =	103,110
	Reproduction/Replacement Cost =	103,110
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0	Total Depreciated Cost =	69,084

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 73,229

Replacement Cost/Floor Area= 34.37 Est. TCV/Floor Area= 24.41

Total Estimated True Cash Value of Commercial/Industrial Buildings = 73,229

2026 Est. T.C.V. 009-025-007-95		=	113,137
Est. TCV/Total Floor Area = 37.71, Most recent sale 01/01/2004 for 22,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
48,800	48,800	48,800	32,993 2.70
2026 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	7,800	0	0 890 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
56,600	56,600	56,600	33,883 33,883 0

009-025-008-002026 Est. T.C.V.MICH STATE HWY COMM
Property Class: 402W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 25 T22N R8W S 75 FT OF SECTION ALSO THAT PART SE'LY OF BEG 350 FT N OF SE
COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS DESC. 9.9590 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600			9.96 Acres		5600 100	55,770
			9.96 Total Acres		Total Est. Land Value =	55,770

2026 Est. T.C.V. 009-025-008-00			=		0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-025-009-00	2026 Est. T.C.V.	BENTHEM PROPERTIES LLC
Property Class: 102		6900 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LEGAL DESCRIPTION: PARCEL 'B' A PARCEL OF LAND BEING PART OF THE WEST1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N00.44'41''E ALONG THE WEST SECTION LINE, 448.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00.44'41"E ALONG THE WEST SECTION LINE, 2169.66 FEET TO THE EAST-WEST 1/4 LINE; THENCE S88.40'01"E ALONG SAID LINE, 1313.65 FEET TO THE WEST 1/16 TH LINE; THENCE S00.42'33W ALONG SAID LINE, 2350.94 FEET; THENCE N88.23'4G"W PARALLEL WITH THE NORTHERLY RIGHT OF LINE FOR HIGHWAY M-55, 200.00 FEET; THENCE S00•42'33W, 200.00 FEET TO SAID RIGHT OF WAY LINE FOR HIGHWAY M-55; THENCE N88°23'46W ALONG SAID RIGHT OF WAY LINE, 509.30 FEET; THENCE N00.44'41"E PARALLEL WITH THE WEST SECTION LINE 196.49 FEET; THENCE N88.23'46W, 356.00 FEET; THENCE N00.44'41"E PARALLEL WITH THE WEST SECTION LINE, 178.44 FEET; THENCE N88.23'05W PARALLEL WITH THE SOUTH SECTION LINE, 250.00 FEET TO THE POINT OF BEGINNING. CONTAINING 72.20 ACRES MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY
2012 SPLIT ON 12/04/2012 INTO 009-025-009-80;
FORMERLY: . SEC 25 T22N R8W W 1/2 OF SW 1/4 EXC HWY M 55 & EXC W 250 FT OF S 375 FT LYING N'LY OF HWY M 55 & EXC BEG AT INT OF N LINE HWY M-55 & E LINE OF W 1/2 OF SW 1/4 TH N 200 FT, W 200 FT, S 200 FT, E 200 FT TO POB. 74.0885 AC M/L
SPLIT ON 06/24/2009 INTO 009-025-009-90;

Split/Comb. on 12/04/2012 completed 12/04/2012 TIM ;
Parent Parcel(s): 009-025-009-00;
Child Parcel(s): 009-025-009-80;

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-025-009-00;
Child Parcel(s): 009-025-009-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 66 - 120 Acres		74.09 Acres			3800 100	281,542
		74.09 Total Acres			Total Est. Land Value =	281,542

2026 Est. T.C.V. 009-025-009-00 = 281,542						
Est. TCV/Total Floor Area = 93.85, Most recent sale 09/12/2012 for 265,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
118,500	118,500	118,500	60,394		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,300	0	0	1,630	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,800	140,800	140,800	62,024	62,024	62,024	

009-025-009-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BYARD JAMES B & ANNETTE Y
6900 W BLUE RD
LAKE CITY, MI 49651

LEGAL DESCRIPTION: PARCEL 'A' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE 00.44'41"E ALONG THE WEST SECTION LINE, 448.98 FEET; THENCE S88.23'05"E PARALLEL WITH THE SOUTH SECTION LINE, 250.00 FEET; THENCE 500044'4 I "W PARALLEL WITH THE WEST SECTION LINE, I 78.44 FEET TO THE POINT OF BEGINNING; THENCE S88°23'05"E PARALLEL WITH THE SOUTH SECTION LINE, 35G.00 FEET; THENCE S00°44'4 I W PARALLEL: WITH THE WEST SECTION LINE, 19G.49 FEET TO THE NORTHERLY RIGHT OF WAY LINE FOR HIGHWAY M-55; THENCE N88.23'4G'W ALONG SAID LINE, 35G.00 FEET; THENCE N00044'4 I"E PARALLEL WITH THE WEST SECTION LINE, I 9G.5G FEET TO THE POINT OF BEGINNING. CONTAINING 1.60 ACRES MORE OR LESS. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, If ANY

SPLIT ON 12/04/2012 FROM 009-025-009-00;
PARENT: SEC 25 T22N R8W W 1/2 OF SW 1/4 EXC HWY M 55 & EXC W 250 FT OF S 375 FT LYING N'LY OF HWY M 55 & EXC BEG AT INT OF N LINE HWY M-55 & E LINE OF W 1/2 OF SW 1/4 TH N 200 FT, W 200 FT, S 200 FT, E 200 FT TO POB. 74.0885 AC M/L
SPLIT ON 06/24/2009 INTO 009-025-009-90;

Split/Comb. on 12/04/2012 completed 12/04/2012 TIM ;
Parent Parcel(s): 009-025-009-00;
Child Parcel(s): 009-025-009-80;

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-025-009-00;
Child Parcel(s): 009-025-009-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	356.00	196.00	0.8658	0.8367	110 100	28,365
356 Actual Front Feet, 1.60 Total Acres					Total Est. Land Value =	28,365

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1954

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1634 SF Floor Area = 2544 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	910		
1 Story	Siding	Basement	724		
			Total:	335,893	201,532
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	853
2 Fixture Bath			1	2,996	1,798
Water/Sewer					
1000 Gal Septic			1	4,689	2,813
Water Well, 50 Feet			1	3,344	2,006
Porches					
CPP			42	1,129	677
Built-Ins					
Appliance Allow.			1	2,713	1,628

Parcel Number: 009-025-009-80

Page: 2

Carports			
Comp.Shingle	516	8,292	4,975
Totals:	360,478	216,282	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 266,027

Ag. Bld 1 1972, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	16.70	1891	31,580
Default Walls	5.53	1891	10,457

Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 18,917

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 17,592

Total Estimated True Cash Value of Agricultural Buildings = 17,592

2026 Est. T.C.V. 009-025-009-80				=	311,984
Est. TCV/Total Floor Area = 122.64, Most recent sale 12/12/2012 for 90,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
132,000	132,000	132,000	65,321	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,000	0	0	1,763	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
156,000	156,000	156,000	67,084	67,084	67,084

009-025-009-902026 Est. T.C.V.VANPOLEN BRANDY JEAN
Property Class: 402W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 25 T22N R8W, W 250 FT OF S 375 FT OF W/2 OF SW/4 LYING N'LY OF HWY M55 EXC
W 125 FT THEREOF. 1.0761 Ac. M/L
Split on 06/24/2009 from 009-025-009-00;

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-025-009-00;
Child Parcel(s): 009-025-009-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	125.00	375.00	1.1247	0.9840	110	100	15,217
125 Actual Front Feet, 1.08 Total Acres			Total Est. Land Value =				15,217

2026	Est. T.C.V. 009-025-009-90			=	15,217	
Est. TCV/Total Floor Area = 5.98, Most recent sale 02/11/2022 for 215,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	6,200	6,200	6,200	5,196	2.70	
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	1,400	0	0	140	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	7,600	7,600	7,600	5,336	5,336	5,336

009-025-009-95	2026 Est. T.C.V.	FOUTCH JACOB & JESSICA L
Property Class: 201		6786 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 25 T22N R8W BEG AT INT OF N LINE HWY M-55 & E LINE OF W 1/2 OF SW 1/4 TH N 200 FT, W 200 FT S 200 FT, E 200 FT TO POB. .9183A.		
Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES		
* Factors * 200 X 200		
Description	Frontage	Depth
INFO FOR SIZE 0 200.00	200.00	1.0000
COMMERCIAL <2A M/L	0.92 Acres	18000
* denotes lines that do not contribute to the total acreage calculation.		
200 Actual Front Feet, 0.92 Total Acres		
Total Est. Land Value =		16,524
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: Asphalt Paving	3.10	5200 100
D/W/P: 4in Ren. Conc.	8.17	800 100
D/W/P: 4in Ren. Conc.	8.17	600 100
Total Estimated Land Improvements True Cash Value =		27,558
Cost Est. for Res. Bldg: 1 Duplex 1S Cls C Blt 1993		
Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle		
(11) Heating System: Forced Heat & Cool		
Ground Area = 936 SF Floor Area = 936 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Crawl Space
Total:		936
Cost New		253,482
Depr. Cost		82,382
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	2	2,845
3 Fixture Bath	1	4,478
Water/Sewer		
1000 Gal Septic	1	4,689
Water Well, 100 Feet	1	5,734
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Finished)		
Base Cost	288	18,098
Common Wall: 1.5 Wall	1	-3,883
Door Opener	1	527
Built-Ins		
Appliance Allow.	2	5,426
Porches		
CCP (1 Story)	24	1,185
CCP (1 Story)	24	1,185
Totals:		334,050
217,134		
Notes: ON CRAWL		
ECF (201C COMMERCIAL GROUP C) 0.990 => TCV:		214,963
Cost Est. for Res. Bldg: 2 Duplex 1S Cls C 5 Blt 1997		
Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1060 SF Floor Area = 1060 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,060		
			Total:	334,598	108,753

Other Additions/Adjustments

Plumbing

Average Fixture(s)	2	2,845	1,849
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	80	2,182	1,418
Treated Wood	80	2,182	1,418

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	528	27,086	17,606		
Common Wall: 1.5 Wall	1	-3,883	-2,524		
Door Opener	1	527	343		

Built-Ins

Appliance Allow.	2	5,426	3,527		

Porches

CCP (1 Story)	22	1,087	707		
CCP (1 Story)	22	1,087	707		

Totals: 441,478 286,980

Notes: BASEMENT

ECF (201C COMMERCIAL GROUP C) 0.990 => TCV: 284,110

2026 Est. T.C.V. 009-025-009-95			= 543,155		
Est. TCV/Total Floor Area = 136.06, Most recent sale 07/02/2019 for 300,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
217,800	217,800	217,800	173,234	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	53,800	0	0	4,677	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
271,600	271,600	271,600	177,911	177,911	44,478

009-025-010-002026 Est. T.C.V.VANPOLEN BRANDY JEAN
Property Class: 4016980 W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 25 T22N R8W W 125 FT OF S 375 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M
55. 1.0771A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	125.00	375.00	1.1247	0.9840	110 100	15,217
125 Actual Front Feet, 1.08 Total Acres					Total Est. Land Value =	15,217

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1590 SF Floor Area = 1590 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
1 Story	Siding	Crawl Space	246		
Total:				207,153	165,721

Other Additions/Adjustments					
Recreation Room			1100	19,998	15,998
Plumbing					
Average Fixture(s)			1	1,185	948
2 Fixture Bath			1	2,502	2,002
Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 50 Feet			1	3,344	2,675
Deck					
Treated Wood			36	1,423	1,138
Treated Wood			161	3,384	2,707
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			731	25,388	20,310
Class: CD Exterior: Pole (Unfinished)					
Base Cost			779	17,785	14,228
No Concrete Floor			779	-4,666	-3,733
Built-Ins					
Appliance Allow.			1	1,897	1,518
Totals:				283,779	227,021

Notes: MODULAR

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 279,236

2026 Est. T.C.V. 009-025-010-00				=	294,453	
Est. TCV/Total Floor Area = 185.19, Most recent sale 02/11/2022 for 215,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
125,500	125,500	125,500		111,863	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,700	0	0	3,020	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
147,200	147,200	147,200		114,883	114,883	114,883

DB: Lake2026

009-025-011-00	2026 Est. T.C.V.	WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 201		4664 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 25 T22N R8W BEG AT E 1/4 COR, TH S 0 DEG 56'30"E 1016.31 FT, S 89 DEG
54'25"W 767.59 FT, N 06 DEG E 343.63 FT, N 44 DEG 11'19"W 277.59 FT, N 03 DEG
25'07"W 473.69 FT, N 89 DEG 46'07"E 936.7 FT TO POB. 19.7A. 2011 PARCEL
009-025-011-00 SPLIT ON 01/03/2011

12/2010 SPLIT-
PARCEL"A"

PART OF NORTH 1/2 OF SE 1/4, SECTION 25, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS BEG EAST 1/4 CCNR SEC. 25, THENCE SOOO56°30"E 1016.31 FT ALONG EAST LINE OF SAID SEC. 25, THENCE S89°54'25"W 767.59 FT, THENCE N06°00'00"E 343.63 FT. THENCE N44°11'19"W 277.59 FT, THENCE N03°25'07"W 473.69 FT TO A POINT ON EAST & WEST 1/4 LINE OF SAID SE SECTION CNR SECTION 25, THENCE N89°46'07"E 936.70 FT ALONG SAID EAST & WEST 1/4 LINE TO POINT FOUND MISS. CO. MONUMENT OF BEG CONTAINING 19.70 AC
PARCEL B SPLIT OFF - 009-025-011-10

2010 EASEMENT SPLIT TO 025-001-85

SEC 25 T22N R8W N 1/2 OF SE 1/4 EXC S 83 FT THOF & EXC BEG S 0 DEG 56'30"E
1016.31 FT FROM E 1/4 COR TH S 0 DEG 56'30" E 212.88 FT S 89 DEG 54'25"W 660 FT
N 0 DEG 56'30"W 212.88 FT, N 89 DEG 54'25"E 660 FT TO POB. 71.6259AC EXCEPT THE
NORTH 33FT OF THE SE 1/4 OF SECTION 25 - 1470FT BEG AT E 1/4 CNR FOR INGRESS &
EGRESS & UTILITIES PURPOSES

2011 STONEY CREEK DRIVING RANGE
2010 SPLIT - EASTMENT AND ALDERMAN PARCEL SPLIT

123,400
LESS EASEMENT 2,315
121,085 ALLOCATED

PAR 3 COURSE. UIP 17 23,000 PER HOLE - 6,000 NO IRRIGATION

12.2010 PROPERTY SPLIT - REMOVE GC IMPVTS
2010 EASEMENT SPLIT OFF TO PARCEL 025-001-85 SAME OWNER

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
* Factors * 1013' ON M66

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 40A M/L	3800	9.70	Acres		3800	100		36,860
COMMERCIAL AGRICULTURE		10.00	Acres		3800	100		38,000
		19.70	Total Acres				Total Est. Land Value =	74,860

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	7500	50	10,125
Wood Frame	17.88	2000	25	8,940

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
IRRIGATION SYSTEM	1.00	3000	0	0
Total Estimated Land Improvements True Cash Value =				19,065

2026 Est. T.C.V. 009-025-011-00 = 93,925

Est. TCV/Total Floor Area = 59.07, Most recent sale 07/31/2017 for 900,000

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	45,800		45,800	45,800	29,966	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		1,200	0	0	809	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	47,000		47,000	47,000	30,775	30,775	0

009-025-011-10
Property Class: 202
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WOLVERINE POWER SUPPLY COOPERATIVE
S MOREY RD
LAKE CITY, MI 49651

PARCEL "B" PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, SECTION 25, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SEC. 25, THENCE S00DEG56'30"E 1016.31 FEET ALONG THE EAST LINE OF SAID SEC. 25, THENCE S89°54'25"W 660.00 FEET TO THE POINT OF BEGINNING, THENCE S00DEG56'30E 222.87 FEET PARALLEL TO SAID EAST SECTION LINE, THENCE S89°54'25W 1969.48 FEET PARALLEL TO THE SOUTH 1/8 LINE TO A POINT ON THE NORTH & SOUTH 1/4 LINE OF SAID SECTIOIN 25, THENCE N00DEG53'46W 1232.82 FEET ALONG SAID 1/4 LINE TO A POINT ON THE EAST & WEST 1/4 LINE OF SAID SECTION 25, THENCE N89°46'07E 1691.71 FEET ALONG SAID EAST & WEST 1/4 LINE, THENCE S03°25'07"E 473.69 FEET, THENCE S44°11'19"E 277.59 FEET, THENCE S06°00'00W 343.63 FEET, THENCE N89°54'25E 107.59 FEET TO THE POINT OF BEGINNING. CONTAINING 51.51 ACRES
12/2010 SPLIT OFF 009-025-011-00

From: Sander Simen [mailto:SSimen@sfplaw.com]
Sent: Monday, November 21, 2011 12:33 PM
To: Lake Township
Cc: Kelly
Subject: RE: Backer College PIN 009-025-011-10

Mr. Cairns, Baker has redeveloped a small portion of the property to accommodate a simulated driving range for its truck driving program, the existing drive have been further developed to accommodate trucks, allowing them to enter the current facility, both buildings on the property are being utilized for storage and the property is contiguous to property that Baker currently owns and is being utilized as part of Baker’s campus. It is Baker’s position that it is currently occupying the property in question for its exempt purposes.
If you have any further questions or need any additional information please call or email. Thank you for your consideration.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL AGRICULTURE		41.51 Acres	3800	100		157,738
COMMERCIAL 10A M/L 3800		10.00 Acres	3800	100		38,000
		51.51 Total Acres	Total Est. Land Value =			195,738

2026 Est. T.C.V. 009-025-011-10 = 195,738						
Est. TCV/Total Floor Area = 123.11, Most recent sale 07/31/2017 for 900,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
106,800	106,800	106,800	88,877		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-8,900	0	2,399	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,900	97,900	97,900	91,276	91,276	0	

009-025-011-50
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BLUE ROAD, LLC
6344 M-55
LAKE CITY, MI 49651

SEC 25 T22N R8W W 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S 75 FT THOF. ALSO S 83 FT OF W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.

13 SINGLE POLE LIGHTS 5 DOUBLES

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	329.701	328.70	1.0000	0.0000	0	100*		0
COMMERCIAL 10A M/L	3800		6.57 Acres		3800	100		24,966
COMMERCIAL AGRICULTURE			4.00 Acres		3800	100		15,200
* denotes lines that do not contribute to the total acreage calculation.								
330 Actual Front Feet,			10.57 Total Acres		Total Est. Land Value =			40,166

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.80	40000	100	112,000
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/08'/211	26.50	500	84	11,130
/CI16/YARI/CHALF/08'/GATW25	1,930.00	1	84	1,621
/CI16/YARI/OUTL/2AVG/FLO5	802.50	12	100	9,630
Total Estimated Land Improvements True Cash Value =				134,381

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1996

Costs are taken from the Office Buildings cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: CQuality: Low Cost

Stories: 1Story Height: 12Perimeter: 396

Overall Building Height: 12

Base Rate for Upper Floors = 102.14

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.31 100%
Adjusted Square Foot Cost for Upper Floors = 129.45

Total Floor Area: 5,872Base Cost New of Upper Floors = 760,130

4,640 Sq.Ft. of Sprinklers @ 5.06, Cost New = 23,478

Reproduction/Replacement Cost = 783,608

Eff.Age:25Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 470,165

ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 1 = 498,375

Replacement Cost/Floor Area= 133.45Est. TCV/Floor Area= 84.87

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2004

Costs are taken from the Warehouses - Storage cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: SQuality: Average

Stories: 1Story Height: 14Perimeter: 380

Base Rate for Upper Floors = 50.56

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.98 100%
Adjusted Square Foot Cost for Upper Floors = 55.54

Total Floor Area: 9,000Base Cost New of Upper Floors = 499,860

Reproduction/Replacement Cost = 499,860

Eff.Age:20Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Parcel Number: 009-025-011-50

Page: 2

		Total Depreciated Cost =	334,906
ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 2	=	355,001
Replacement Cost/Floor Area= 55.54	Est. TCV/Floor Area= 39.44		

Total Estimated True Cash Value of Commercial/Industrial Buildings =

853,376

2026 Est. T.C.V. 009-025-011-50		=	1,027,923
Est. TCV/Total Floor Area = 69.12, Most recent sale 06/03/2011 for 347,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
448,700	448,700	448,700	280,620
			2.70
2026	New Eq.	Adjustment	Loss
	0	65,300	0
			0
2026 Assessed	MBOR	S.E.V.	Capped
514,000	514,000	514,000	288,196
			288,196
			0

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-025-011-60

2026 Est. T.C.V.

PRICE JAY W & KATHIE I TRUST

Property Class: 301

6400 W BLUE RD

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SW1/4 OF SE 1/4 EXC S 75 FT THOF & ALSO S 83 FT OF E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	328.7013	25.80	1.0000	0.0000	0	100*		0
COMMERCIAL 10A M/L 3800		5.04 Acres	3800	100				19,167
COMMERCIAL AGRICULTURE		5.00 Acres	3800	100				19,000

* denotes lines that do not contribute to the total acreage calculation.

329 Actual Front Feet, 10.04 Total Acres

Total Est. Land Value = 38,167

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	9400	0	0
D/W/P: 4in Ren. Conc.	7.26	235	0	0

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PAV/495A	7.98	235	80	1,500
/CI16/SUBDC/RESSI/STRI/PAVACSA	3.22	9400	80	24,214

Total Estimated Land Improvements True Cash Value = 25,714

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1989

Description of Occupancy: CAL 94

Costs are taken from the Industrial - Light Manufacturing cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: D Quality: Average

Stories: 1 Story Height: 10 Perimeter: 1247

Overall Building Height: 12

Base Rate for Upper Floors = 62.87

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.15 100%

Adjusted Square Foot Cost for Upper Floors = 68.02

Total Floor Area: 20,028

Base Cost New of Upper Floors = 1,362,304

Reproduction/Replacement Cost = 1,362,304

Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0

Total Depreciated Cost = 967,236

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height	Cost
	Col.	Rate	SqFt
		Adj.	Adj.

Total Cost New = 0

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 0

Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0

Total Depreciated Cost = 0

ECF (301 - INDUSTRIAL) 0.780 => TCV of Bldg: 1 = 754,444

Replacement Cost/Floor Area= 68.02 Est. TCV/Floor Area= 37.67

Total Estimated True Cash Value of Commercial/Industrial Buildings = 754,444

2026 Est. T.C.V. 009-025-011-60 = 818,325

Est. TCV/Total Floor Area = 40.86

2025 Assessed MBOR S.E.V. Base for Cap IRM

414,800 414,800 414,800 199,527 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-025-011-60

Page: 2

	0	-5,600	0	0	5,387	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	409,200	409,200	409,200	204,914	204,914	0

009-025-011-70
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DUVALL A SANDRA TRUSTEE
6470 W BLUE RD
LAKE CITY, MI 49651

. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF W 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06 A.

28X56 PB FOR 95

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	328.00	1336.02	1.0000	0.0000	0 100*	0
COMMERCIAL 10A M/L	3800		7.06 Acres		3800 100	26,828
COMMERCIAL AGRICULTURE			3.00 Acres		3800 100	11,400
* denotes lines that do not contribute to the total acreage calculation.						
328 Actual Front Feet,			10.06 Total Acres		Total Est. Land Value =	38,228

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.10	2570 0	0
D/W/P: 4in Concrete		6.96	1600 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE	2500	2,500.00	2 95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1878 SF Floor Area = 1878 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,878	
Total:			242,388	169,672
Other Additions/Adjustments				
Exterior				
Brick Veneer		224	3,709	2,596
Plumbing				
Average Fixture(s)		1	1,422	995
2 Fixture Bath		1	2,996	2,097
Water/Sewer				
1000 Gal Septic		1	4,689	3,282
Water Well, 100 Feet		1	5,734	4,014
Porches				
CCP (1 Story)		80	2,428	1,700
Deck				
Treated Wood		100	2,461	1,723
Pine w/Roof (Deck Portion)		100	1,964	1,375
Pine w/Roof (Roof portion)		100	1,792	1,254
w/Roof (Roof portion)		252	3,977	2,784
w/Roof (Roof portion)		448	6,724	4,707
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	23,910	16,737
Common Wall: 1 Wall		1	-2,589	-1,812
Door Opener		1	527	369
Class: CD Exterior: Pole (Unfinished)				
Base Cost		2016	42,719	29,903

Parcel Number: 009-025-011-70

Page: 2

Class: D Exterior: Pole (Unfinished)				
Base Cost	2396	44,853	31,397	
Built-Ins				
Appliance Allow.	1	2,713	1,899	
Fireplaces				
Interior 1 Story	1	5,235	3,664	
Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)	256	1,027	976	*95% Good
Totals:		398,679	279,332	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 343,578

2026 Est. T.C.V. 009-025-011-70		=	386,556
Est. TCV/Total Floor Area = 205.83			
2025 Assessed	MBOR	S.E.V.	
178,300	178,300	178,300	
		Base for Cap	IRM
		109,750	2.70
2026 New Eq.	Adjustment	Loss	
0	15,000	0	
		Additions	Tax Adjustment
		0	2,963
2026 Assessed	MBOR	S.E.V.	
193,300	193,300	193,300	
		Capped	->Taxable<-
		112,713	112,713
			PRE/MBT
			112,713

009-025-011-80
Property Class: 202
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WOLVERINE POWER SUPPLY COOPERATIVE
M 66
LAKE CITY, MI 49651

. SEC 25 T22N R8W BEG S 0 DEG 56'30" E 1016.31 FT FROM E 1/4 COR, TH S 0 DEG 56'30" E 212.88 FT, S 89 DEG 54'25" W 660 FT, N 0 DEG 56' 30" W 212.88 FT, N 89 DEG 54'25" E 660 FT TO POB. 3.23A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
INFO FOR SIZE 0	212.88	660.00	1.0000	0.0000	0	100*			0
COMMERCIAL 2-4A	9000		3.23 Acres		9000	100			29,025
* denotes lines that do not contribute to the total acreage calculation.									
213 Actual Front Feet,			3.23 Total Acres		Total Est. Land Value =				29,025

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.70	10000 100	27,000
Ad-Hoc Unit-In-Place Items				
Description		Rate	Size % Good	Cash Value
/CI16/YARI/OUTL/2AVG/POLA		190.50	2 100	381
/CI16/YARI/OUTL/2AVG/FLO1		1,885.00	2 100	3,770
Total Estimated Land Improvements True Cash Value =				31,151

2026 Est. T.C.V. 009-025-011-80					=	60,176
Est. TCV/Total Floor Area = 32.04, Most recent sale 07/31/2017 for 900,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
29,200	29,200	29,200	29,200	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	788	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,100	30,100	30,100	29,988	29,988	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-025-011-90
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PETTY DEVELOPMENT LLC
6262 W BLUE RD
LAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	329.801	328.70	1.0000	0.0000	0	100*		0
COMMERCIAL 10A M/L	3800		7.06 Acres		3800	100		26,828
COMMERCIAL AGRICULTURE			3.00 Acres		3800	100		11,400

* denotes lines that do not contribute to the total acreage calculation.

330 Actual Front Feet, 10.06 Total Acres Total Est. Land Value = 38,228

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.77	41230	100	114,207

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FLO5	802.50	4	100	3,210

Total Estimated Land Improvements True Cash Value = 117,417

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1984

Description of Occupancy: CAL 8

Costs are taken from the Automotive Centers cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average

Stories: 1 Story Height: 14 Perimeter: 440

Overall Building Height: 14

Base Rate for Upper Floors = 91.64

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.97 100%

Adjusted Square Foot Cost for Upper Floors = 96.61

Total Floor Area: 10,500 Base Cost New of Upper Floors = 1,014,405

Reproduction/Replacement Cost = 1,014,405

Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0

Total Depreciated Cost = 436,194

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height	Storys	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Steel Frame	1 Up	41.71	178	1.000	1.000	7,424

Total Cost of Lump-Sum Items = 7,424

Total Cost New = 7,424

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 7,424

Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0

Total Depreciated Cost = 3,192

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 720,594

Replacement Cost/Floor Area= 97.32 Est. TCV/Floor Area= 68.63

Total Estimated True Cash Value of Commercial/Industrial Buildings = 720,594

2026 Est. T.C.V. 009-025-011-90 = 876,239

Est. TCV/Total Floor Area = 83.45

Parcel Number: 009-025-011-90

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	396,900	396,900	396,900	149,203	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,200	0	0	4,028	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	438,100	438,100	438,100	153,231	153,231	0

009-025-012-002026 Est. T.C.V.

Property Class: 201WOLVERINE POWER SUPPLY COOPERATIVE

Map #:LAKE TOWNSHIP4800 S MOREY RD
LAKE CITY, MI 49651

. SEC 25 T22N R8W BEG 1229 FT 2 1/4 IN S OF NE CORNER OF THE SE 1/4 SECTION TH W
660 FT S 330 FT E 660 FT N 330 FT TO POB. 5 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
INFO FOR SIZE 0	330.00	660.00	1.0000	0.0000	0	100* 0
COMMERCIAL 20A M/L	3800	5.00 Acres	3800	100	PART OF LARGER TRAC	19,000
* denotes lines that do not contribute to the total acreage calculation.						
330 Actual Front Feet, 5.00 Total Acres			Total Est. Land Value =		19,000	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.77	12000	100	33,240
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FLO5	802.50	4	100	3,210
Total Estimated Land Improvements True Cash Value =				36,450

Cost Estimates for Commercial/Industrial Building/Section: 1Built 1974

Costs are taken from the Industrial - Light Manufacturing cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: SQuality: Average

Stories: 1Story Height: 11Perimeter: 846

Overall Building Height: 14

Base Rate for Upper Floors = 57.86

(10) Heating system: Package Heating & CoolingCost/SqFt: 18.3580%

(10) Heating system: Space Heaters, Gas with FanCost/SqFt: 4.7520%

Combined Heating System adjustment: 15.63100%

Adjusted Square Foot Cost for Upper Floors = 73.49

Total Floor Area: 18,666Base Cost New of Upper Floors = 1,371,767

19,000 Sq.Ft. of Sprinklers @ 3.27, Cost New = 62,130

Reproduction/Replacement Cost = 1,433,897

Eff.Age:20Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0

Total Depreciated Cost = 960,711

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
WATER WELL	5000.00	1	95	4,750
SEPTIC SYSTEM	2000.00	1	95	1,900
ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 1 = 1,025,403				
Replacement Cost/Floor Area= 77.17		Est. TCV/Floor Area= 54.93		

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,025,403

2026	Est. T.C.V. 009-025-012-00				=	1,080,853	
Est. TCV/Total Floor Area = 57.90, Most recent sale 07/31/2017 for 900,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	453,200	453,200	453,200	251,989	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	87,200	0	0	6,803	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	540,400	540,400	540,400	258,792	258,792	0	

009-025-013-00	2026 Est. T.C.V.	JBWP LLC
Property Class: 201		6100 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 25 T22N R8W SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75 FT THEREOF & EXC THAT PART SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS EXC & EXC S 240.01 FT OF W 175 FT THOF & EXC BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG 55' 49"W 75.01 FT FROM SE COR OF SE 1/4 TH N0 DEG 55'49"W 165 FT, N 89 DEG 57'17"W 175 FT, N 66 DEG 26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB. 7.2207A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			* Factors *		315 X 998.423	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
COMMERCIAL 10A M/L	3800		7.22 Acres		3800 100	27,436
			7.22 Total Acres		Total Est. Land Value =	27,436

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.07	3500 100	10,745
D/W/P: 4in Ren. Conc.		8.09	5255 100	42,513
Ad-Hoc Unit-In-Place Items				
Description		Rate	Size % Good	Cash Value
/CI16/YARI/CHALF/06'/211		20.20	1800 100	36,360
			Total Estimated Land Improvements True Cash Value =	89,618

Cost Estimates for Commercial/Industrial Building/Section: 1	Built 1974
Description of Occupancy: CAL 210: NORTH BLDG W/3WALL	

Costs are taken from the Warehouses - Storage cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 16 Perimeter: 260
Overall Building Height: 16

Base Rate for Upper Floors = 44.12

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 44.12

Total Floor Area: 3,000	Base Cost New of Upper Floors =	132,360
		Reproduction/Replacement Cost = 132,360
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0	
		Total Depreciated Cost = 84,710

<<<<<< Segregated Cost Computations >>>>>>						
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses						
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(4) Floor Structure:						
Concrete, On Ground	1 Up	4.99	1200	1.000	1.000	5,988
(13) Roof Structure:						
Wood Joists, Add for Snow Roof	1 Up	2.70	1200	1.000	1.000	3,240
(14) Roof Cover:						
Alum./Steel Corrugated or Crimped	1 Up	2.53	1200	1.000	1.000	3,036
Total Cost of Upper Stories =						12,264
1 Stories Above Ground, Number of stories multiplier for upper stories =						1.000
Total Cost New =						12,264
Architectural Multiplier: 1.00						
Reproduction/Replacement Cost =						12,264
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0					
Total Depreciated Cost =						7,849

Parcel Number: 009-025-013-00

Page: 2

ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 1 =98,113

Replacement Cost/Floor Area= 48.21Est. TCV/Floor Area= 32.70

Cost Estimates for Commercial/Industrial Building/Section: 2Built 1976

Description of Occupancy: CAL 210: N PT OF S BLDG

Costs are taken from the Warehouses - Storage cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: DQuality: Low Cost

Stories: 1Story Height: 16Perimeter: 200

Overall Building Height: 16

Base Rate for Upper Floors = 43.55

(10) Heating system: No Heating or CoolingCost/SqFt: 0.00100%

Adjusted Square Foot Cost for Upper Floors = 43.55

Total Floor Area: 2,400Base Cost New of Upper Floors =104,520

Reproduction/Replacement Cost =104,520

Eff.Age:30Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0

Total Depreciated Cost =66,893

ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 2 =70,906

Replacement Cost/Floor Area= 43.55Est. TCV/Floor Area= 29.54

Cost Estimates for Commercial/Industrial Building/Section: 3Built 1976

Description of Occupancy: CAL 210 CENTER OF BLDG

Costs are taken from the Warehouses - Storage cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: DQuality: Low Cost

Stories: 1Story Height: 14Perimeter: 32

Overall Building Height: 14

Base Rate for Upper Floors = 36.72

(10) Heating system: Space Heaters, Gas with FanCost/SqFt: 5.30100%

Adjusted Square Foot Cost for Upper Floors = 42.02

Total Floor Area: 640Base Cost New of Upper Floors =26,893

Reproduction/Replacement Cost =26,893

Eff.Age:30Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0

Total Depreciated Cost =17,212

ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 3 =18,244

Replacement Cost/Floor Area= 42.02Est. TCV/Floor Area= 28.51

Cost Estimates for Commercial/Industrial Building/Section: 4Built 2001

Description of Occupancy: CAL 140: FRONT OF BLDG

Costs are taken from the Office Buildings cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: SQuality: Low Cost

Stories: 1Story Height: 12Perimeter: 160

Overall Building Height: 12

Base Rate for Upper Floors = 96.76

(10) Heating system: Package Heating & CoolingCost/SqFt: 29.21100%

Adjusted Square Foot Cost for Upper Floors = 125.97

Total Floor Area: 1,600Base Cost New of Upper Floors =201,552

Parcel Number: 009-025-013-00

Page: 3

	Reproduction/Replacement Cost =	201,552
Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0	
	Total Depreciated Cost =	128,993
ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 4 =	136,733
	Replacement Cost/Floor Area= 125.97	Est. TCV/Floor Area= 85.46

Cost Estimates for Commercial/Industrial Building/Section: 5

Built 2021

Description of Occupancy: PERMIT 20200681 60'X120'

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average

Stories: 1 Story Height: 14 Perimeter: 360

Overall Building Height: 14

Base Rate for Upper Floors = 29.40

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.32 100%

Adjusted Square Foot Cost for Upper Floors = 32.72

Total Floor Area: 7,200	Base Cost New of Upper Floors =	235,584
	Reproduction/Replacement Cost =	235,584
Eff.Age:4	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0	
	Total Depreciated Cost =	200,246

ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 5 =	212,261
	Replacement Cost/Floor Area= 32.72	Est. TCV/Floor Area= 29.48

Total Estimated True Cash Value of Commercial/Industrial Buildings = 536,257

2026 Est. T.C.V. 009-025-013-00	=	653,311
Est. TCV/Total Floor Area = 44.02, Most recent sale 02/19/2026 for 990,994		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
281,700 281,700 281,700 242,144 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 45,000 0 0 6,537 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
326,700 326,700 326,700 248,681 248,681 0		

009-025-013-65
Property Class: 202
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JBWP LLC
W BLUE RD
LAKE CITY, MI 49651

. SEC 25 T22N R8W BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG55'49"W 75.01 FT FROM
SE COR OF SE 1/4, TH N 0 DEG 55'49"W 165 FT, N 89 DEG 57' 17"W 175 FT, N 66 DEG
26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB.
.18A.

SMALL STRIP OF LAND BEHIND 013-70

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL <2A M/L			0.18 Acres		18000 100	3,240
			0.18 Total Acres		Total Est. Land Value =	3,240

2026 Est. T.C.V. 009-025-013-65						
					=	3,240
Est. TCV/Total Floor Area = 0.22, Most recent sale 02/19/2026 for 990,994						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
1,600	1,600	1,600	1,237		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	33	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
1,600	1,600	1,600	1,270	1,270		0

009-025-013-702026 Est. T.C.V.JBWP LLC

Property Class: 201W BLUE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 25 T22N R8W S 240.01 FT OF W 175 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC S
75.01 FT THOF. .6629A.

CHURCH..SOLD RETURNED TO ROLL FOR 03

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
INFO FOR SIZE 0	175.00	165.00	1.0000	0.0000	0	100*	0
COMMERCIAL <2A M/L			0.66 Acres		18000	100	11,934
* denotes lines that do not contribute to the total acreage calculation.							
175 Actual Front Feet,			0.66 Total Acres		Total Est. Land Value =		11,934

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.86	12000 100	34,320
Total Estimated Land Improvements True Cash Value =				34,320

Cost Estimates for Commercial/Industrial Building/Section: 1Built 1973

Description of Occupancy: CAL 140

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: DQuality: Average

Stories: 1Story Height: 8Perimeter: 254

Overall Building Height: 8

Base Rate for Upper Floors = 50.37

(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.97 100%

Adjusted Square Foot Cost for Upper Floors = 71.34

Total Floor Area: 2,910		Base Cost New of Upper Floors =		207,600
		Reproduction/Replacement Cost =		207,600
Eff.Age:25	Phy.%Good/Abnr.Phys./Func./Econ./Overall	%Good: 60	/100/100/100/60.0	
		Total Depreciated Cost =		124,560
ECF (201B COMMERCIAL GROUP B)		1.060 => TCV of Bldg: 1 =		132,034
Replacement Cost/Floor Area= 71.34		Est. TCV/Floor Area= 45.37		

Total Estimated True Cash Value of Commercial/Industrial Buildings = 132,034

2026 Est. T.C.V. 009-025-013-70				=	178,288		
Est. TCV/Total Floor Area = 61.27, Most recent sale 02/19/2026 for 990,994							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
76,500	76,500	76,500		56,791	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	12,600	0		0	1,533	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
89,100	89,100	89,100		58,324	58,324	0	

009-025-014-00
Property Class: 202
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HELSEL EARL J JR TRUST &
S MOREY RD
LAKE CITY, MI 49651

. SEC 25 T22N R8W S 420 FT 9 3/4 IN OF NE 1/4 OF SE 1/4 OFSE 1/4. 6.3759 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	420.80	660.01	1.0000	0.0000	0	100*		0
COMMERCIAL 20A M/L	3800		6.06 Acres		3800	100		23,020
COMMERCIAL ROW			0.32 Acres		0	100		0
* denotes lines that do not contribute to the total acreage calculation.								
421 Actual Front Feet,			6.38 Total Acres	Total Est. Land Value =				23,020

2026 Est. T.C.V.	009-025-014-00				=	23,020	
Est. TCV/Total Floor Area = 7.91							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
11,200	11,200		11,200	9,851	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	300	0	0	265	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
11,500	11,500		11,500	10,116	10,116		0

03/24/2026

Valuation Report

DB: Lake2026

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009-025-015-00

2026 Est. T.C.V.

RDS REAL PROPERTY LLC

Property Class: 201

6170 W BLUE RD

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.

4-16-09..Samuel Fowler conveyed to his Trust. However, Northern Michigan Harvestore has long term lease so that conveyance has no effect on ownership.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0 328.001336.02	1.0000	0.0000			0	100*		0
COMMERCIAL 10A M/L 3800	3.00	Acres	3800		100			11,400
COMMERCIAL AGRICULTURE	7.06	Acres	3800		100			26,828
* denotes lines that do not contribute to the total acreage calculation.								
328 Actual Front Feet, 10.06 Total Acres			Total Est. Land Value =			38,228		

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	10520	100	30,087
D/W/P: 4in Ren. Conc.	7.26	3044	100	22,099
Total Estimated Land Improvements True Cash Value =				52,186

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1975

Description of Occupancy: CAL 174

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average

Stories: 1 Story Height: 12 Perimeter: 436

Overall Building Height: 12

Base Rate for Upper Floors = 29.64

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.32 100%

Adjusted Square Foot Cost for Upper Floors = 32.96

Total Floor Area: 8,456

Base Cost New of Upper Floors = 278,710

Reproduction/Replacement Cost = 278,710

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 122,632

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height	Storys	
	Col.	Rate	SqFt	Adj. Adj. Cost
(39) Miscellaneous				
Canopies & Marquees:				
Wood Frame	1 Up	32.50	400	1.000 1.000 13,000
Total Cost of Lump-Sum Items =				13,000
Total Cost New =				13,000

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
GLASS LINED SILO	20000.00	1	0.66	10	1,320

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 203,282

Replacement Cost/Floor Area= 34.52 Est. TCV/Floor Area= 24.04

Parcel Number: 009-025-015-00

Page: 2

Total Estimated True Cash Value of Commercial/Industrial Buildings =

203,282

2026 Est. T.C.V. 009-025-015-00					=	293,696	
Est. TCV/Total Floor Area = 34.73, Most recent sale 11/27/2023 for 280,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
132,200	132,200	132,200	128,256	2.70			
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	14,600	0	3,462	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
146,800	146,800	146,800	131,718	131,718	0		

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-025-016-00
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PETTY DEVELOPMENT LLC
6190 W BLUE RD
LAKE CITY, MI 49651

. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC THAT PORTION M-55 AS SHOWN IN LIBER 180 PAGE 1134 MISSAUKEE COUNTY RECORDS ALSO S 83 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	329.80	1327.80	1.0000	0.0000	0	100*		0
COMMERCIAL 10A M/L	3800		3.00 Acres		3800	100		11,400
COMMERCIAL AGRICULTURE			7.05 Acres		3800	100		26,801

* denotes lines that do not contribute to the total acreage calculation.

330 Actual Front Feet, 10.05 Total Acres Total Est. Land Value = 38,201

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Basket, 6 ft.	35.16	288	50	5,063
D/W/P: Asphalt Paving	2.77	14340	100	39,722

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FLO5	802.50	5	100	4,013

Total Estimated Land Improvements True Cash Value = 48,798

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1977

Description of Occupancy: CAL 8

Costs are taken from the Auto Dealerships - Complete cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average

Stories: 1 Story Height: 14 Perimeter: 542

Overall Building Height: 14

Base Rate for Upper Floors = 98.99

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.71 100%

Adjusted Square Foot Cost for Upper Floors = 117.70

Total Floor Area: 15,000 Base Cost New of Upper Floors = 1,765,500

Reproduction/Replacement Cost = 1,765,500

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0

Total Depreciated Cost = 935,715

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost		# or Height Storys		Cost
	Col.	Rate	SqFt	Adj.	
(39) Miscellaneous					
Canopies & Marquees:					
Steel Frame	1 Up	41.71	1436	1.000 1.000	59,896
Total Cost of Lump-Sum Items =					59,896
Total Cost New =					59,896

Architectural Multiplier: 0.66

Reproduction/Replacement Cost = 39,531

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0

Total Depreciated Cost = 20,951

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 1,568,933

Replacement Cost/Floor Area= 120.34 Est. TCV/Floor Area= 104.60

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,568,933

Parcel Number: 009-025-016-00

Page: 2

2026 Est. T.C.V. 009-025-016-00							=	1,655,932
Est. TCV/Total Floor Area = 110.40								
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM			
	718,800	718,800	718,800	337,995	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	109,200	0	0	9,125	0		
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
	828,000	828,000	828,000	347,120	347,120	0		

009-026-001-00
Property Class: 101
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DEZEEUW BRIAN P & DALE M TRUST
7079 W LOTAN RD
LAKE CITY, MI 49651

PA 116 2003 SEC 26 T22N R8W E 1/2 OF NE 1/4. 80 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 66 - 120 Acres		40.00 Acres	3800	100		152,000
AGRICULTRU UNTILLABLE		39.00 Acres	3200	100		124,800
AGRICULTRU ROW		1.00 Acres	0	100		0
80.00 Total Acres			Total Est. Land Value =		276,800	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.22	412 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1914

(11) Heating System: Electric Baseboard
Ground Area = 1103 SF Floor Area = 1930 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Brick	Basement	1,103		
Total:			217,377	130,426	

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	711
2 Fixture Bath		1	2,502	1,501

Water/Sewer				
1000 Gal Septic		1	4,386	2,632
Water Well, 100 Feet		1	5,415	3,249

Porches				
WCP (1 Story)		306	9,425	5,655
CGEP (1 Story)		96	6,977	4,186
WPP		110	2,911	1,747
CCP (1 Story)		54	1,560	936
Foundation: Basement		54	1,268	761

Built-Ins				
Appliance Allow.		1	1,897	1,138
Totals:			254,903	152,942

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 188,118

Ag. Bld 1 1973, 4 Wall Barn, Free-Stall Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	9.10	4032	36,691
Default Walls	5.72	4032	23,063

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40 Depr. Cost = 23,902
Unit in Place Item(s) Rate Quantity/Area Depr. Depr. Cost
/A22/UCONYMRT4A 8.76 3,800 45 14,979

12:39 PM

Parcel Number: 009-026-001-00

Page: 2

ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 1 =	29,726

Ag. Bld 2 1972, 4 Wall Barn, General Purpose	Class:D,Pole	Quality:Low Cost
Height: 8 ft		

Description	Rate	Size	Cost New
Base Cost	15.92	1920	30,566
Default Walls	5.27	1920	10,118

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	16,274
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 2 =	12,205

Ag. Bld 3 1950, 4 Wall Barn, General Purpose	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	16.95	1440	24,408
Default Walls	5.61	1440	8,078

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/80/100/28	Depr. Cost =	9,096
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 3 =	6,822

Ag. Bld 4 1975, 4 Wall Utility Shed, 3 Wall	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	3.02	2720	8,214
Default Walls	5.13	2720	13,954

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	8,867
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 4 =	6,650

Ag. Bld 5 1962, Lean-To Utility Shed, Lean-To	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	4.03	342	1,378
Default Walls	7.67	257	1,971

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	1,340
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 5 =	1,005

Ag. Bld 6 1962, Lean-To Utility Shed, Lean-To	Class:D,Pole	Quality:Low Cost
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	2.86	1440	4,118
Default Walls	5.45	1080	5,886

Phy/Ab.Phy/Func/Econ/Comb. % Good=40/100/100/100/40	Depr. Cost =	4,002
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 6 =	3,001

Ag. Bld 7 2013, 4 Wall Utility Building	Class:D,Pole	Quality:Average
Height: 10 ft		

Description	Rate	Size	Cost New
Base Cost	9.41	2720	25,595
Default Walls	6.52	2720	17,734

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	Depr. Cost =	34,663
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 7 =	25,997

Ag. Bld 8 2013, 4 Wall Commodity Shelter	Class:D,Frame	Quality:Average
Height: 14 ft		

Description	Rate	Size	Cost New

03/24/2026

Valuation Report

12:39 PM

DB: Lake2026

Parcel Number: 009-026-001-00

Page: 3

Base Cost	6.66	5376	35,804		
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80	Depr. Cost =		28,643		
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 8 =		21,482		
Total Estimated True Cash Value of Agricultural Buildings			= 106,888		
2026 Est. T.C.V. 009-026-001-00			= 573,706		
Est. TCV/Total Floor Area = 297.26					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
250,000	250,000	250,000	154,958	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	36,900	0	0	4,183	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
286,900	286,900	286,900	159,141	159,141	159,141

009-026-002-002026 Est. T.C.V.VANDRIE BUILDING COMPANY INC

Property Class: 102W LOTAN RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 26 T22N R8W (15*TRACT*2003) W 1/2 OF NE 1/4. 80A.

FILED FROM 3676 IN 2001 WILL NOT UNCAP

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 66 - 120 Acres	40.00	Acres	3800	100		152,000
AGRICULTRU SURPLUS 2600/	40.00	Acres	2600	100		104,000
	80.00	Total Acres	Total Est. Land Value =			256,000

2026 Est. T.C.V. 009-026-002-00 = 256,000						
Est. TCV/Total Floor Area = 132.64, Most recent sale 10/01/2000 for 256,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
110,000	110,000	110,000	39,556		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,000	0	0	1,068	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
128,000	128,000	128,000	40,624	40,624		40,624

009-026-003-00	2026 Est. T.C.V.	ROZEVELD DEBRA S
Property Class: 401		7747 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W SE 1/4 OF NW 1/4 & W 2 RDS OF NE 1/4 OF NW 1/4. 41 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	41.00	Acres	3800	100			155,800
		41.00	Total Acres				Total Est. Land Value =	155,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	560	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls CD Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1280 SF Floor Area = 1600 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,280		
			Total:	196,063	166,654

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Deck

Treated Wood	192	3,792	3,223

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	700	24,619	20,926
Door Opener	2	935	795

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	21,614

Built-Ins

Appliance Allow.	1	1,897	1,612

Breezeways

Frame Wall	224	10,429	8,865

Totals: 277,870 236,190

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 290,514

2026	Est. T.C.V. 009 026-003-00					=	447,264
Est. TCV/Total Floor Area = 279.54, Most recent sale 11/01/2002 for 95,000							
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	201,100		201,100		112,362	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	22,500	0	0	3,033	0	

Parcel Number: 009-026-003-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	223,600	223,600	223,600	115,395	115,395	115,395

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-026-004-00
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TACOMA ROY & MARILYN TRUSTS
W LOTAN RD
LAKE CITY, MI 49651

. SEC 26 T22N R8W NE 1/4 OF NW 1/4 EXC W 2 RDS THEREOF. 39 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		38.00 Acres	3800		100			144,400
AGRICULTRU ROW		1.00 Acres	0		100			0
		39.00 Total Acres					Total Est. Land Value =	144,400

2026 Est. T.C.V. 009-026-004-00

=

144,400

Est. TCV/Total Floor Area = 90.25, Most recent sale 03/02/2018 for 144,300

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
60,800	60,800	60,800	25,369	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,400	0	0	684
0				
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
72,200	72,200	72,200	26,053	26,053
				PRE/MBT
				26,053

03/24/2026
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Valuation Report

DB: Lake2026

009-026-005-00	2026 Est. T.C.V.	MILLER RICK E & JULIA A
Property Class: 401		7811 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 EXC W 1/2 OF W1/2 THEREOF. 15 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		15.00 Acres		5600	100	84,000
		15.00 Total Acres			Total Est. Land Value =	84,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	480 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =		950

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
			Total:	154,340	108,037
Other Additions/Adjustments					
Basement Living Area			900	29,511	20,658
Basement, Outside Entrance, Below Grade			1	2,293	1,605
Plumbing					
Average Fixture(s)			1	1,185	829
3 Fixture Bath			1	3,721	2,605
Water/Sewer					
1000 Gal Septic			1	4,386	3,070
Water Well, 50 Feet			1	3,344	2,341
Porches					
CGEP (1 Story)			60	5,012	3,508
WPP			192	4,197	2,938
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			492	19,262	13,483
Common Wall: 1 Wall			1	-2,421	-1,695
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1543	32,696	22,887
Built-Ins					
Appliance Allow.			1	1,897	1,328
			Totals:	259,423	181,594

Notes: RAISED RANCH

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			223,361

2026 Est. T.C.V. 009-026-005-00		=	308,311	
Est. TCV/Total Floor Area = 279.27				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
133,800	133,800	133,800	74,770	2.70

Parcel Number: 009-026-005-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,400	0	0	2,018	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	154,200	154,200	154,200	76,788	76,788	76,788

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-026-006-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STILES BEVERLY KAY
S DICKERSON RD
LAKE CITY, MI 49651

SSEC 26 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4. 20 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$5000		19.50 Acres			5000	100		97,500
Residentia ROAD @ ZERO		0.50 Acres			0	100		0
		20.00 Total Acres					Total Est. Land Value =	97,500

2026 Est. T.C.V. 009-026-006-00 = 97,500

Est. TCV/Total Floor Area = 88.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
36,100	36,100	36,100	9,225	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	12,700	0	0	249	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,800	48,800	48,800	9,474	9,474	9,474

DB: Lake2026

009-026-007-00	2026 Est. T.C.V.	COX ALLISON A
Property Class: 401		4041 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013-02501 TheW 112 of NW 1/4 of NW 114 of NW 1/4 of Section 26, T22N, R8W (5 Acres)
 . SEC 26 T22N R8W W 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300
330 Actual Front Feet, 5.00 Total Acres					Total Est.		Land Value =	36,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	24.06	49	25	295
Total Estimated Land Improvements True Cash Value =				295

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 811 SF Floor Area = 811 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	811		
			Total:	133,440	80,064

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	84	7,167	4,300

Built-Ins

Appliance Allow.	1	2,713	1,628

Totals:	152,775	91,664

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 112,747

2026 Est. T.C.V. 009-026-007-00 = 149,342

$$\text{Est. TCV/Total Floor Area} = 184.15$$

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
62,400	62,400	62,400	32,861	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,300	0	0	887	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,700	74,700	74,700	33,748	33,748	0

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-026-008-00

2026 Est. T.C.V.

KING LARRY WELLS

Property Class: 402

S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 26 T22N R8W SW 1/4 OF NW 1/4 EXC N 450 FT OF W 600 FT. 33.8017 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 30 - 65	\$3800	33.80 Acres	3800	100			128,440
		33.80 Total Acres			Total Est. Land Value =		128,440

2026 Est. T.C.V. 009-026-008-00

=

128,440

Est. TCV/Total Floor Area = 158.37

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
62,500	62,500	62,500	20,318	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	548	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,200	64,200	64,200	20,866	20,866	0

009-026-009-00	2026 Est. T.C.V.	STILES BEVERLY KAY						
Property Class: 401		4341 S DICKERSON RD						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
SEC 26 T22N R8W N 450 FT OF W 600 FT OF SW 1/4 OF NW 1/4EXC N 150 FT OF W 300 FT THEREOF. 5.1652 A.								
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	749.96	0.9036	1.1702	110	100		34,893
300 Actual Front Feet, 5.17 Total Acres					Total Est. Land Value =			34,893
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
Wood Frame					17.88	468	50	4,184
Total Estimated Land Improvements					True Cash Value =			4,184
Cost Est. for Res. Bldg: 1 Mobile Home HUD					Cls Low		Blt 1964	
(11) Heating System: Wall Furnace								
Ground Area = 1138 SF Floor Area = 1138 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35								
Building Areas								
Type	Ext. Walls	Roof/Fnd.		Size	Cost New	Depr. Cost		
Main Home	Siding	Comp.Shingle		720				
Addition	Siding	Crawl		418				
				Total:	67,066	23,473		
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)				1	783	274		
Water/Sewer								
1000 Gal Septic				1	4,109	1,438		
Water Well, 50 Feet				1	3,344	1,170		
Garages								
Class: D Exterior: Pole (Unfinished)								
Base Cost				960	18,499	6,475		
Built-Ins								
Appliance Allow.				1	1,607	562		
Deck								
w/Roof (Roof portion)				1067	12,996	4,549		
					Totals:	108,404	37,941	
Notes:								
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:					35,665			
2026 Est. T.C.V. 009-026-009-00					=		74,742	
Est. TCV/Total Floor Area = 65.68								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
30,800	30,800		30,800		15,657		2.70	
2026 New	Eq.	Adjustment	Loss		Additions	Tax Adjustment		Losses
0	6,600		0		0	422		0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-		PRE/MBT
37,400	37,400		37,400		16,079	16,079		16,079

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-026-010-00	2026 Est. T.C.V.	MORRIS-SIMS AMBER H &
Property Class: 401		4301 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W N 150 FT OF W 300 FT OF SW 1/4 OF NW 1/4. 1.0331 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	299.98	1.0746	0.9306	110	100		16,500
150 Actual Front Feet, 1.03 Total Acres					Total Est. Land Value =			16,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1967

(11) Heating System: Forced Warm Air

Ground Area = 1200 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	720		
Addition	Siding	Crawl	480		
Total:				88,954	31,134

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,688	591
Plumbing			
Average Fixture(s)	1	1,010	353
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	390	16,403	5,741
Built-Ins			
Appliance Allow.	1	2,713	950
Deck			
w/Roof (Roof portion)	880	13,094	4,583
Totals:		131,895	46,163

Notes: 1967 ROLO HOME MOBILE S/N 22462

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 43,393

2026 Est. T.C.V. 009-026-010-00	=	60,843			
Est. TCV/Total Floor Area = 50.70, Most recent sale 10/10/2010 for 19,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,700	24,700	24,700	12,831	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	346	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,400	30,400	30,400	13,177	13,177	0

009-026-011-01
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARKER TYRRELL JAMES
W BLUE RD
LAKE CITY, MI 49651

SEC 26 T22N R8W PCL 1 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P123 EXC BEG
90 FT W OF SE COR TH W 208.71 FT, N 208.71FT, E208.71 FT, S 208.71 FT TO POB
17.9091 AC
SPLIT ON 01/03/2025 FROM 009-026-011-00;

80X120 STEEL FRAME WAREHOUSE U/C FOR 00 WITH USED MATERIALS
USED CAL 128 FOR PRICING.

Split/Comb. on 01/03/2025 completed 01/03/2025 TIM ;
Parent Parcel(s): 009-026-011-00;
Child Parcel(s): 009-026-011-01, 009-026-011-45;

Split/Comb. on 12/20/2018 completed 12/20/2018 TIM ;
Parent Parcel(s): 009-026-011-00;
Child Parcel(s): 009-026-011-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>80@\$3800	17.91	Acres	3800	100		68,054
	17.91	Total Acres	Total Est. Land Value =			68,054

Ag. Bld 1 1978, 4 Wall Barn, General Purpose		Class:D,Pole	Quality:Low Cost
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	14.29	8000	114,320
Default Walls	4.73	8000	37,840
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/50/100/100/17.5		Depr. Cost =	26,628
ECF (4012 RURAL METES & BOUNDS)		0.930 => TCV of Bldg: 1 =	24,764

Total Estimated True Cash Value of Agricultural Buildings	=	24,764

2026 Est. T.C.V. 009-026-011-01				=	92,818
Est. TCV/Total Floor Area = 77.35					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
44,800	44,800	44,800	37,590	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	1,014	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,400	46,400	46,400	38,604	38,604	38,604

009-026-011-45	2026 Est. T.C.V.	PARKER TYRRELL JAMES
Property Class: 401		7670 W BLUE RD X 300
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W E 624 FT OF NE 1/4 OF SW 1/4.
SPLIT ON 12/20/2018 PART TO 026-011-50 FORMERLY SEC 26 T22N R8W NE 1/4 OF SW 1/4. 40 A.
Split/Combined on 01/03/2025 from 009-026-011-00;

Split/Comb. on 01/03/2025 completed 01/03/2025 TIM ;
Parent Parcel(s): 009-026-011-00;
Child Parcel(s): 009-026-011-01, 009-026-011-45;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>80@\$3800		1.00 Acres		3800	100	3,800
		1.00 Total Acres		Total Est. Land Value =		3,800

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls	D	Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2013 SF Floor Area = 2013 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	2,013		
			Total:	235,249	129,387

Other Additions/Adjustments

Recreation Room	1200	21,336	11,735
Basement, Outside Entrance, Below Grade	1	1,939	1,066

Plumbing			
3 Fixture Bath	1	3,128	1,720

Water/Sewer			
1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Garages			
Class: D Exterior: Pole (Unfinished)			
Basement Garage: 2 Car	1	3,459	1,902

Built-Ins			
Appliance Allow.	1	1,607	884

Porches			
WCP (1 Story)	742	17,934	9,864

	Totals:	292,105	160,657

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	197,608

2026 Est. T.C.V. 009-026-011-45	=	201,408
Est. TCV/Total Floor Area = 100.05		
2025 Assessed	MBOR	S.E.V.
85,500	85,500	85,500
		Base for Cap
		75,407
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	15,200	0
		Tax Adjustment
		2,035
		Losses
		0
2026 Assessed	MBOR	S.E.V.
100,700	100,700	100,700
		Capped
		77,442
		->Taxable<-
		77,442
		PRE/MBT
		0

009-026-011-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARKER TYRRELL JAMES
S DICKERSON RD
LAKE CITY, MI 49651

SEC 26 T22N R8W NE 1/4 OF SW 1/4 EXC E 624 FT THOF.
SPLIT ON 12/20/2018 FROM 009-026-011-00;
FORMERLY PART OF SEC 26 T22N R8W NE 1/4 OF SW 1/4. 40 A.

Split/Comb. on 12/20/2018 completed 12/20/2018 TIM ;
Parent Parcel(s): 009-026-011-00;
Child Parcel(s): 009-026-011-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia PARTOF>40@	\$3800	20.93 Acres	3800	100		79,542
20.93 Total Acres			Total Est. Land Value =			79,542

Land Improvement Cost Estimates					
Description		Rate	Size	% Good	Cash Value
Wood Frame		19.51	200	50	1,951
Total Estimated Land Improvements True Cash Value =					1,951

2026 Est. T.C.V. 009-026-011-50 =						81,493
Est. TCV/Total Floor Area = 40.48, Most recent sale 01/09/2019 for						74,000
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
39,700	39,700	39,700	22,570		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	609	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,700	40,700	40,700	23,179	23,179	23,179	

009-026-012-00	2026 Est. T.C.V.	FAITH CHRISTIAN FELLOWSHIP
Property Class: 201		7700 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W W 696 FT OF SE 1/4 OF SW 1/4 EXC BEG 690FT W OF S 1/4 POST TH
N 316 FT W 312 FT S 316 FT E 312 FT TO POB. 18.8275 A.

NEW STEEL; FRAME WAREHOUSE..USED MATERIALS U/C
80X120 CAL 128

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 20A M/L	3800		18.83 Acres		3800 100	71,546
			18.83 Total Acres		Total Est. Land Value =	71,546

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.67	32500 100	86,775
Total Estimated Land Improvements True Cash Value =				86,775

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Auditoriums cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average

Stories: 1 Story Height: 10 Perimeter: 648

Base Rate for Upper Floors = 121.38

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.72 100%

Adjusted Square Foot Cost for Upper Floors = 145.10

Total Floor Area: 20,689 Base Cost New of Upper Floors = 3,001,974

Reproduction/Replacement Cost = 3,001,974

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 1,801,184

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 1,909,255

Replacement Cost/Floor Area= 145.10 Est. TCV/Floor Area= 92.28

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 10 Perimeter: 180

Base Rate for Upper Floors = 28.76

Adjusted Square Foot Cost for Upper Floors = 28.76

Total Floor Area: 1,800 Base Cost New of Upper Floors = 51,768

Reproduction/Replacement Cost = 51,768

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost = 49,697

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 52,679

Replacement Cost/Floor Area= 28.76 Est. TCV/Floor Area= 29.27

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,961,934

2026 Est. T.C.V. 009-026-012-00	=	0
Est. TCV/Total Floor Area = 0.00		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
0 0 0 0 2.70		

Parcel Number: 009-026-012-00

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		0	0	0	0	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	0		0	0	0	0	0

009-026-013-002026 Est. T.C.V.HARJU ROBERT W & VIRGINIA M
Property Class: 4017690 W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 26 T22N R8W BEG 690 FT W OF SE COR OF SE 1/4 OF SW 1/4 N 316 FT W 312 FT S
316 FT E 312 FT TO BEG. 2.2634 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	312.00	316.00	0.8948	0.9428	110 100	28,952
312 Actual Front Feet, 2.26 Total Acres					Total Est. Land Value =	28,952

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		22.65	180 50	2,038
Total Estimated Land Improvements True Cash Value =				2,038

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 1971

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
1 Story	Siding	Basement	384		
			Total:	169,588	110,233
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,077	12,400
Built-Ins					
Appliance Allow.			1	1,897	1,233
Breezeways					
Frame Wall			96	5,645	3,669
Totals:				205,122	133,330

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:163,996

2026 Est. T.C.V. 009-026-013-00				=	194,986	
Est. TCV/Total Floor Area = 145.08						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
82,600	82,600	82,600	45,843	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,900	0	0	1,237	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,500	97,500	97,500	47,080	47,080	47,080	

DB: Lake2026

009-026-014-00	2026 Est. T.C.V.	SMITH DOUGLAS A & MARCELLE A
Property Class: 401		7650 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W (4*1999) BEG 312 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH N 622 FT, W 156 FT, S 622 FT, E 156 FT TO POB. 2.2275A.

```
99 EXEMP10' SPLIT TO 017-85 FOR 00
```

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	156.00	622.00	1.0641	1.1167	110	100		20,390
156 Actual Front Feet, 2.23 Total Acres					Total Est.		Land Value =	20,390

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	40	50	677
Fencing: Wire Mesh, #9	3.78	776	50	1,466
D/W/P: Asphalt Paving	3.10	2800	0	0
D/W/P: 5in Ren. Conc.	8.93	529	0	0
D/W/P: 3.5 Concrete	6.58	2873	0	0
D/W/P: Brick on Sand	18.00	174	0	0
Pool: Concrete	85.77	648	50	27,789
Wood Frame	28.80	100	50	1,440
Pool Equipment	1,010.00	1	50	505

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				36,877

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1452 SF Floor Area = 1452 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,452		
			Total:	220,617	143,402

Other Additions/Adjustments

Recreation Room	1000	18,970	12,330

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	144	4,126	2,682

Deck

Treated Wood	192	3,882	2,523
w/Roof (Roof portion)	84	1,544	1,004

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	676	26,776	17,404
Common Wall: 1 Wall	1	-2,589	-1,683

Class: C Exterior: Pole (Unfinished)

Base Cost	864	21,548	14,006

Parcel Number: 009-026-014-00

Page: 2

Built-Ins			
Appliance Allow.	1	2,713	1,763
Fireplaces			
Direct-Vented Gas	1	2,963	1,926
Totals:		313,001	203,450

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 250,244

2026 Est. T.C.V. 009-026-014-00				=	307,511
Est. TCV/Total Floor Area = 211.78, Most recent sale 08/09/2018 for 184,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
133,800	133,800	133,800	111,311	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,000	0	0	3,005	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
153,800	153,800	153,800	114,316	114,316	114,316

DB: Lake2026

009-026-015-00	2026 Est. T.C.V.	SAWMILLER JEREMY & HILARY
Property Class: 401		7600 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W E 312 FT OF SE 1/4 OF SW 1/4. 9.4545 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	9.46 Acres			5600	100		52,948
		9.46 Total Acres			Total Est.	Land Value =		52,948

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	4000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1971

(11) Heating System: Forced Hot Water

Ground Area = 1452 SF Floor Area = 1452 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Basement	1,452				
			Total:	226,149		169,612	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Porches

CCP (1 Story)	25	890	667

Deck

Treated Wood	438	6,671	5,003

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	676	26,776	20,082
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Class: C Exterior: Pole (Unfinished)

Base Cost	816	20,637	15,478

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Interior 1 Story	2	10,470	7,852

Totals: 304,695 228,520

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 281,080

2026 Est. T.C.V. 009-026-015-00 = 336,453

Est. TCV/Total Floor Area = 231.72, Most recent sale 08/14/2014 for 127,000

Parcel Number: 009-026-015-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	145,100	145,100	145,100	87,029	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,100	0	0	2,349	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	168,200	168,200	168,200	89,378	89,378	89,378

009-026-016-002026 Est. T.C.V.

CLARK ANNA M

Property Class: 4017668 W BLUE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 26 T22N R8W BEG 468 FT W OF S 1/4 POST TH N 632 FT W 156 FT S 632 FT E 156 FT TO POB. 2.2634 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	156.00	632.00	1.0641	1.1212	110	100	20,472
156 Actual Front Feet, 2.26 Total Acres					Total Est. Land Value =		20,472

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	322 50	1,059
Total Estimated Land Improvements True Cash Value =				1,059

Cost Est. for Res. Bldg: 1Single Family 1SCls CBlt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1200 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,200		
			Total:	187,080	121,604
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
2 Fixture Bath			1	2,996	1,947
Water/Sewer					
1000 Gal Septic			1	4,689	3,048
Water Well, 50 Feet			1	3,344	2,174
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			528	22,551	14,658
Common Wall: 1 Wall			1	-2,589	-1,683
Built-Ins					
Appliance Allow.			1	2,713	1,763
Totals:				222,206	144,435

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:177,655

2026 Est. T.C.V. 009-026-016-00					=	199,186
Est. TCV/Total Floor Area = 165.99, Most recent sale 12/08/2022 for 195,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
84,200	84,200	84,200	75,345	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,400	0	0	2,034	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,600	99,600	99,600	77,379	77,379	77,379	

009-026-017-002026 Est. T.C.V.FEFFERS TRUDIE J
Property Class: 4017670 W BLUE RD X150
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 26T22NR8W1.2534 A M/L
W 312 FT OF E 624 FT OF SE 1/4 OF SW 1/4 EXC S 732 FT THEREOF AND EXC N 413 FT
THEREOF.

Chg land rate form 3-7 ac. to 1-2.99 for 08.

04 SPLIT TO 026-017-40 TOGETHER WITH OLD HOUSE & BLDGS

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	162.00	312.00	1.0541	0.9398	110	100		17,653
162 Actual Front Feet, 1.16 Total Acres					Total Est. Land Value =			17,653

Cost Est. for Res. Bldg: 1Single Family1SClsDBlt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SFFloor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,344		
			Total:	139,959	111,966

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 100 Feet	1	5,150	4,120

Deck

Pine w/Roof (Deck Portion)	144	2,457	1,966
Pine w/Roof (Roof portion)	144	2,066	1,653

Built-Ins

Appliance Allow.	1	1,607	1,286	
		Totals:	156,336	125,068

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:153,834

2026 Est. T.C.V. 009-026-017-00=171,487

Est. TCV/Total Floor Area = 127.59, Most recent sale 04/13/2004 for 36,394

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
72,900	72,900	72,900	39,218	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,800	0	0	1,058	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,700	85,700	85,700	40,276	40,276	40,276

03/24/2026

Valuation Report

12:39 PM

DB: Lake2026

009-026-017-40

2026 Est. T.C.V.

PEER DANIELLE

Property Class: 401

7670 W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 26 T22N R8W 2.9581 A M/L

N 413 FT OF W 312 FT OF E 624 FT OF SE/4 OF SW/4.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	312.00	413.00	0.8948	1.0080	110	100		30,956
312 Actual Front Feet, 2.96 Total Acres								Total Est. Land Value = 30,956

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	232	50	807
D/W/P: 3.5 Concrete	6.58	64	50	210
D/W/P: 4in Concrete	6.96	687	50	2,391
Wood Frame	22.54	560	25	3,155
Wood Frame	22.54	513	25	2,891
Total Estimated Land Improvements True Cash Value =				9,454

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,680		
Total:				249,896	162,432

Other Additions/Adjustments

Recreation Room	840	15,935	7,967
Exterior			
Stone Veneer	150	5,487	3,567
Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821
Separate Shower	1	1,310	851
Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727
Porches			
WCP (1 Story)	479	16,497	10,723
Built-Ins			
Appliance Allow.	1	2,713	1,763
Fireplaces			
Interior 1 Story	1	5,235	3,403
Deck			
w/Roof (Roof portion)	384	5,791	3,764
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	1344	31,786	20,661
Totals:		355,451	228,651

Notes:

Parcel Number: 009-026-017-40

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

281,241

2026 Est. T.C.V. 009-026-017-40						=	321,651
Est. TCV/Total Floor Area = 191.46, Most recent sale 11/04/2021 for 205,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
137,400	137,400	137,400	117,645	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	23,400	0	0	3,176	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
160,800	160,800	160,800	120,821	120,821	120,821		

009-026-017-85	2026 Est. T.C.V.	ROSENBERRY DOUGLAS L
Property Class: 401		7674 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 26 T22N R8W (4*1999) BEG 312 FT W & 622 FT N OF SE COR OF SE 1/4 OF SW 1/4 TH N 110 FT, W 312 FT, S 100 FT, E 156 FT, S 10 FT, E 156 FT TO POB. .7521A.		
99 SPLIT 10' FROM 014-00 FOR 00		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	100.00	312.00
100 Actual Front Feet,	0.72	Total Acres
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		Value
		12,293
		12,293
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Wood Frame	17.88	448 50
Total Estimated Land Improvements	True Cash Value =	4,005
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls D	Blt 1983
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1140 SF Floor Area = 1140 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Slab
		Size
		1,140
		Total:
		122,106
		73,265
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	988
		593
Water/Sewer		
1000 Gal Septic	1	4,109
Water Well, 50 Feet	1	3,344
		2,465
		2,006
Deck		
Treated Wood	360	5,602
w/Roof (Roof portion)	156	2,215
w/Roof (Roof portion)	252	3,248
w/Roof (Roof portion)	210	2,831
		3,361
		1,329
		1,949
		1,699
Garages		
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	960	24,672
No Concrete Floor	960	-5,242
		14,803
		-3,145
Built-Ins		
Appliance Allow.	1	1,607
		964
Unit-in-Place Cost Items		
ROOF STRUCT. (SQ FT)	210	842
		598
		*71% Good
	Totals:	166,322
		99,887
Notes:		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		
		122,861

2026 Est. T.C.V.	009-026-017-85	=	139,159
Est. TCV/Total Floor Area = 122.07			
2025 Assessed	MBOR	S.E.V.	Base for Cap
60,000	60,000	60,000	31,608
			IRM
			2.70
2026	New Eq.	Adjustment	Loss
0	9,600	0	0
		Additions	Tax Adjustment
		0	853
			Losses
			0

Parcel Number: 009-026-017-85

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	69,600	69,600	69,600	32,461	32,461	32,461

009-026-018-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARKER TYRRELL J
7878 W BLUE RD
LAKE CITY, MI 49651

. SEC 26 T22N R8W SW 1/4 OF SW 1/4. 40A.

1800 SQ FT BARN PRICE FROM PG 204 FV QUANSET IS 1600 SQ FT.
HOUSE/GRG MOVED ON FROM CAD. NOT COMPLETE FOR 00
ADD WW SS1 TO CHILD MH FOR 01

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia PARTOF>80@\$3800	38.00	Acres	3800	100		144,400
Residentia ROW @ ZERO	2.00	Acres	0	100		0
	40.00	Total Acres	Total Est. Land Value =			144,400

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		6.60	504 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1938

(11) Heating System: No Heating/Cooling
Ground Area = 1244 SF Floor Area = 2177 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding	Mich Bsmnt.	1,244	
Total:			197,654	116,789

Other Additions/Adjustments				
Porches				
WGEP (1 Story)		224	14,470	7,958
Totals:			212,124	116,667

Notes: 5/18/15 INTERIOR STRIPPING TO STUDS IN PROGRESS. -TIM

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 143,500
40% Completed => Est. True Cash Value 2026 = 57,400

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low-10 Blt 1994

(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Siding	Metal	924	
Total:			45,570	15,950

Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical		160	1,786	625
Plumbing				
3 Fixture Bath		1	-2,285	-800
Totals:			45,071	15,775

Notes: HUD

Parcel Number: 009-026-018-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 14,829

1% Completed => Est. True Cash Value 2026 = 148

Cost Est. for Res. Bldg: 3 Single Family 1S

Cls CD

Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,680		
Total:				185,743	111,446

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	240	13,260	7,956
CCP (1 Story)	168	4,351	2,611
WCP (1 Story)	160	6,554	3,932

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	25,121	15,073
Common Wall: 1 Wall	1	-2,421	-1,453
Door Opener	2	935	561

Built-Ins

Appliance Allow.	1	1,897	1,138

Totals: 244,355 146,613

Notes: RELOCATED IN 1998

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 180,334

Ag. Bld 1 1935, 4 Wall Barn, General Purpose

Class:D,Pole

Quality:Low Cost

Height: 24 ft

Description	Rate	Size	Cost New
Base Cost	20.95	1750	36,663
Default Walls	6.94	1750	12,145

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75

Depr. Cost = 4,271

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 3,972

Total Estimated True Cash Value of Agricultural Buildings

= 3,972

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1935

Description of Occupancy: UNSOUND

Costs are taken from the Sheds - Arch-Rib (Quonset), Light Commercial cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S

Quality: Low Cost

Stories: 1

Story Height: 12

Perimeter: 0

Base Rate for Upper Floors = 24.69

Adjusted Square Foot Cost for Upper Floors = 24.69

Parcel Number: 009-026-018-00

Page: 3

Total Floor Area: 1,600	Base Cost New of Upper Floors =	39,504
	Reproduction/Replacement Cost =	39,504
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /1 /100/100/0.4	Total Depreciated Cost =	138
Weighting Factor (%): 1.00	Contribution to Total Building Cost =	1
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	1
Replacement Cost/Floor Area= 24.69	Est. TCV/Floor Area= 0.00	

Total Estimated True Cash Value of Commercial/Industrial Buildings =

1

2026 Est. T.C.V. 009-026-018-00	=	388,155
Est. TCV/Total Floor Area = 80.92		
2025 Assessed MBOR S.E.V.	Base for Cap IRM	
174,800 174,800 174,800	99,176 2.70	
2026 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 19,300 0	0 2,677 0	
2026 Assessed MBOR S.E.V.	Capped ->Taxable<- PRE/MBT	
194,100 194,100 194,100	101,853 101,853 101,853	

03/24/2026

Valuation Report

12:39 PM

DB: Lake2026

009-026-018-60

2026 Est. T.C.V.

BOULTER KELBY

Property Class: 402

4531 S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 26 T22N R8W N 300 FT OF W 600 FT OF NW 1/4 OF SW 1/44.1322A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	300.00	600.00	0.9036	1.1067	110	100		33,000
300 Actual Front Feet, 4.13			Total Acres				Total Est. Land Value =	33,000

2026 Est. T.C.V. 009-026-018-60 = 33,000

Est. TCV/Total Floor Area = 6.88, Most recent sale 12/31/2025 for 33,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
13,500	13,500	13,500	5,571	2.70

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		3,000	0	0	10,929	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,500	16,500	16,500	5,721	16,500	0

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-026-018-65

2026 Est. T.C.V.

PARKER TYRRELL JAMES

Property Class: 402

S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC26 T22N R8W NW1/4 OF SW1/4 EXC W 600 FT THOF 21 A M/L

12/2018 SPLIT FROM 026-018-70

12/2018 SPLIT FROM 026-017-70

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$3800		21.65 Acres		3800	100			82,274
		21.65 Total Acres					Total Est. Land Value =	82,274

2026 Est. T.C.V. 009-026-018-65

=

82,274

Est. TCV/Total Floor Area = 17.15, Most recent sale 01/09/2019 for 74,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
40,100	40,100	40,100	22,278	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	601	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,100	41,100	41,100	22,879	22,879	22,879

009-026-018-70
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARKER TYRRELL JAMES
S DICKERSON RD
LAKE CITY, MI 49651

SEC 26 T22N R8W W 600 FT OF NW 1/4 OF SW 1/4 EXC N 700 FT THOF. 8.5399 A
COMBINE ON 12/26/2018 WITH 009-026-018-95
FORMERLY SEC 26 T22N R8W W 600 FT OF NW 1/4 OF SW 1/4 EXC N 900 FT TH OF 5.785 A
SPLIT ON 12/20/2018 TO 009-026-018-65 FORMERLY PART OF SEC 26 T22N R8W NW 1/4 OF SW 1/4 EXC N 900 FT OF W 600 FT THOF. 27.6033A.

MOVED ALL BLDGS TO 011-00 FOR 00

SPLIT ON 12/20/2018 COMPLETED 12/20/2018 TIM ;
PARENT PARCEL(S): 009-026-018-70;
CHILD PARCEL(S): 009-026-018-65;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>800\$3800		7.92 Acres	3800	100		30,115
Residentia ROW @ ZERO		0.46 Acres	0	100		0
		8.39 Total Acres	Total Est. Land Value =			30,115

2026 Est. T.C.V. 009-026-018-70 = 30,115						
Est. TCV/Total Floor Area = 6.28, Most recent sale 06/10/2022 for 225,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
14,700	14,700	14,700	10,284		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	277	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,100	15,100	15,100	10,561	10,561	10,561	

009-026-018-902026 Est. T.C.V.SCHRYER STEVEN JR
Property Class: 4014661 S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 26 T22N R8W BEG 500 FT S OF NW COR OF SW 1/4 TH S 200 FT E 600 FT N 100 FT W
400 FT N 100 FT W 200 FT TO POB. 1.8365 A.

NEW HOUSE FOR 99 NEW PC GRG FOR 01

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	166.67	480.12	1.0466	1.0467	110	100	20,084
167 Actual Front Feet, 1.84 Total Acres					Total Est. Land Value =		20,084

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
D/W/P: 4in Ren. Conc.		7.33	288	94 1,984
Total Estimated Land Improvements True Cash Value =				1,984

Cost Est. for Res. Bldg: 1Single Family 1SCls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1616 SF Floor Area = 1616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	576			*93% Good
1 Story	Siding	Crawl Space	1,040			
Total:				186,292	157,472	

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	948
3 Fixture Bath		1	3,721	2,977
Water/Sewer				
1000 Gal Septic		1	4,386	3,509
Water Well, 100 Feet		1	5,415	4,332
Porches				
WCP (1 Story)		160	6,554	5,243
Deck				
Treated Wood		120	2,776	2,221
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		768	17,610	14,088
Door Opener		2	935	748
Built-Ins				
Appliance Allow.		1	1,897	1,518
Totals:			230,771	193,056

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 237,459

2026 Est. T.C.V. 009-026-018-90					=	259,527
Est. TCV/Total Floor Area = 160.60, Most recent sale 07/27/2023 for 228,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
110,700	110,700	110,700	63,258	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,100		0	0	1,707	0

Parcel Number: 009-026-018-90

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,800	129,800	129,800	64,965	64,965	64,965

009-026-019-002026 Est. T.C.V.

Property Class: 401LANGE DONALD A

Map #:LAKE TOWNSHIP4611 S DICKERSON RD
LAKE CITY, MI 49651

SEC 26 T22N R8W A PCL OF LAND BEG 400 FT S OF NW COR OF SW 1/4 OF SEC TH S 100 FT TH E 200 FT TH S 100 FT TH E 400 FT TH N 300 FT TH W 400 FT TH S 100 FT TH W 200 FT TO POB. 3.2139 A
&
SEC 26 T22N R8W BEG 300 FT S OF NW COR OF NW 1/4 OF SW 1/4 TH S 100 FT, E 200 FT, N 100 FT, W 200 FT TO POB. .4591A.
2012 COMINATION 009-026-018-68

2012 COMBINED 009-026-018-68 WITH 019-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					2012 COMBINED SITE 018-68				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	200.00	600.00	0.9036	1.1067	110	100		22,000	
A 200' @ 110/FF	100.00	400.00	0.9036	1.0000	110	100	SURPLUS	9,940	
300 Actual Front Feet, 3.67 Total Acres					Total Est. Land Value =			31,940	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	3700	0	0
Wood Frame	26.22	96	50	1,258
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,008

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1977

(11) Heating System: Forced Heat & Cool
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
			Total:	154,996	100,746
Other Additions/Adjustments					
Recreation Room			1080	19,634	9,817
Plumbing					
Average Fixture(s)			1	1,185	770
3 Fixture Bath			1	3,721	2,419
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Porches					
WCP (1 Story)			144	6,061	3,940
Foundation: Shallow			144	-1,071	-696
Deck					
Treated Wood			128	2,912	1,893
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			576	14,314	9,304
Built-Ins					
Appliance Allow.			1	1,897	1,233
Breezeways					

Parcel Number: 009-026-019-00		Page: 2	
Frame Wall	36	2,117	1,376
Totals:		213,496	135,827
Notes:			
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		167,067	

2026 Est. T.C.V. 009-026-019-00				=	205,015	
Est. TCV/Total Floor Area = 189.83, Most recent sale 10/31/2011 for 86,920						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
87,200	87,200	87,200	52,337	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,300	0	0	1,413	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,500	102,500	102,500	53,750	53,750	53,750	

009-026-020-10	2026 Est. T.C.V.	NEWELL NATHAN T & JAMIE T TRUST			
Property Class: 401		W BLUE RD			
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651			
SEC 26 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.05 A.					
ADD'D FV MH FOR 94 (WINDSOR)					
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Residentia 8 - 17 @\$5600		10.05 Acres		5600 100	56,280
		10.05 Total Acres		Total Est. Land Value =	56,280
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1972					
(11) Heating System: Wall Furnace					
Ground Area = 720 SF Floor Area = 720 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35					
Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	720		
			Total:	39,762	13,917
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1024	21,699	7,595
			Totals:	61,461	21,512
Notes:					
	ECF (4012 RURAL METES & BOUNDS) 0.940 =>	TCV:		20,221	
Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1972					
(11) Heating System: Wall Furnace					
Ground Area = 280 SF Floor Area = 280 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35					
Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	280		
			Total:	20,999	7,349
Other Additions/Adjustments					
			Totals:	20,999	7,349
Notes:					
	ECF (4012 RURAL METES & BOUNDS) 0.940 =>	TCV:		6,908	
2026 Est. T.C.V. 009-026-020-10 = 83,409					
Est. TCV/Total Floor Area = 83.41, Most recent sale 10/19/2018 for 26,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
36,000	36,000	36,000	20,259	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	546	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,700	41,700	41,700	20,805	20,805	20,805

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-026-020-20
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NEWELL NATHAN & JAMIE
W BLUE RD
LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.01 Acres			5600	100		56,056
		10.01 Total Acres			Total Est.	Land Value =		56,056

2026 Est. T.C.V. 009-026-020-20 = 56,056

Est. TCV/Total Floor Area = 56.06, Most recent sale 10/10/2014 for 22,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,000	25,000	25,000	11,366	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	306	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	11,672	11,672	11,672

009-026-020-30	2026 Est. T.C.V.	NEWELL NATHAN
Property Class: 401		7140 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 26 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
Residentia 8 - 17 @\$5600	10.01 Acres	5600
	10.01 Total Acres	Total Est. Land Value =
		56,056
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 4in Concrete	6.96	889 0
Residential Local Cost Land Improvements		
Description	Rate	Size % Good
LAND IMPROVE 2500	2,500.00	1 97
	Total Estimated Land Improvements True Cash Value =	2,425
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2003		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 960 SF Floor Area = 1200 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		
Building Areas		
Stories	Exterior	Foundation
1.25 Story	Siding	Basement
		Size
		960
	Total:	183,243
		155,746
Other Additions/Adjustments		
Basement, Outside Entrance, Below Grade	1	2,727
		2,318
Plumbing		
Average Fixture(s)	1	1,422
3 Fixture Bath	1	4,478
		1,209
		3,806
Water/Sewer		
1000 Gal Septic	1	4,689
Water Well, 100 Feet	1	5,734
		3,986
		4,874
Porches		
WCP (1 Story)	240	9,430
		8,015
Deck		
Treated Wood	192	3,882
w/Roof (Roof portion)	864	12,856
		3,300
		10,928
Garages		
Class: C Exterior: Pole (Unfinished)		
Door Opener	1	527
Base Cost	1280	30,272
		448
		25,731
Class: C Exterior: Pole (Unfinished)		
Base Cost	1728	40,867
		34,737
Built-Ins		
Appliance Allow.	1	2,713
		2,306
	Totals:	302,840
		257,404
Notes:		
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	316,607
2026 Est. T.C.V. 009-026-020-30 = 375,088		
Est. TCV/Total Floor Area = 312.57, Most recent sale 03/01/2003 for 23,500		

Parcel Number: 009-026-020-30

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	162,400	162,400	162,400	94,813	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	25,100	0	0	2,559	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	187,500	187,500	187,500	97,372	97,372	97,372	

03/24/2026

Valuation Report

12:39 PM

DB: Lake2026

009-026-020-40

2026 Est. T.C.V.

NEWELL LYNN & EILEEN

Property Class: 402

W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 26 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.01 Acres		5600	100		56,056
		10.01 Total Acres				Total Est. Land Value =	56,056

2026 Est. T.C.V. 009-026-020-40

=

56,056

Est. TCV/Total Floor Area = 46.71, Most recent sale 10/22/2004 for 30,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,000	25,000	25,000	11,366	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	306	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	11,672	11,672	0

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-026-020-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOORE PATRICIA J
7200 W BLUE RD
LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PG65. 10.1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.01	Acres		5600	100		56,056
		10.01	Total Acres				Total Est. Land Value =	56,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements			True Cash Value =	950

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls CD

Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 987 SF Floor Area = 1974 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	987		
			Total:	222,797	138,134

Other Additions/Adjustments

Exterior

Brick Veneer

120

1,829

1,134

Plumbing

Average Fixture(s)

1

1,185

735

3 Fixture Bath

1

3,721

2,307

Water/Sewer

1000 Gal Septic

1

4,386

2,719

Water Well, 50 Feet

1

3,344

2,073

Porches

WCP (1 Story)

572

17,503

10,852

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

576

19,077

11,828

Class: D Exterior: Pole (Unfinished)

Base Cost

1344

25,160

15,599

Built-Ins

Appliance Allow.

1

1,897

1,176

Fireplaces

Exterior 2 Story

1

6,914

4,287

Totals:

307,813

190,844

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

234,738

2026 Est. T.C.V. 009-026-020-50

=

291,744

Est. TCV/Total Floor Area = 147.79

2025 Assessed MBOR S.E.V. Base for Cap IRM

125,600 125,600 125,600 72,875 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-026-020-50

Page: 2

	0	20,300	0	0	1,967	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	145,900	145,900	145,900	74,842	74,842	74,842

03/24/2026

12:39 PM

Valuation Report

DB: Lake2026

009-026-020-60

2026 Est. T.C.V.

MOORE PATRICIA J

Property Class: 402

W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL F OF SURVEY RECORDED IN LIBER S-2 PG65. 4.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	594.00	0.8823	1.1039	110	100		35,356
330 Actual Front Feet, 4.50 Total Acres					Total Est.	Land Value =		35,356

2026 Est. T.C.V. 009-026-020-60

=

35,356

Est. TCV/Total Floor Area = 17.91

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,500	14,500	14,500	4,912	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	132	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,700	17,700	17,700	5,044	5,044	5,044

009-026-020-70
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LANGWORTHY DOUGLAS K JR & JANA L
7110 W BLUE RD
LAKE CITY, MI 49651

SEC 26 T22N R8W PCL G OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. THAT PART OF THE EAST½ OF THE SOUTHEAST¼ OF SECTION 26, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST¼ CORNER OF SAID SECTION 26; THENCE S00°00'54"W, ALONG THE EAST LINE OF SAID SECTION 26, 1317.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°00'54"W ALONG THE EAST LINE, 660.50 FEET; THENCE S89°57'49"W, 660.00 FEET; THENCE N00°02'11"W, 660.50 FEET; THENCE N89°57'49"E, 660.59 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A HEREINAFTER DESCRIBED EASEMENT FOR ACCESS AND UTILITIES. 10.01 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.01 Acres		5600	100	56,056
		10.01 Total Acres		Total Est. Land Value =		56,056

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	450 0	0
Wood Frame		23.72	288 0	0
Wood Frame		27.63	128 25	884
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =		1,834

Cost Est. for Res. Bldg: 1 Single Family 1+S

Cls C 10 Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1632 SF Floor Area = 1806 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,632	
1 Story	Siding	Overhang	174	
		Total:	282,888	212,162
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,066
3 Fixture Bath		1	4,478	3,358
2 Fixture Bath		1	2,996	2,247
Separate Shower		1	1,310	982
Water/Sewer				
1000 Gal Septic		1	4,689	3,517
Water Well, 100 Feet		1	5,734	4,300
Porches				
CCP (1 Story)		72	2,208	1,656
Deck				
Treated Wood		192	3,882	2,911
Treated Wood		240	4,500	3,375
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		728	28,188	21,141
Door Opener		2	1,054	790
Built-Ins				
Appliance Allow.		1	2,713	2,035

Parcel Number: 009-026-020-70

Page: 2

Fireplaces			
Exterior 1 Story	1	6,387	4,790
	Totals:	352,449	264,330

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 325,126

2026	Est. T.C.V. 009-026-020-70				=	383,016	
Est. TCV/Total Floor Area = 212.08, Most recent sale 10/22/2020 for 210,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	164,800	164,800	164,800	126,575	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	26,700	0	0	3,417	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	191,500	191,500	191,500	129,992	129,992	129,992	

03/24/2026

Valuation Report

12:39 PM

DB: Lake2026

009-026-020-80

2026 Est. T.C.V.

DELBELLO FLOYD L & JAN M

Property Class: 402

W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL H OF SURVEY RECORDED IN LIBER S-2 PG65. 4.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	594.00	0.8823	1.1039	110	100		35,356
330 Actual Front Feet,	4.50	Total Acres			Total Est.	Land Value =		35,356

2026 Est. T.C.V. 009-026-020-80

=

35,356

Est. TCV/Total Floor Area = 19.58

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,500	14,500	14,500	4,912	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	132	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,700	17,700	17,700	5,044	5,044	5,044

009-026-020-90	2026 Est. T.C.V.	DELBELLO FLOYD L
Property Class: 401		7100 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL I OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 4.35
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	330.00	574.20	0.8823	1.0946	110 100	35,058
330 Actual Front Feet, 4.35 Total Acres					Total Est. Land Value =	35,058

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	320 50	1,053
Wood Frame		25.46	180 50	2,291
Total Estimated Land Improvements True Cash Value =				3,344

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1985

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1380 SF Floor Area = 1380 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,380		
			Total:	200,682	140,486

Other Additions/Adjustments

Recreation Room	400	7,588	3,794

Plumbing			
Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer			
1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Deck			
Treated Wood	528	7,545	5,281
Treated Wood	48	1,667	1,167

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Built-Ins			
Appliance Allow.	1	2,713	1,899

Fireplaces			
Exterior 1 Story	1	6,387	4,471

Totals: 263,271 182,780

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 224,819

2026 Est. T.C.V. 009-026-020-90		=	263,221
Est. TCV/Total Floor Area = 190.74			
2025 Assessed	MBOR	S.E.V.	Base for Cap
112,000	112,000	112,000	65,337
			2.70
2026	New Eq. Adjustment	Loss	Additions
			Tax Adjustment
			Losses

Parcel Number: 009-026-020-90

Page: 2

	0	19,600	0	0	1,764	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	131,600	131,600	131,600	67,101	67,101	67,101

009-026-020-95	2026 Est. T.C.V.	TRAVELBEE JOYCE M & BALDWIN LOIS E
Property Class: 401		7026 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 26 T22N R8W PCL J OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL.
MISSAUKEE COUNT RECORD (BEING A PART OF THE EAST 1/2 OF THE SE 1/4 SUBJECT TO
EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD IF ANY 4.35 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	330.00	574.20	0.8823	1.0946	110 100	35,058
330 Actual Front Feet, 4.35 Total Acres					Total Est. Land Value =	35,058

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1392 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,392		
Total:				212,888	138,377

Other Additions/Adjustments

Exterior				
Brick Veneer		136	2,252	1,464

Plumbing				
Average Fixture(s)		1	1,422	924
2 Fixture Bath		1	2,996	1,947

Water/Sewer				
1000 Gal Septic		1	4,689	3,048
Water Well, 50 Feet		1	3,344	2,174

Deck				
Treated Wood		340	5,654	3,675
w/Roof (Roof portion)		240	3,828	2,488

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		440	19,950	12,967
Common Wall: 1 Wall		1	-2,589	-1,683
Class: C Exterior: Pole (Unfinished)				
Base Cost		960	23,434	15,232

Built-Ins				
Appliance Allow.		1	2,713	1,763
Totals:			280,581	182,376

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 224,322

2026 Est. T.C.V. 009-026-020-95					=	260,330
Est. TCV/Total Floor Area = 187.02, Most recent sale 11/18/2006 for 1						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
110,500	110,500	110,500	65,848	2.70		

Parcel Number: 009-026-020-95

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,700	0	0	1,777	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	130,200	130,200	130,200	67,625	67,625	67,625

009-026-021-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MICH STATE HWY COMM
M-55
LAKE CITY, MI 49651

. SEC 26 T22N R8W THAT PART OF E 1/2 OF SE 1/4 S OF A LINE75 FT N OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ON A CURVE OF 17188.734 FT RADIUS SW'LY & TO THE LEFT THE CHORD BEARING S 85 DEG 47' 11.5" W A DISTANCE OF 3053.39 FT, TH ALG THE CURVE 3057.41 FT TO PT OF ENDING ALSO COMM 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ALONG ABOVE DESC. CURVE 1082.41 FT, TH N 02 DEG 43' 33"W 75 FT TO POB, TH N 02 DEG 43'33"W 40 FT, TH ON A CURVE OF 17303.734 FT RADIUS SW'LY & TO LEFT THE CHORD BEARING S 87 DEG 11'27"W 50.33 FT, TH S 02 DEG 53'33"E 40 FT, TH ON A CURVE OF RADIUS 17263.734 FT NE'LY & TO THE RIGHT THE CHORD BEARING 87 DEG 11'27"E 50.22 FT TO POB. 1.76A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 1 -	2.99@	\$9000	1.76 Acres	9000	100	15,840
	1.76	Total Acres	Total Est. Land Value =			15,840

2026 Est. T.C.V. 009-026-021-00						
=						
0						
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-026-022-00	2026 Est. T.C.V.	VANDRIE BUILDING COMPANY INC
Property Class: 102		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 26 T22N R8W (15*TRACT*2003) W 1/2 OF SE 1/4 EXC S 400 FT OF W 300 FT THOF.
77.2452A.

03 SPLIT 2.75 AC TO 022-95 FOR 04

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU SURPLUS	2600/	77.25 Acres	2600	100		200,850
		77.25 Total Acres	Total Est. Land Value =			200,850

2026 Est. T.C.V. 009-026-022-00	=	200,850

Est. TCV/Total Floor Area = 144.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,800	88,800	88,800	74,977	2.70	

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,600	0	0	2,024	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,400	100,400	100,400	77,001	77,001	77,001

009-026-022-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WINKLE TRAVIS G & KRISTA M TRUST
7490 W BLUE RD
LAKE CITY, MI 49651

SEC 26 T22N R8W (0*2003) S 400 FT OF W 300 FT OF W 1/2 OF SE 1/4.2.7548A.

UIP = 4X30 ROOF & SLAB ON END OF GRG

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	300.00	400.00	0.9036	1.0000	110	100		29,819	
300 Actual Front Feet, 2.75 Total Acres					Total Est. Land Value =			29,819	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	887	0	0
D/W/P: 4in Concrete	6.96	139	0	0
D/W/P: 4in Ren. Conc.	8.17	3849	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 2181 SF Floor Area = 3067 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	432		
1.75 Story	Siding	Basement	1,160		
1 Story	Siding	Basement	589		
1 Story	Siding	Overhang	16		
Total:				434,496	369,311

Other Additions/Adjustments

Recreation Room	1200	22,764	19,349

Exterior			
Stone Veneer	60	2,195	1,866

Plumbing			
Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Water/Sewer			
1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches			
CCP (1 Story)	80	2,428	2,064
CCP (1 Story)	26	921	783

Deck			
Treated Wood	475	7,040	5,984

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	579	23,994	20,395
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448
Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	28,380	24,123
Class: C Exterior: Pole (Unfinished)			

Parcel Number: 009-026-022-95

Page: 2

Base Cost	2240	52,976	45,030
Built-Ins			
Appliance Allow.	1	2,713	2,306
Totals:		596,646	507,140

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 623,782

2026 Est. T.C.V. 009-026-022-95				=	663,601
Est. TCV/Total Floor Area = 216.37					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
283,900	283,900	283,900	219,285	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,900	0	5,920	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
331,800	331,800	331,800	225,205	225,205	225,205

009-027-001-00	2026 Est. T.C.V.	MORRIS FLOYD M JR & KACI L
Property Class: 401		8455 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 2298.26 FT FROM NE COR OF NE 1/4
TH S 0 DEG 18'30"E 1309.16FT, N 89 DEG 57'59"W 332.66 FT, N 0 DEG 18'30"W
1309.82 FT, S 89 DEG 51'08"E 332.66 FT TO POB. 10A.

FOR 12/31/2011 - 100% - TIM
12/31/2010- NEW CONSTRUCTION AT 45%
99 SPLIT TO 14 PCLS FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF 332.701309.00	1.0000	0.0000	110	100*				0
Residentia 8 - 17 @\$5600	10.00 Acres	5600	100					56,000
* denotes lines that do not contribute to the total acreage calculation.								
333 Actual Front Feet,	10.00	Total Acres	Total Est. Land Value =				56,000	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1318	0	0
D/W/P: 3.5 Concrete	6.58	428	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2009

(11) Heating System: Forced Heat & Cool

Ground Area = 2302 SF Floor Area = 2302 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/90/100/79.2

Functional Depreciation because of: HANDICAP ADAPTED

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	942		
1 Story	Siding	Basement	1,360		
			Total:	324,165	256,739

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,126
3 Fixture Bath	1	4,478	3,547
2 Fixture Bath	1	2,996	2,373

Water/Sewer

1000 Gal Septic	1	4,689	3,714
Water Well, 100 Feet	1	5,734	4,541

Porches

CCP (1 Story)	278	7,284	5,769
WPP	334	5,965	4,724

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Common Wall: 1.5 Wall	1	-3,883	-3,075
Door Opener	2	1,054	835
Base Cost	1088	46,142	36,544

Built-Ins

Appliance Allow.	1	2,713	2,149

Totals:	402,759	318,986

Notes:

Parcel Number: 009-027-001-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					392,353	
2026 Est. T.C.V. 009-027-001-00					=	450,778
Est. TCV/Total Floor Area = 195.82, Most recent sale 05/15/2009 for 29,500						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
192,900	192,900	192,900		110,243	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	32,500	0		0	2,976	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
225,400	225,400	225,400		113,219	113,219	113,219

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-027-001-06
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

REDMAN ROBERT & SHAWN
8373 W LOTAN RD
Lake City, MI 49651

SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1965.43 FT FROM NE COR OF NE 1/4
TH S 0 DEG 18'30"E 1308.5 FT, N 89 DEG 57'59"W 332.82 FT, N 0 DEG 18'30"W
1309.16 FT, S 89 DEG 51'08"E 332.83 FT TO POB. 10A.

99 SPLIT FROM 001-00 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres			5600	100		56,000
		10.00 Total Acres					Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	4900	50	7,595
D/W/P: 4in Concrete	6.96	1151	50	4,005
Total Estimated Land Improvements			True Cash Value =	11,600

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1696 SF Floor Area = 1696 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,696		
			Total:	258,397	211,886

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,624
Plumbing			
Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	1	4,478	3,672
2 Fixture Bath	1	2,996	2,457
Water/Sewer			
1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702
Porches			
CCP (1 Story)	84	2,536	2,080
WPP	350	6,248	5,123
Deck			
Treated Wood	288	5,069	4,157
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	864	31,804	26,079
Common Wall: 1 Wall	1	-2,589	-2,123
Door Opener	2	1,054	864
Class: C Exterior: Pole (Unfinished)			
Base Cost	1600	37,840	31,029
Built-Ins			
Appliance Allow.	1	2,713	2,225
	Totals:	364,371	298,786

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 367,507

Parcel Number: 009-027-001-06

Page: 2

2026	Est.	T.C.V.	009-027-001-06	=	435,107	
Est. TCV/Total Floor Area = 256.55, Most recent sale 07/13/2023 for 360,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	188,100	188,100	188,100	109,084	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,500	0	0	2,945	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	217,600	217,600	217,600	112,029	112,029	112,029

009-027-001-12	2026 Est. T.C.V.	GILLOW JOSH
Property Class: 401		8321 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1632.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1307.83FT, N 89 DEG 57'59"W 332.99 FT, N 0 DEG 18'30"W 1308.5 FT, S 89 DEG 51'08"E 333 FT TO POB. 10A.		
99 SPLIT FROM 001-00 FOR 00		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600	10.00 Acres 5600 100	56,000
	10.00 Total Acres Total Est. Land Value =	56,000
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58 120 50	395
D/W/P: 4in Ren. Conc.	8.17 1197 50	4,889
	Total Estimated Land Improvements True Cash Value =	5,284
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2022		
(11) Heating System: Forced Heat & Cool		
Ground Area = 1860 SF Floor Area = 1860 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97		
Building Areas		
Stories Exterior Foundation Size Cost New Depr. Cost		
1 Story Siding Basement 1,860		
	Total: 279,938	271,539
Other Additions/Adjustments		
Basement, Outside Entrance, Above Grade	1 1,980	1,921
Plumbing		
Average Fixture(s)	1 1,422	1,379
3 Fixture Bath	2 8,956	8,687
Water/Sewer		
2000 Gal Septic	1 9,318	9,038
Water Well, 100 Feet	1 5,734	5,562
Porches		
CCP (1 Story)	120 3,497	3,392
Deck		
Treated Wood	384 6,121	5,937
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Common Wall: 2 Wall	1 -5,177	-5,022
Door Opener	3 1,581	1,534
Base Cost	1349 46,986	45,576
	Totals: 360,356	349,543
Notes:		
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	429,938

2026 Est. T.C.V. 009-027-001-12	=	491,222
Est. TCV/Total Floor Area = 264.10, Most recent sale 08/24/2018 for 24,900		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
210,800 210,800 210,800 180,218 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 34,800 0 0 4,865 0		

Parcel Number: 009-027-001-12

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	245,600	245,600	245,600	185,083	185,083	185,083

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-027-001-18
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TEED PATRICK A & NANCY A
8277 W LOTAN RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1299.26 FT FROM NE COR OF NE 1/4
TH S 0 DEG 18'30"E 1307.17FT, N 89 DEG 57'59"W 333.16 FT, N 0 DEG 18'30"W
1307.83 FT, S 89 DEG 51'08"E 333.17 FT TO POB. 10A.

99 SPLIT FROM 001-00 FOR 00
99 SKYLINE FOR 01

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres			5600	100		56,000
		10.00 Total Acres					Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	600	0	0
Wood Frame	21.91	200	50	2,191
Wood Frame	34.86	24	50	418

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,984

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls CD

Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1560 SF Floor Area = 1560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
Total:				180,544	144,436

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Deck

Treated Wood	72	2,016	1,613
Treated Wood	140	3,090	2,472

Built-Ins

Appliance Allow.	1	1,897	1,518

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	20,342
Totals:		227,682	182,147

Notes: 1999 SKYLINE MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCv: 180,326

2026 Est. T.C.V. 009-027-001-18 = 241,310

Est. TCv/Total Floor Area = 154.69, Most recent sale 07/27/2018 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
97,300	97,300	97,300	55,806	2.70

Parcel Number: 009-027-001-18

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,400	0	0	1,506	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	120,700	120,700	120,700	57,312	57,312	57,312

03/24/2026
12:39 PM

Valuation Report

DB: Lake2026

009-027-001-24
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PETTIT AMBER
8213 W LOTAN RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 965.93 FT FROM NE COR OF NE 1/4 TH
S 0 DEG 18'30"E 1306.5 FT, N 89 DEG 57'59"W 333.33 FT, N 0 DEG 18'30"W 1307.17
FT, S 89 DEG 51'08"E 333.33 FT TO POB. 10A.

99 SPLIT FROM 001-00 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres		5600	100	56,000
		10.00 Total Acres			Total Est. Land Value =	56,000

2026 Est. T.C.V. 009-027-001-24

=

56,000

Est. TCV/Total Floor Area = 35.90, Most recent sale 06/06/2024 for 62,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,000	25,000	25,000	25,000	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	675	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	25,675	25,675	0

009-027-001-302026 Est. T.C.V.KAMRATH RODNEY ROSWELL TRUST

Property Class: 4018131 W LOTAN RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 632.43 FT FROM NE COR OF NE 1/4 TH
S 0 DEG 18'30"E 1305.84FT N 89 DEG 57'59"W 333.5 FT, N 0 DEG 18'30"W 1306.5 FT,
S 89 DEG 51'08"E 333.5 FT TO POB. 10A.

99 SPLIT FROM 001-00 FOR 00
44X48 PC FOR 00 COMP FOR 01 MHD ETC FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
Residentia 8 - 17 @\$5600		10.00 Acres		5600	100
		10.00 Total Acres		Total Est. Land Value =	
					Value
					56,000
					56,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	960 50	3,518
	Total Estimated Land Improvements		True Cash Value =	3,518

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1620 SF Floor Area = 1620 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,620		
			Total:	186,678	158,677

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	1,007
3 Fixture Bath		1	3,721	3,163

Water/Sewer				
1000 Gal Septic		1	4,386	3,728
Water Well, 100 Feet		1	5,415	4,603

Porches				
WCP (1 Story)		192	7,428	6,314
WPP		567	8,851	7,523

Deck				
Treated Wood		420	6,346	5,394

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		780	26,536	22,556
Common Wall: 1 Wall		1	-2,421	-2,058
Door Opener		1	468	398
Class: CD Exterior: Pole (Unfinished)				
Base Cost		2112	44,753	38,040

Built-Ins				
Appliance Allow.		1	1,897	1,612
	Totals:		295,243	250,957

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 308,677

2026 Est. T.C.V. 009-027-001-30 = 368,195
Est. TCV/Total Floor Area = 227.28, Most recent sale 09/29/2008 for 172,000

Parcel Number: 009-027-001-30

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	159,900	159,900	159,900	66,772	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	24,200	0	0	1,802	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	184,100	184,100	184,100	68,574	68,574	68,574	

009-027-001-36	2026 Est. T.C.V.	FRIAR SHANE M
Property Class: 401		4028 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC27T22NR8W Beginning at NE CORNER OF NE 1/4 THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 1' 8" West, a distance of 237.43 Feet;

THENCE North 0° 18' 30" West, a distance of 250.00 Feet; THENCE South 89° 1' 8" East, a distance of 237.43 Feet to point of beginning; 1.36 acres OF land, more or less.

SPLIT ON 06/05/2012 INTO 009-027-001-37, 009-027-001-38;

FORMERLY SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0 DEG 18' 30"E 250 FT, N 89 DEG 51'08"W 632.43 FT,N 0 DEG 18'30"W 250 FT, S 89 DEG 51'08" E 632.43 FT TO POB. 3.63A.

4/10/14 OWNER MET WITH DAWN @ EQ AND WILL BE OCCUPYING BUILDING AS A SINGLE FAMILY RESIDENCE. - TIM

99 SPLIT FROM 001-00 FOR 00

DUPLEX FOR 00

SPLIT/COMB. ON 06/05/2012 COMPLETED 06/05/2012 TIM LAND DIVISION ;

PARENT PARCEL(S): 009-027-001-36;

CHILD PARCEL(S): 009-027-001-37, 009-027-001-38;

6/5/12 PROCESSED SURPLUS VACANT LAND SPLIT FROM HOUSE PARCEL REQUEST FOR 2013 ASSESSMENT ROLL. THE ALLOCATION OF THE PRIOR YEAR'S TAXABLE VALUE IS BASED ON THE RATIO OF THE PRIOR YEAR'S TRUE CASH VALUE OF THE CHILD PARCELS TO THE PRIOR YEAR'S TRUE CASH VALUE OF THE ENTIRE PARENT PARCEL.

PARENT 001-36 IS 632.43 FT ALONG LOTAN RD SPLIT INTO 3 PARCELS: PARENT PIN NOT RETIRED 237.43' X 250'; & CHILD PINS = 001-37 220'X 250' & 001-38 175" X250'.

THE YEAR 2012 ESTIMATED TCV OF THE LAND IS BASED ON \$50 / FF ON DICKERSON RD WITHOUT REGARD TO DEPTH. BECAUSE THE DEPTH WAS NOT CONSIDERED IN THE 2012 AV, THERE WOULD BE NO EQ LOSS AND NO TAXABLE VALUE ALLOCATED AS EQ NEW TO THE CHILD PARCELS UNLESS A DIFFERET METHOD OF VALUNING THE LAND IS CONSIDERED. A PER ACRE RATE WILL BE USED IN THE TO ALLOCATE TV TO THE CHILD PARELS. PER ACRE RATE IS \$12,500 TCV LAND / 3.62 A = \$3453 / ACRE.

FOR 2013 ALLOCATED REDUCTION OF TV TO THE PARENT IS CALCULATED AS \$60,200 X (\$7804 TCV TO CHILDREN) / \$120,418 TCV PARENT = \$3,900 TV REDUCTION

FOR 2013 ALLOCATED EQ NEW 2.26 ACRES \$7803 & AND TV CHILDREN \$3900 =

1.26 A = \$4351 EQ NEW & \$2175 TV ALLOCATED

1 A = \$3453 EQ NEW & \$1725

PARENT REMAINDER CV = (60,200 -\$3,900 TV ALLOCATED) X CPI.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	250.00	237.43	0.9457	0.8777	110 100	22,828
250 Actual Front Feet, 1.36 Total Acres					Total Est. Land Value =	22,828

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	420	50	1,715
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/WOOF/6SL	29.00	18	50	261
Total Estimated Land Improvements True Cash Value =				2,926

Cost Est. for Res. Bldg: 1 Duplex 1S Cls C Blt 1999

Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Heat & Cool
Ground Area = 1462 SF Floor Area = 1462 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,132		
1 Story	Siding	Slab	330		
Total:				363,090	145,235

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			2	2,845	2,276
3 Fixture Bath			1	4,478	3,582

Water/Sewer					
1000 Gal Septic			2	9,378	7,502
Water Well, 100 Feet			2	11,468	9,174

Deck					
Treated Wood			108	2,618	2,094
Treated Wood			80	2,182	1,746

Built-Ins					
Appliance Allow.			2	5,426	4,341
Totals:				439,880	351,900

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 348,381

2026 Est. T.C.V. 009-027-001-36				=	374,135
Est. TCV/Total Floor Area = 127.95, Most recent sale 11/05/2021 for 220,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
130,200	130,200	130,200	125,137	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
4,400	52,500	0	4,400	3,378	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
187,100	187,100	187,100	132,915	132,915	66,458

009-027-001-37
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SLEIGHT NICKOLAS S
8075 W LOTAN RD
LAKE CITY, MI 49651

BEG N 89°51'08"W 237.43 FEET FROM NE COR SEC27 T22N R8W THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 51' 8" West, a distance of 220.00 Feet; THENCE North 0° 18' 30" West, a distance of 250.00 Feet; THENCE South 89° 51' 8" East, a distance of 220.00 Feet to point of beginning; Said tract containing 1.26 acres M/L

SPLIT/COMBINED ON 06/05/2012 FROM 009-027-001-36;
PARENT 009-027-001-36 SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0 DEG 18' 30"E 250 FT, N 89 DEG 51'08"W 632.43 FT,N 0 DEG 18'30"W 250 FT, S 89 DEG 51'08" E 632.43 FT TO POB. 3.63A.

99 SPLIT FROM 001-00 FOR 00
DUPLEX FOR 00

Split/Comb. on 06/05/2012 completed 06/05/2012 TIM LAND DIVISION ;
Parent Parcel(s): 009-027-001-36;
Child Parcel(s): 009-027-001-37, 009-027-001-38;

6/5/12 PROCESSED SURPLUS VACANT LAND SPLIT FROM HOUSE PARCEL REQUEST FOR 2013 ASSESSMENT ROLL. THE ALLOCATION OF THE PRIOR YEAR'S TAXABLE VALUE IS BASED ON THE RATIO OF THE PRIOR YEAR'S TRUE CASH VALUE OF THE CHILD PARCELS TO THE PRIOR YEAR'S TRUE CASH VALUE OF THE ENTIRE PARENT PARCEL.

PARENT 001-36 IS 632.43 FT ALONG LOTAN RD SPLIT INTO 3 PARCELS: PARENT PIN NOT RETIRED 237.43' X 250'; & CHILD PINS = 001-37 220'X 250' & 001-38 175" X250'. THE YEAR 2012 ESTIMATED TCV OF THE LAND IS BASED ON \$50 / FF ON DICKERSON RD WITHOUT REGARD TO DEPTH. BECAUSE THE DEPTH WAS NOT CONSIDERED IN THE 2012 AV, THERE WOULD BE NO EQ LOSS AND NO TAXABLE VALUE ALLOCATED AS EQ NEW TO THE CHILD PARCELS UNLESS A DIFFERET METHOD OF VALUNING THE LAND IS CONSIDERED. A PER ACRE RATE WILL BE USED IN THE TO ALLOCATE TV TO THE CHILD PARELS. PER ACRE RATE IS \$12,500 TCV LAND / 3.62 A = \$3453 / ACRE.

FOR 2013 ALLOCATED REDUCTION OF TV TO THE PARENT IS CALCULATED AS \$60,200 X (\$7804 TCV TO CHILDREN) / \$120,418 TCV PARENT = \$3,900 TV REDUCTION

FOR 2013 ALLOCATED EQ NEW 2.26 ACRES \$7803 & AND TV CHILDREN \$3900 =
1.26 A = \$4351 EQ NEW & \$2175 TV ALLOCATED
1 A = \$3453 EQ NEW & \$1726

PARENT REMAINDER CV = (60,200 -\$3,900 TV ALLOCATED) X CPI.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	220.00	250.00	0.9765	0.8891	110 100	21,011
220 Actual Front Feet, 1.26 Total Acres Total Est. Land Value =						21,011

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	25.46	180 97	4,446
Total Estimated Land Improvements True Cash Value =			4,446

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,512		

03/24/2026		Valuation Report		DB: Lake2026	
12:39 PM					
Parcel Number: 009-027-001-37				Page: 2	
		Total:	178,690	146,529	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)	1	1,422	1,166		
3 Fixture Bath	1	4,478	3,672		
Water/Sewer					
1000 Gal Septic	1	4,689	3,845		
Water Well, 100 Feet	1	5,734	4,702		
Built-Ins					
Appliance Allow.	1	2,713	2,225		
Deck					
Treated Wood	9	403	330		
Treated Wood	9	403	330		
		Totals:	198,532	162,799	
Notes: 1999 MANUFACTURED HOME SIZE 34X12 POA 2025-10616					
		ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:	161,171		

2026	Est. T.C.V. 009-027-001-37					=	186,628
Est. TCV/Total Floor Area = 123.43, Most recent sale 03/11/2024 for 179,900							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	93,000	93,000	93,000	93,000	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	300	0	0	300	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	93,300	93,300	93,300	95,511	93,300	93,300	

009-027-001-382026 Est. T.C.V.SLACK SAMUEL & WILLIAMS MEGAN
Property Class: 4028097 W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 27 T22N R8W BEG AT N89° 51' 8" W 457.43 THEN FROM NE COR SEC 27
THENCE SOUTH 0° 18' 30" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 89° 51' 8"
WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 0° 18' 30" WEST, A DISTANCE OF
250.00 FEET; THENCE SOUTH 89° 51' 8" EAST, A DISTANCE OF 175.00 FEET TO POINT OF
BEGINNING; SAID TRACT CONTAINING 1.00 ACRES M/L

SPLIT/COMBINED ON 06/05/2012 FROM 009-027-001-36;
PARENT FORMERLY AS SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0 DEG
18' 30"E 250 FT, N 89 DEG 51'08"W 632.43 FT,N 0 DEG 18'30"W 250 FT, S 89 DEG
51'08" E 632.43 FT TO POB. 3.63A.

99 SPLIT FROM 001-00 FOR 00

Split/Comb. on 06/05/2012 completed 06/05/2012 TIM LAND DIVISION ;
Parent Parcel(s): 009-027-001-36;
Child Parcel(s): 009-027-001-37, 009-027-001-38;

6/5/12 PROCESSED SURPLUS VACANT LAND SPLIT FROM HOUSE PARCEL REQUEST FOR 2013
ASSESSMENT ROLL. THE ALLOCATION OF THE PRIOR YEAR'S TAXABLE VALUE IS BASED ON
THE RATIO OF THE PRIOR YEAR'S TRUE CASH VALUE OF THE CHILD PARCELS TO THE PRIOR
YEAR'S TRUE CASH VALUE OF THE ENTIRE PARENT PARCEL.

PARENT 001-36 IS 632.43 FT ALONG LOTAN RD SPLIT INTO 3 PARCELS: PARENT PIN NOT
RETIRED 237.43' X 250'; & CHILD PINS = 001-37 220'X 250' & 001-38 175" X250'.
THE YEAR 2012 ESTIMATED TCV OF THE LAND IS BASED ON \$50 / FF ON DICKERSON RD
WITHOUT REGARD TO DEPTH. BECAUSE THE DEPTH WAS NOT CONSIDERED IN THE 2012 AV,
THERE WOULD BE NO EQ LOSS AND NO TAXABLE VALUE ALLOCATED AS EQ NEW TO THE CHILD
PARCELS UNLESS A DIFFERET METHOD OF VALUNING THE LAND IS CONSIDERED. A PER
ACRE RATE WILL BE USED IN THE TO ALLOCATE TV TO THE CHILD PARELS. PER ACRE RATE
IS \$12,500 TCV LAND / 3.62 A = \$3453 / ACRE.

FOR 2013 ALLOCATED REDUCTION OF TV TO THE PARENT IS CALCULATED AS \$60,200 X
(\$7804 TCV TO CHILDREN) / \$120,418 TCV PARENT = \$3,900 TV REDUCTION

FOR 2013 ALLOCATED EQ NEW 2.26 ACRES \$7803 & AND TV CHILDREN \$3900 =
1.26 A = \$4351 EQ NEW & \$2175 TV ALLOCATED
1 A = \$3453 EQ NEW & \$1726

PARENT REMAINDER CV = (60,200 -\$3,900 TV ALLOCATED) X CPI.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	175.00	250.00	1.0339	0.8891	110	100	17,697
175 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =							17,697

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	20.80	320	50	3,328
Total Estimated Land Improvements True Cash Value =				3,328

2026 Est. T.C.V. 009-027-001-38				=	21,025
Est. TCV/Total Floor Area = 13.91, Most recent sale 07/06/2021 for 8,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM		
8,900	8,900	8,900	6,754	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	1,600		0	0	182 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT		
10,500	10,500	10,500	6,936	6,936	0

009-027-001-392026 Est. T.C.V.

DORE DEREK

Property Class: 4014058 S DICKERSON RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 250 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 402.29 FT, N 89 DEG 54'33"W 632.43 FT, N 0 DEG 18' 30"W 402.92 FT, S 89 DEG 51'08"E 632.43 FT TO POB. 5.85A.

99 SPLIT FROM 001-00 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	402.00	633.90	0.8398	1.1220	110	100		41,669	
402 Actual Front Feet, 5.85			Total Acres		Total Est. Land Value =			41,669	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	900	50	2,911
Total Estimated Land Improvements True Cash Value =				2,911

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Forced Warm Air
Ground Area = 800 SF Floor Area = 800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	500		
Addition	Siding	Crawl	300		
Total:				54,051	18,917

Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			120	1,339	469
Plumbing					
Average Fixture(s)			1	783	274
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 50 Feet			1	3,344	1,170
Built-Ins					
Appliance Allow.			1	1,607	562
Deck					
w/Roof (Roof portion)			1000	12,180	4,263
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1152	21,565	7,548
Carports					
Aluminum			240	2,923	1,023
Aluminum			288	3,508	1,228
Totals:				105,409	36,892

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 34,678

Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 2024

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing					
3 Fixture Bath			1	-3,721	-3,684

Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1198	25,386	25,132
			Totals:	21,665	21,448

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	26,381

2026 Est. T.C.V. 009-027-001-39				=	105,639
Est. TCV/Total Floor Area = 132.05, Most recent sale 11/07/2007 for 47,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
44,400	44,400	44,400	29,511	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	8,400	0	0	796	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,800	52,800	52,800	30,307	30,307	0

009-027-001-42
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GALLUP CASSY S
4144 S DICKERSON RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 652.29 FT FROM NE COR OF NE 1/4 TH
S 0 DEG 18'30"E 326.14 FT, N 89 DEG 56'18"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT
S 89 DEG 54'33"E 632.43 FT TO POB. 4.74A.

99 SPLIT FROM 001-00 FOR 00
NEW HOUSE & 30X40 PB FOR 02
GRG COMP FOR 03

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	326.00	633.36	0.8850	1.1218	110	100	35,601
326 Actual Front Feet, 4.74 Total Acres Total Est. Land Value =							35,601

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	1500	50	4,852
Wood Frame	20.05	448	50	4,491
Metal Prefab	12.15	448	50	2,721
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL	4.47	1000	100	4,470
Total Estimated Land Improvements True Cash Value =				16,534

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,248	
			Total:	175,149 143,622
Other Additions/Adjustments				
Recreation Room			1000	18,180 14,908
Plumbing				
Average Fixture(s)			1	1,185 972
Water/Sewer				
1000 Gal Septic			1	4,386 3,597
Water Well, 100 Feet			1	5,415 4,440
Porches				
WSEP (1 Story)			176	8,700 7,134
Deck				
Treated Wood			144	3,146 2,580
w/Roof (Roof portion)			180	2,750 2,255
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			884	35,599 29,191
Common Wall: 1 Wall			1	-2,421 -1,985
Door Opener			2	935 767
Class: CD Exterior: Pole (Unfinished)				
Door Opener			2	935 767
Base Cost			1200	25,428 20,851
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			408	15,014 12,311

Parcel Number: 009-027-001-42

Page: 2

Built-Ins			
Appliance Allow.	1	1,897	1,556
	Totals:	296,298	242,966

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 298,848

2026 Est. T.C.V. 009-027-001-42				=	350,983
Est. TCV/Total Floor Area = 281.24, Most recent sale 10/17/2014 for 149,900					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
151,300	151,300	151,300	78,431	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,200	0	0	2,117	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
175,500	175,500	175,500	80,548	80,548	80,548

009-027-001-45	2026 Est. T.C.V.	DAVIDSON MARK E
Property Class: 401		4218 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 978.43 FT FROM NE COR OF NE 1/4 TH
S 0 DEG 18'30"E 326.15 FT, N 89 DEG 57'59"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT
S 89 DEG 56'18"E 632.42FT TO POB. 4.74A.

99 SPLIT FROM 001-00 FOR 00
MHD FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	326.00	633.36	0.8850	1.1218	110	100	35,601
326 Actual Front Feet, 4.74 Total Acres Total Est. Land Value =							35,601

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
			Total:	159,461	119,593
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	889
3 Fixture Bath			1	3,721	2,791
Water/Sewer					
1000 Gal Septic			1	4,386	3,289
Water Well, 100 Feet			1	5,415	4,061
Deck					
Treated Wood			240	4,399	3,299
Built-Ins					
Appliance Allow.			1	1,897	1,423
			Totals:	180,464	135,345
Notes: '99 DUTCH					
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:				133,992	

2026 Est. T.C.V. 009-027-001-45				= 169,593		
Est. TCV/Total Floor Area = 125.44, Most recent sale 09/19/2011 for 34,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
66,300	66,300	66,300	22,790	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,500	0	0	615	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,800	84,800	84,800	23,405	23,405	23,405	

009-027-001-48	2026 Est. T.C.V.	TREASE JOHN J & CHERYL A
Property Class: 401		4264 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 1304.58 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 500 FT, N 89 DEG 57'59"W 965.92 FT, N 0 DEG 18' 30"W 500 FT, S 89 DEG 57'59"E 965.92 FT TO POB. TOGETHER WITH AND SUBJET TO A 66 FOOT WIDE PRIVATE ROD EASEMETN DESCRIBED BELOW. SUBJECT TO THE RIGHT OF WAY OF DICKERSON RD. PRIVATE ROAD EASEMENT A 66 FOOT WIDE NON-EXCLUSIVE PRIVATE ESEMENT FOR IGRES D EGRESS AND THE INSTALLATION ND MAINTENANCE OF PUBLIC UTILITIES. TOGETHER WITH THE RIGHT TO TRIM ND REMOVE TREES ND BRUSH AS NECESSARY TO INSTALL AND MAINTAIN SAID PUBLIC UTILITIES, DESCRIBED AS FOLLOWS: THE SOUTH 66 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, T22N, R8W, LAKE TOWNSHIP MISSAUKEE. 11.09A.

99 SPLIT FROM 001-00 FOR 00
WATER INFLUENCE (POND)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600		6.09 Acres		5600	100		34,104
Residentia INFERIOR	@\$1400		4.62 Acres		1400	100		6,469
Residentia ROAD @ ZERO			0.38 Acres		0	100		0
		11.09	Total Acres		Total	Est.	Land Value =	40,573

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	548	50	1,907
Total Estimated Land Improvements True Cash Value =				1,907

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls	C	Blt	2020

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing

3 Fixture Bath	1	-4,478	-4,299

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	506
Base Cost	2880	68,112	65,388

Water/Sewer

Water Well, 50 Feet	1	3,344	3,210

Totals:	67,505	64,805

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 79,710

2026 Est. T.C.V. 009-027-001-48 = 122,190

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/15/2017 for 18,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
54,800	54,800	54,800	36,170	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,300	0	0	976	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,100	61,100	61,100	37,146	37,146	0

009-027-001-53
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SERRA MICHAEL J & ELLYN G
S DICKERSON RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 1804.58 FT FROM NE COR OF NE 1/4 TH
S 0 DEG 18'30"E 804.58 FT, S 89 DEG 55'10"W 1300.33 FT, N 0 DEG 21'40"W 1307.18
FT, S 89 DEG 57'59"E 335.62 FT, S 0 DEG 18'30"E 500 FT, S 89 DEG 57'59"E 965.92
FT TO POB. 27.91A.

99 SPLIT FROM 001-00 FOR 00
WATER INFLUENCE (POND)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	27.91	Acres	5000	100	139,550
		27.91	Total Acres		Total Est. Land Value =	139,550

2026	Est. T.C.V. 009-027-001-53				=	139,550
	Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2000 for 47,900					
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	51,600	51,600	51,600	29,471	2.70	
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	18,200	0	0	795	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	69,800	69,800	69,800	30,266	30,266	0

009-027-001-70	2026 Est. T.C.V.	SERRA MICHAEL J & ELLYN G
Property Class: 401		8350 W WORKMAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 1300.33 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 666.14 FT, N 0 DEG 21'40"W 1308.51 FT, S 89 DEG 57'59"E666.15 FT, S 0 DEG 21'40"E 1307.18 TO POB. 20A.		
99 SPLIT FROM 001-00 FOR 00 NEW HOUSE FOR 04		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
Residentia 18 -29 @\$5000	20.00 Acres	5000 100
	20.00 Total Acres	Total Est. Land Value =
		100,000
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Wood Frame	24.96	192 50
	Total Estimated Land Improvements	True Cash Value =
		2,396
Cost Est. for Res. Bldg: 1 Single Family 1.5S		
	Cls C 10	Blt 2004
(11) Heating System: Forced Heat & Cool		
Ground Area = 1080 SF Floor Area = 1620 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		
Building Areas		
Stories	Exterior	Foundation
1.5 Story	Siding	Basement
		Size
		1,080
		Total:
		242,822
		206,386
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422
3 Fixture Bath	1	4,478
Water/Sewer		
1000 Gal Septic	1	4,689
Water Well, 100 Feet	1	5,734
Porches		
WGEP (1 Story)	90	9,545
WCP (1 Story)	288	10,233
Deck		
Treated Wood	414	6,429
Built-Ins		
Appliance Allow.	1	2,713
Fireplaces		
Wood Stove	1	2,503
	Totals:	290,568
		246,971
Notes:		
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	303,774

2026 Est. T.C.V. 009-027-001-70	=	406,170
Est. TCV/Total Floor Area = 250.72, Most recent sale 04/01/1999 for 36,950		
2025 Assessed	MBOR	S.E.V.
166,600	166,600	166,600
		Base for Cap
		IRM
		98,052
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	36,500	0
		Tax Adjustment
		2,647
		0
2026 Assessed	MBOR	S.E.V.
		Capped
		->Taxable<-
		PRE/MBT

Parcel Number: 009-027-001-70

Page: 2

203,100	203,100	203,100	100,699	100,699	0

009-027-001-85
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHRISTENSON LARRY L & BARBARA TRUST
8434 W WORKMAN RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W
1966.47 FT FROM NE COR OF NE 1/4 TH S 89 DEG 55'10"W 665.47 FT, N 0 DEG 21'40"W
1309.83 FT, S 89 DEG 57' 59"E 665.48 FT, S 0 DEG 21'40"E 1308.51 FT TO POB. 20A.

99 SPLIT FROM 001-00 FOR 00
ADD TT,SHD WW, SS1 FOR 02
GRG U/C NV FOR 02 COMP 03

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	20.00 Acres	5000	100		100,000
20.00 Total Acres Total Est. Land Value =						100,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	50	1,677
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				2,967

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1	4,689 3,517
Water Well, 50 Feet			1	3,344 2,508
Deck				
Treated Wood			240	4,500 3,375
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			672	24,004 18,003
Door Opener			1	527 395
Totals:			37,064	27,798

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 34,192

2026 Est. T.C.V. 009-027-001-85 = 137,159						
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/20/2024 for 125,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,800	53,800	53,800	53,800	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,800	0	0	1,452	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,600	68,600	68,600	55,252	55,252	0	

009-027-002-002026 Est. T.C.V.KIMBEL TIMOTHY J & JAMIE M
Property Class: 4018655 W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 89 DEG 36'23"W 654.66 FT FROM N 1/4 COR TH S 0
DEG 21'40"E 1308.06 FT, S89 DEG 45'48"W 667.94 FT, N 0 DEG 14'03" W 1306.24 FT,
N 89 DEG 36'23"E 665.05 FTTO POB. 20A.

99 SPLIT FROM 002-25 , 002-40, 002-50 FOR 00
PC GRG FOR 01
NEW HOUSE ETC FOR 02

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	20.00 Acres	5000	100		100,000
20.00 Total Acres Total Est. Land Value =						100,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	1200	0	0
D/W/P: 4in Ren. Conc.	8.17	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 1794 SF Floor Area = 1794 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,794	
Total:			257,443	205,951
Other Additions/Adjustments				
Recreation Room			675	12,805 10,244
Plumbing				
Average Fixture(s)			1	1,422 1,138
3 Fixture Bath			2	8,956 7,165
2 Fixture Bath			1	2,996 2,397
Water/Sewer				
1000 Gal Septic			1	4,689 3,751
Water Well, 100 Feet			1	5,734 4,587
Porches				
WGEP (1 Story)			240	18,180 14,544
WCP (1 Story)			112	5,519 4,415
Deck				
Treated Wood			120	2,840 2,272
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			576	23,910 19,128
Common Wall: 1 Wall			1	-2,589 -2,071
Door Opener			1	527 422
Class: C Exterior: Pole (Unfinished)				
Base Cost			2400	56,760 45,408
Built-Ins				
Appliance Allow.			1	2,713 2,170

Parcel Number: 009-027-002-00

Page: 2

Totals:

401,905

321,521

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

395,471

2026	Est. T.C.V. 009-027-002-00				=	496,421
Est. TCV/Total Floor Area = 276.71, Most recent sale 08/13/2018 for 257,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	207,300	207,300	207,300	153,595	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	40,900	0	0	4,147	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	248,200	248,200	248,200	157,742	157,742	157,742

DB: Lake2026

009-027-002-25	2026 Est. T.C.V.	BUGARD RYAN W
Property Class: 401		8595 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1999) BEG S 89 DEG 36'23"W 321.76 FT FROM N 1/4 COR TH S 0
DEG 21'40"E 1308.97 FT, S89 DEG 45'48"W 332.9 FT, N 0 DEG 21'40"W 1308.06 FT, N
89 DEG 36'23"E 332.9 FT TOPOB. 10A.

99 SPLIT FROM 002-00 FOR 00
NEW HOME FOR02

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	10.00	Acres		5600	100		56,000
		10.00	Total Acres		Total Est.	Land Value =		56,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	221,123	190,165

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,223
3 Fixture Bath	1	4,478	3,851

Water/Sewer

1000 Gal Septic	1	4,689	4,033
Water Well, 100 Feet	1	5,734	4,931

Porches

WCP (1 Story)	120	5,836	5,019

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	25,272	21,734
Common Wall: 1 Wall	1	-2,589	-2,227

Built-Ins

Appliance Allow.	1	2,713	2,333

Totals:	268,678	231,062

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 284,206
1% Completed => Est. True Cash Value 2026 = 2,842

2026 Est. T.C.V. 009-027-002-25 = 58,842

Est. TCV/Total Floor Area = 40.41, Most recent sale 11/25/2014 for 114,900

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM		
	26,200		26,200	26,200	11,032	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		3,200	0	0	297		0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
	29,400		29,400	29,400	11,329	11,329		11,329

009-027-002-40	2026 Est. T.C.V.	LITALIEN STEVE & MARCI N
Property Class: 401		8533 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 2630.92 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1309.82FT, N 89 DEG 57'59"W 10.3 FT, S 89 DEG 45'48"W 321.76 FT, N 0 DEG 21'40"W 1308.97 FT, N 89 DEG 36'23"E 321.76 FT, S 89 DEG 51'08"E 11.5 FT TO POB. 10A.		
99SPLIT FROM 002-00 FOR 00 12/00 BOR MOVE MHD FROM 001-00 TO THIS PCL.. WRONG NUMBER ON PERMIT		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600	10.00 Acres 5600 100	56,000
	10.00 Total Acres Total Est. Land Value =	56,000
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 1000	1,000.00	1 95 950
	Total Estimated Land Improvements True Cash Value =	950
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1999		
(11) Heating System: Forced Air w/ Ducts Ground Area = 1716 SF Floor Area = 1716 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1 Story	Siding Crawl Space	1,716
	Total:	177,106 157,624
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	988 879
3 Fixture Bath	1	3,128 2,784
Water/Sewer		
1000 Gal Septic	1	4,109 3,657
Water Well, 100 Feet	1	5,150 4,583
Deck		
Treated Wood	100	2,340 2,083
Garages		
Class: D Exterior: Pole (Unfinished)		
Base Cost	960	18,499 16,464
Built-Ins		
Appliance Allow.	1	1,607 1,430
	Totals:	212,927 189,504
Notes: 2016-00149 AFFMAN 1999 NEW MOON S/N 143T2393		
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	233,090

2026 Est. T.C.V. 009-027-002-40	=	290,040
Est. TCV/Total Floor Area = 169.02, Most recent sale 08/01/1999 for 17,527		
2025 Assessed	MBOR S.E.V.	Base for Cap IRM
125,200	125,200 125,200	49,141 2.70
2026	New Eq. Adjustment Loss	Additions Tax Adjustment Losses
0	19,800 0	0 1,326 0

Parcel Number: 009-027-002-40

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,000	145,000	145,000	50,467	50,467	50,467

03/24/2026
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Valuation Report

DB: Lake2026

009-027-002-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHRISTENSON LARRY L & BARBARA TRUST
8528 W WORKMAN RD
,

SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W
2631.94 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 1333.51 FT, N 0 DEG 14'03"W
1306.24 FT, N 89 DEG 45'48"E1322.6 FT, S 89 DEG 57'59"E 8,01 FT, S 0DEG 21'40"E
1309.83 FT TO POB. 40A.

99 SPLIT FROM 002-00 FOR 00 EXEMPT DIVISION

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	172	50	702
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				2,379

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 2004

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1118 SF Floor Area = 1370 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Pine Logs	Basement	1,008		
1 Story	Siding	Basement	110		
			Total:	221,203	188,003

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	80	4,489	3,816
WCP (1 Story)	224	9,081	7,719

Balcony

Wood Balcony	32	1,398	1,188

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	896
Base Cost	1280	30,272	25,731

Built-Ins

Appliance Allow.	1	2,713	2,306
Totals:		282,055	239,728

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 294,865

2026 Est. T.C.V. 009-027-002-50 = 449,244
Est. TCV/Total Floor Area = 327.92, Most recent sale 07/01/1999 for 56,400
2025 Assessed MBOR S.E.V. Base for Cap IRM
200,300 200,300 200,300 113,314 2.70

Parcel Number: 009-027-002-50

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,300	0	0	3,059	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	224,600	224,600	224,600	116,373	116,373	0

009-027-003-002026 Est. T.C.V.HOBBS DAVID J
Property Class: 4018755 W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 27 T22N R8W W 1/2 OF NW 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *				RIVER FRONTAGE			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	240.00	400.00	0.9554	1.0000	250	100	57,327
Residentia PARTOF>80@\$3800	76.80	Acres	3800	100			291,825
Residentia ROAD @ ZERO	1.00	Acres	0	100			0
240 Actual Front Feet, 80.00 Total Acres					Total Est. Land Value =		349,152

Ag. Bld 1 2024, Lean-To Commodity Barn		Class:D,Pole	Quality:Average
Height: 14 ft			
Description	Rate	Size	Cost New
Base Cost	10.69	1056	11,289
Default Walls	9.30	792	7,366
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98		Depr. Cost =	18,282
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =			17,002

Ag. Bld 2 2013, 4 Wall Commodity Barn		Class:D,Pole		Quality:Average	
Height: 10 ft					
Description		Rate	Size	Cost New	
Base Cost		8.97	1944	17,438	
Default Walls		7.80	1944	15,163	
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				Depr. Cost =	17,931
ECF (4012 RURAL METES & BOUNDS)		0.930 =>	TCV of Bldg: 2 =		16,675

Total Estimated True Cash Value of Agricultural Buildings				=	33,677

2026 Est. T.C.V. 009-027-003-00				=	382,829
Est. TCV/Total Floor Area = 279.44, Most recent sale 11/10/2019 for 250,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
180,800	180,800	180,800	138,442	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,600	0	0	3,737	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
191,400	191,400	191,400	142,179	142,179	142,179

03/24/2026
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Valuation Report

DB: Lake2026

009-027-004-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHERMAN CHARLES L
W WORKMAN RD
LAKE CITY, MI 49651

. SEC 27 T22N R8W THAT PART OF N 1/2 OF N 1/2 OF SW 1/4 LYING N OF CLAM RIVER
EXC E 100 FT THEREOF. 22.6439 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *
S'LY BOUNDARY IS RIVER

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	600.00	400.00	0.7598	1.0000	250	100		113,975
Residentia 8 - 17 @\$5600		17.13 Acres			5600	100		95,928
600 Actual Front Feet, 22.64 Total Acres Total Est. Land Value =								209,903

2026 Est. T.C.V. 009-027-004-00 = 209,903

Est. TCV/Total Floor Area = 153.21

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,400	88,400	88,400	35,737	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,600	0	0	964	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,000	105,000	105,000	36,701	36,701	0

009-027-005-002026 Est. T.C.V. AMIN KAREEM SAMIR & MELISSA LYNN
Property Class: 402W WORKMAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 27 T22N R8W THAT PART OF N 1/2 OF SW 1/4 LYING E'LY & S'LY OF CLAM RIVER
EXC INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S 30 FT, NW'LY TO A POINT IN C/L
CLAM RIVER WHICH LIES 18 FT W OF N-S 1/4 LINE TH E'LY ALONG RIVER TO POB. ALSO
PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS. ALSO BEG AT NW'LY MOST
CORNER OF PCL RECORDEDIN LIBER 250 PG 1149 TH N 55 DEG 57' 02"E 18.04 FT TH
NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB, TH S ALONG 1/4 LINE TO POB.
APP 1.5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	200.00	326.70	1.0000	0.9507	250	100	47,533
200 Actual Front Feet, 1.50 Total Acres			Total Est. Land Value =				47,533

2026 Est. T.C.V. 009-027-005-00				=		47,533	
Est. TCV/Total Floor Area = 34.70							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	19,000	19,000	19,000	5,115	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,800	0	0	138	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	23,800	23,800	23,800	5,253	5,253	0	

009-027-006-002026 Est. T.C.V. WALLINGTON JIMMY D & NANCY L

Property Class: 401 4735 S BLODGET RD

Map #: LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT INT OF S LINE OF N 1/2 OF SW 1/4 & CLAM RIVER TH W 550
FT N 170 FT E TO CTR OF SD RIVER TH S ALG CTR OF RIVER TO BEG. 1.7172 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	170.00	440.73	1.0415	1.0245	250 100	45,348
170 Actual Front Feet, 1.72 Total Acres Total Est. Land Value =						45,348

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		28.29	112 50	1,584
Wood Frame		28.59	105 50	1,501
Total Estimated Land Improvements True Cash Value =				3,085

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1565 SF Floor Area = 2739 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding	Basement	1,565	
			Total:	331,515 281,789
Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade			1	2,727 2,318
Plumbing				
Average Fixture(s)			1	1,422 1,209
3 Fixture Bath			2	8,956 7,613
Water/Sewer				
1000 Gal Septic			1	4,689 3,986
Water Well, 100 Feet			1	5,734 4,874
Porches				
WCP (1 Story)			528	18,163 15,439
Deck				
Treated Wood			404	6,327 5,378
Built-Ins				
Appliance Allow.			1	2,713 2,306
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			1200	28,380 24,123
			Totals:	410,626 349,035

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 429,313

2026 Est. T.C.V. 009-027-006-00					=	477,746
Est. TCV/Total Floor Area = 174.42						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
201,200	201,200	201,200	115,544		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,700	0	0	3,119	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
238,900	238,900	238,900	118,663	118,663	118,663	

03/24/2026
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Valuation Report

DB: Lake2026

009-027-007-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHERMAN CHARLES L
W WORKMAN RD
LAKE CITY, MI 49651

. SEC 27 T22N R8W E 100 FT OF N 1/2 OF SW 1/4 LYING N'LY OF CENTERLINE OF CLAM RIVER. 1.0606 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	462.17	1.1892	1.0368	250	100		30,824
100 Actual Front Feet,	1.06	Total Acres			Total Est.	Land Value =		30,824

2026 Est. T.C.V. 009-027-007-00

=

30,824

Est. TCV/Total Floor Area = 11.25

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,300	12,300	12,300	4,793	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	129	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,400	15,400	15,400	4,922	4,922	0

009-027-008-012026 Est. T.C.V.HOBBS DAVID J
Property Class: 4014607 S BLODGETT RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

A PARCEL OF LAND BEING PART OF THE SOUTHWEST¼ OF SECTION 27, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE WEST¼ CORNER OF SAID SECTION; THENCE 500° 19' 15"W ALONG THE WEST SECTION LINE, 750.46 FEET; THENCE N90°00'00"E, 33.00 FEET; THENCE N60°45'43"E, 48.17 FEET; THENCE N77°53'07"E 50.17 FEET; THENCE S83°32'09"E, 86.79 FEET; THENCE S69°44'56"E, 108.13 FEET TO THE POINT OF BEGINNING; THENCE N38°44'03"E, 237.43 FEET; THENCE N86°36'03"E, 150.32 FEET TO A MEANDER LINE FOR THE CLAM RIVER; THENCE S64°50'35"E, I 72.61 FEET; THENCE S25°08' 16"E, 230.11 FEET; THENCE S52° 15' 19"W, 88.59 FEET; THENCE S82°36'28"W, 224.24 FEET; THENCE N60°20'59"W, 191.48 FEET; THENCE N50°59'54"W, 120.65 FEET TO THE POINT OF BEGINNING. CONTAINING 3.03± ACRES.

TOGETHER WITH A 33 FOOT WIDE EASEMENT FOR INGRESS/EGRESS

SPLIT ON 04/21/2025 FROM 009-027-008-00;

Split/Comb. on 04/21/2025 completed 04/21/2025 TIM ;
Parent Parcel(s): 009-027-008-00;
Child Parcel(s): 009-027-008-01, 009-027-008-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	172.61	764.65	1.0375	1.1758	250	100		52,644
173 Actual Front Feet, 3.03			Total Acres		Total Est. Land Value =			52,644

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.53	100	25	388
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements True Cash Value =				1,535

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Wall/Floor Furnace
Ground Area = 1087 SF Floor Area = 1087 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	775		
1 Story	Siding	Crawl Space	312		
Total:				129,189	71,054

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	652	

Water/Sewer				
1000 Gal Septic	1	4,386	2,412	
Water Well, 50 Feet	1	3,344	1,839	

Porches				
CGEP (1 Story)	200	11,616	6,389	

Deck				
Pine w/Roof (Deck Portion)	144	2,510	2,159	*86% Good
Pine w/Roof (Roof portion)	144	2,265	1,948	

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	768	23,478	12,913	
Storage Over Garage	768	9,055	4,980	

Parcel Number: 009-027-008-01

Page: 2

Class: CD Exterior: Pole (Unfinished)			
Base Cost	960	20,966	11,531
Built-Ins			
Appliance Allow.	1	1,897	1,043
Fireplaces			
Wood Stove	1	2,107	1,159
Totals:	211,998	118,079	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 145,237

2026 Est. T.C.V. 009-027-008-01		=	199,416
Est. TCV/Total Floor Area = 183.46			
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	56,084
2026 New	Eq. Adjustment	Loss	IRM
99,700	0	0	2.70
2026 Assessed	MBOR	S.E.V.	Additions
99,700	99,700	99,700	0
			Tax Adjustment
			57,598
			Losses
			0
			Capped
			->Taxable<-
			PRE/MBT
			57,598
			0

009-027-008-10
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOBBS DAVID J
4607 S BLODGETT RD
LAKE CITY, MI 49651

A PARCEL OF LAND BEING PART OF THE SOUTHWEST¼ OF SECTION 27, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH¼ OF THE SOUTHWEST¼. LYING SOUTHERLY AND WESTERLY OF THE CLAM RIVER, SECTION 27, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, EXCEPT BEGINNING AT THE INTERSECTION OF THE SOUTH LINE THEREOF & THE CLAM RIVER; THENCE WEST 550.00 FEET; THENCE NORTH 170.00 FEET; THENCE EAST TO THE CLAM RIVER; THENCE SOUTH ALONG THE RIVER TO THE POINT OF BEGINNING & EXCEPT THE SOUTH 130.00 FEET OF THE WEST 130.00 FEET THEREOF & EXCEPT COMMENCING AT THE WEST¼ CORNER OF SAID SECTION; THENCE S00° 19' 15"W ALONG THE WEST SECTION LINE, 750.46 FEET; THENCE N90°00'00"E, 33.00 FEET; THENCE N60°45'43"E, 48. 17 FEET; THENCE N77°53'07"E 50.17 FEET; THENCE S83°32'09"E, 86.79 FEET; THENCE S69°44'56"E, 108.13 FEET TO THE POINT OF BEGINNING; THENCE N38°44'03"E, 237.43 FEET; THENCE N86°36'03"E, 150.32 FEET TO A MEANDER LINE FOR THE CLAM RIVER; THENCE S64°50'35"E, 172.61 FEET; THENCE S25°08' 16"E, 230.11 FEET; THENCE S52° 15' 19"W 88.59 FEET; THENCE S82°36'28"W, 224.24 FEET; THENCE N60°2'59"W, 191.48 FEET; THENCE N60°59'54"W, 120.65 FEET TO THE POINT OF BEGINNING.
SPLIT ON 04/21/2025 FROM 009-027-008-00;

Split/Comb. on 04/21/2025 completed 04/21/2025 TIM ;
Parent Parcel(s): 009-027-008-00;
Child Parcel(s): 009-027-008-01, 009-027-008-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	627.39	400.00	0.7514	1.0000	110 100	51,857
Residentia 30 - 65	\$3800	43.87 Acres		3800	100	166,714
627 Actual Front Feet,	49.63	Total Acres		Total Est. Land Value =		218,571

2026 Est. T.C.V.	009-027-008-10	=	218,571
Est. TCV/Total Floor Area = 201.08			
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	104,409
			IRM 2.70
2026 New Eq. Adjustment		Loss	Additions
109,300	0	0	0
			Tax Adjustment 107,228
2026 Assessed	MBOR	S.E.V.	Capped
109,300	109,300	109,300	107,228
			->Taxable<- PRE/MBT 107,228

03/24/2026

Valuation Report

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DB: Lake2026

009-027-008-95

2026 Est. T.C.V.

WALLINGTON JIMMY D & NANCY L

Property Class: 402

S BLODGET RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 27 T22N R8W S 130 FT OF W 130 FT OF N 1/2 OF SW 1/4..3880A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	130.00	130.00	1.1137	0.7550	110	100		12,025
130 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	12,025

2026 Est. T.C.V. 009-027-008-95

=

12,025

Est. TCV/Total Floor Area = 11.06

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,900	4,900	4,900	948	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	25	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	973	973	0

009-027-009-00	2026 Est. T.C.V.	ROBBINS JACK D
Property Class: 401		8970 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Cost Est. for Res. Bldg: 2 Single Family HUD Cls CD Blt 1996

Parcel Number: 009-027-009-00

Page: 2

(11) Heating System: Forced Hot Water
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,040		
			Total:	109,962	83,571

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	901
3 Fixture Bath			1	3,721	2,828

Water/Sewer					
1000 Gal Septic			1	4,386	3,333
Water Well, 100 Feet			1	5,415	4,115

Deck					
Treated Wood w/Roof (Deck Portion)			96	2,355	1,790
Treated Wood w/Roof (Roof portion)			96	1,578	1,199

Built-Ins					
Appliance Allow.			1	1,897	1,442
			Totals:	130,499	99,179

Notes: 1996 FAIRMONT MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 98,187

2026 Est. T.C.V. 009-027-009-00				=	436,118
Est. TCV/Total Floor Area = 162.85					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
187,200	187,200	187,200	114,508	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	30,900	0	0	3,091	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
218,100	218,100	218,100	117,599	117,599	117,599

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-027-009-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GOODRICH FLOYD L & JUDITH K TRUST
8820 W BLUE RD
LAKE CITY, MI 49651

SEC 27 T22N R8W SW 1/4 OF SW 1/4 EXC W 575 FT THOF. 22.5758A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000		22.58 Acres		5000	100		112,900
			22.58 Total Acres				Total Est. Land Value =	112,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	400	0	0
D/W/P: Asphalt Paving	2.89	1500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1176 SF Floor Area = 1176 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
1 Story	Siding	Crawl Space	312		
Total:				159,050	116,107

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	865
2 Fixture Bath	1	2,502	1,826

Water/Sewer

1000 Gal Septic	1	4,386	3,202
Water Well, 50 Feet	1	3,344	2,441

Porches

CCP (1 Story)	80	2,226	1,625

Deck

Treated Wood	128	2,912	2,126

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,632	16,521
Common Wall: 1.5 Wall	1	-3,628	-2,648
Door Opener	2	935	683

Class: CD Exterior: Pole (Unfinished)

Base Cost	1536	32,548	23,760

Built-Ins

Appliance Allow.	1	1,897	1,385
Totals:		229,989	167,893

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 206,508

2026 Est. T.C.V. 009-027-009-40 = 321,783

Est. TCV/Total Floor Area = 273.63

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-027-009-40

Page: 2

	131,400	131,400	131,400	69,435	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,500	0	0	1,874	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	160,900	160,900	160,900	71,309	71,309	71,309

009-027-009-802026 Est. T.C.V.LORI KAY
Property Class: 4018900 W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 27 T22N R8W BEG 385 FT E OF SW COR OF SW 1/4 OF SW 1/4 TH E 190 FT, N 208 FT, W 190 FT, S 208 FT TO POB. .9073A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	190.00	208.00	1.0129	0.8492	110 100	17,977
190 Actual Front Feet, 0.91 Total Acres					Total Est. Land Value =	17,977

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	27.77	64 45	800
Total Estimated Land Improvements True Cash Value =			800

Cost Est. for Res. Bldg: 1Single FamilyBOCA/STATECls DBlt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	980	
Total:			91,978	59,785
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 988	642
Water/Sewer				
1000 Gal Septic			1 4,109	2,671
Water Well, 50 Feet			1 3,344	2,174
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost			480 12,600	8,190
No Concrete Floor			480 -2,875	-1,869
Built-Ins				
Appliance Allow.			1 1,607	1,045
Deck				
Treated Wood w/Roof (Deck Portion)			24 1,032	671
Treated Wood w/Roof (Roof portion)			24 450	292
Totals:			113,233	73,602

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 90,530

2026 Est. T.C.V. 009-027-009-80				= 109,307		
Est. TCV/Total Floor Area = 111.54						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
50,300	50,300	50,300	20,216	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	0	545	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,700	54,700	54,700	20,761	20,761	20,761	

009-027-010-002026 Est. T.C.V.PURSLEY MICHAEL S
Property Class: 4018624 W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 27 T22N R8W S 300 FT OF E 72.5 FT OF W/2 OF SE/4 OF SW/4 ALSO S 300 FT OF
W 72.5 FT OF E/2 OF SE/4 OF SW/4. --.9986 A--
split on 12/19/2005 into 009-027-010-10, 009-027-010-50, 009-027-010-90;

Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;
Parent Parcel(s): 009-027-010-00;
Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	300.00	145.06	0.9036	0.7760	110	100	23,140
300 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value =				23,140

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	18.01	384	50	3,458
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				4,428

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1926

(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	896	
			Total:	118,738 65,305
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	988 543
Water/Sewer				
1000 Gal Septic			1	4,109 2,260
Water Well, 50 Feet			1	3,344 1,839
Porches				
CGEP (1 Story)			224	11,299 6,214
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost			400	9,516 5,234
No Concrete Floor			400	-2,184 -1,201
Built-Ins				
Appliance Allow.			1	1,607 884
Unit-in-Place Cost Items				
BARN			500	505 278
			Totals:	147,922 81,356

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 100,068

Parcel Number: 009-027-010-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	53,800	53,800	53,800	22,987	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	10,000	0	0	620	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	63,800	63,800	63,800	23,607	23,607	0	

009-027-010-102026 Est. T.C.V.BILLETT DARLENE TRUST
Property Class: 102W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 27 T22N R8W W/2 OF SE/4 FO SW/4 EXC E 72.5 FT OF S 300 FT THEREOF.
--19.5007 A--
Split on 12/19/2005 from 009-027-010-00;

Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;
Parent Parcel(s): 009-027-010-00;
Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 18 - 29 Acres		16.05 Acres			3800 100	60,990
AGRICULTRU UNTILLABLE		3.00 Acres			3200 100	9,600
AGRICULTRU ROW		0.45 Acres			0 100	0
		19.50 Total Acres			Total Est. Land Value =	70,590

2026 Est. T.C.V. 009-027-010-10 = 70,590						
Est. TCV/Total Floor Area = 78.78						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
30,200	30,200	30,200	11,132		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	300	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,300	35,300	35,300	11,432	11,432	11,432	

009-027-010-50
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BILLETT AARON & SHIRLEY LIFE ESTATE
W BLUE RD
LAKE CITY, MI 49651

SEC 27 T22N R8W E/2 OF SE/4 OF SW/4 EXC W 72.5 FT OF S 300 FT THEREOF & EXC E
225 FT OF S 484 FT THEREOF. 17.0007 A
SPLIT ON 12/19/2005 FROM 009-027-010-00;

Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;
Parent Parcel(s): 009-027-010-00;
Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
AGRICULTRU 8 - 17 Acres		15.00 Acres			3800	100	
AGRICULTRU UNTILLABLE		1.50 Acres			3200	100	
AGRICULTRU ROW		0.50 Acres			0	100	
		17.00 Total Acres			Total Est. Land Value =		61,800

2026 Est. T.C.V. 009-027-010-50					=	61,800
Est. TCV/Total Floor Area = 68.97						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
26,300	26,300	26,300	9,701		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,600	0	0	261	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,900	30,900	30,900	9,962	9,962	9,962	

03/24/2026
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Valuation Report

DB: Lake2026

009-027-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BILLET T AARON R & SHIRLEY J
8510 W BLUE RD
LAKE CITY, MI 49651

. SEC 27 T22N R8W S 484 FT OF E 225 FT OF SE/4 OF SW/4 2.5 Ac. M/L.
2006 Combined from 027-010-90 for 2007.

2006 027-010-90 Combined with this pcl for 2007

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	225.00	484.00	0.9710	1.0488	110	100		25,205
225 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =								25,205

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C -5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1056 SF Floor Area = 1628 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Basement	1,056		
1 Story	Siding	Overhang	44		
Total:				209,240	136,016

Other Additions/Adjustments

Basement Living Area	528	18,570	12,070
Plumbing			
Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947
Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	484	21,267	13,824
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343
Class: C Exterior: Pole (Unfinished)			
Base Cost	1408	33,299	21,644
Built-Ins			
Appliance Allow.	1	2,713	1,763
Unit-in-Place Cost Items			
ROOF STRUCT. (SQ FT)	720	2,887	2,165 *75% Good
Totals:		298,365	194,235

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 238,909

Ag. Bld 1 0, No-Wall Loafing Shed
Height: 12 ft

Class:D,Pole Quality:Low Cost

Description	Rate	Size	Cost New
Base Cost	3.44	2112	7,265
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45		Depr. Cost =	3,269
ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 =			3,040

Total Estimated True Cash Value of Agricultural Buildings = 3,040

Parcel Number: 009-027-011-00

Page: 2

2026	Est.	T.C.V.	009-027-011-00	=	267,154	
Est. TCV/Total Floor Area = 164.10						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	114,700	114,700	114,700	66,247	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,900	0	0	1,788	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	133,600	133,600	133,600	68,035	68,035	68,035

009-027-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

AMIN ADAM & AMIN KAREEM & AMIN KIM
8261 W WORKMAN RD
LAKE CITY, MI 49651

SEC 27 T22N R8W BEG N 0 DEG 19'00"W 1308.78 FT FROM SE COR OF SE 1/4 TH N 0 DEG 19'00"W 436.28 FT, N 89 DEG 00'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 56.41 FT, S 0 DEG 16'50"E 33.76 FT, S 35 DEG 31'29"W 490.72 FT, S 89 DEG 13' 25"E 38.6 FT, S 65 DEG 31'48"E 120.48 FT, S 49 DEG 31'22"E 172.94 FT, N 07 DEG 01'39"W 105.24 FT, N 89 DEG 54'40" E 1418.83 FT TO POB. 16.2A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	200.00	3528.36	1.0000	0.0000	110 100*	0
Residentia 8 - 17 @\$5600		16.20 Acres		5600	100	90,720
* denotes lines that do not contribute to the total acreage calculation.						
200 Actual Front Feet, 16.20 Total Acres			Total Est. Land Value =			90,720

Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail			18.08	40 0	0
D/W/P: 4in Concrete			6.96	1000 0	0
Residential Local Cost Land Improvements					
Description			Rate	Size % Good	Cash Value
LAND IMPROVE 1000			1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =					950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
			Total:	151,284	113,475
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,066
3 Fixture Bath			1	4,478	3,358
Water/Sewer					
1000 Gal Septic			1	4,689	3,517
Water Well, 50 Feet			1	3,344	2,508
Porches					
WSEP (1 Story)			200	10,706	8,029
Deck					
Treated Wood			288	5,069	3,802
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	24,004	18,003
Storage Over Garage			250	3,310	2,482
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1217	42,388	31,791
Built-Ins					
Appliance Allow.			1	2,713	2,035
Breezeways					
Frame Wall			80	5,400	4,050
Totals:				258,807	194,116

Parcel Number: 009-027-012-00

Page: 2

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					238,763
2026 Est. T.C.V. 009-027-012-00					= 330,433
Est. TCV/Total Floor Area = 254.96					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
144,300	144,300	144,300	69,132	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,900	0	0	1,866	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
165,200	165,200	165,200	70,998	70,998	0

03/24/2026

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Valuation Report

DB: Lake2026

009-027-013-00

2026 Est. T.C.V.

SHERMAN CHARLES

Property Class: 402

W WORKMAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT NW COR OF SE 1/4 TH E 640 FT S 383 FT W TO CTR OF CLAM RIVER TH IN N'LY DIRECTION TO N & S 1/4 LINE TH N TO POB. 4.7767 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	160.00	400.00	1.0574	1.0000	250	100		42,295
Residentia PARTOF>10@\$5000		3.31 Acres			5000	100		16,555
160 Actual Front Feet, 4.78 Total Acres					Total Est.		Land Value =	58,850

2026 Est. T.C.V. 009-027-013-00

=

58,850

Est. TCV/Total Floor Area = 45.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,000	23,000	23,000	9,638	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	260	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,400	29,400	29,400	9,898	9,898	0

009-027-014-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BOOKER PATRICIA
W WORKMAN RD
LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG 640 FT E & 583 FT S OF CEN POST TH S 200 FT W 200 FT SW'LY TO A PT ON N & S 1/4 LINE 1562 FT N OF S 1/4 POST N TO CLAM RIVER NE'LY ALONG RIVER TO A PT DIRECTLY W OF POB E TO POB EXC BEG AT NW'LY MOST CORNER OF A PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS, TH N 55 DEG 57'02"E 18.04 FT TH NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB, TH S ALONG N-S 1/4 LINE TO POB. ALSO BEG AT INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S ON 1/4 LINE 30 FT TH NW'LY TO A PT IN C/L CLAM RIVER 18 FT W OF N-S 1/4 LINE TH E'LY ALONG C/L CLAM RIVER TO POB. 2.8932A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	200.00	629.44	1.0000	1.1200	250	100	56,001
200 Actual Front Feet, 2.89 Total Acres			Total Est. Land Value =				56,001

2026 Est. T.C.V. 009-027-014-00				=	56,001
Est. TCV/Total Floor Area = 43.21					
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM
22,400	22,400	22,400	6,560		2.70
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	5,600		0	177	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	6,737	6,737	6,737

009-027-015-002026 Est. T.C.V.KING LARRY W & BARBARA G
Property Class: 402W WORKMAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, & N 21 DEG 20' 20"W 30.02 FT FROM SE COR SEC 27 TH S 66 DEG 47'36"W 165 FT, N 29 DEG 02'21"W 153.17 FT, N 55 DEG 57'02"E 150 FT, N 89DEG 54'01"E 200 FT, S 0 DEG 18'59"E 55.7FT, S 74 DEG 29'17"W 14.28 FT, S 21 DEG 06'16"W 79.06 FT S 70 DEG 31'44"E 59.89FT TO POB. ALSO ALL THAT PART OF A PCL DESC UN THE SURVEY RECORDED IN LIBER S-2PG 364 LYING S'LY & ADJ THERETO. APPROX 1.32A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	253.00	227.27	0.9429	0.8682	110	100	22,783
253 Actual Front Feet, 1.32 Total Acres			Total Est. Land Value =				22,783

2026 Est. T.C.V. 009-027-015-00				=	22,783
Est. TCV/Total Floor Area = 17.58, Most recent sale 08/01/1998 for 10,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM
9,300	9,300	9,300	7,395		2.70
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100	0	0	199	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,400	11,400	11,400	7,594	7,594	0

009-027-015-25
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JORDAN KIMBERLY ANN
W WORKMAN RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) PCL D OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
P-154 DESC AS: BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81
DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74
DEG 29'17"W 271.26 FT, S 21 DEG 01'16"W 77.79 FT, S 70 DEG 31'44"W72.72 FT, N 21
DEG 20'20"W30.02 FT & S 66 DEG 47'36"W 165 FT FROM SE COR SEC 27, TH S 65 DEG
10'30"W 199.99 FT, S 87 DEG 34'48"W 206 FT, N 0 DEG 18'59"W 11.71 FT, N 55 DEG
57'02"E 379.19 FT, S 29 DEG 02'21"E 153.17 FT, TO POB. ALSO ALL THAT PART OF A
PCL DESCIN THE SURVEY RECORDED IN LIBER S-2 PG 367 LYING S'LY & ADJ THERETO.
APPROX 1.25A.

98 SPLIT FROM 015-00 FOR 98

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	153.17	355.48	1.0690	0.9709	110	100	17,487
153 Actual Front Feet, 1.25 Total Acres					Total Est. Land Value =		17,487

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	24.09	252	94	5,707
Total Estimated Land Improvements True Cash Value =				5,707

2026 Est. T.C.V. 009-027-015-25					=	23,194
Est. TCV/Total Floor Area = 17.90, Most recent sale 03/10/2023 for 80,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
10,000	10,000	10,000	10,000		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	0	270	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,600	11,600	11,600	10,270	10,270	10,270	

009-027-015-51
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JORDAN KIMBERLY
W WORKMAN RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.73 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, S 66 DEG 47'36"W 262.71 FT, S 65 DEG 10'30"W 106.4 FT FROM SE COR SEC 27 TH S 0 DEG 23'37"W 254.79 FT, S 74 DEG 01'35"W 148.40 FT, N0 DEG 25'55"W 158.77 FT, N 22 DEG 32'42"W 139.04 FT, N 87 DEG 34'48"E 167.09 FT, N 87 DEG 33'37"E 32.02 FT TO POB EXC LOTS 1-8 IN PLAT OF GRAY'S TROUT CAMP. AND SEC 27 T22N R8W (0*1998) PART OF PCL F OF THE SURVEY RECORDED IN LIBER S-2 PG 365. ALSO THE PCL AS SHOWN IN LIBER 250 PG 1146 - PART OF PCL F OF THE SURVEY RECORDED IN LIBER S-6 PG 154.
COMBINED ON 11/18/2025 FROM 009-027-015-50, 009-027-015-70;

Split/Comb. on 11/18/2025 completed 11/18/2025 TIM ;
Parent Parcel(s): 009-027-015-50, 009-027-015-70;
Child Parcel(s): 009-027-015-51;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	100.00	285.32	1.0746	0.9190	110	100	10,863
A 200' @ 110/FF	50.00	261.36	1.0746	0.8991	110	100	5,314
150 Actual Front Feet, 0.95 Total Acres			Total Est. Land Value =				16,177

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		22.65	180 50	2,038
Total Estimated Land Improvements			True Cash Value =	2,038

2026 Est. T.C.V. 009-027-015-51				=	18,215
Est. TCV/Total Floor Area = 14.05					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	14,036	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
9,100	0	0	0	9,100	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,100	9,100	9,100	14,414	9,100	9,100

009-027-015-80
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LANGMESSER JEAN M
W WORKMAN RD
LAKE CITY, MI 49651

. SEC 27 T22N R8W COMM N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S89 DEG 57'57"W 253 FT, S 74 DEG 28'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT FROM SE COR SEC 27, TH S 33 DEG 28'26"W 264.72 FT, S 0 DEG 24'42"W 130 FT, S 74 DEG 53'35"W 99.92 FT, N 0 DEG 24'42"E 273.33 FT, N 66 DEG 47'36"E 262.71 FT TO POB EXC LOTS 11 & 12 GRAYS TROUT CAMP. .2984A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	100.00	129.98	1.1892	0.7550	110 100	9,877
100 Actual Front Feet,			0.30	Total Acres	Total Est. Land Value =	9,877

2026 Est. T.C.V. 009-027-015-80					=	9,877
Est. TCV/Total Floor Area = 7.62						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
4,000	4,000	4,000	1,580		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900		0	0	42	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
4,900	4,900	4,900	1,622		1,622	1,622

009-027-016-002026 Est. T.C.V.KING LARRY & BARBARA
Property Class: 4018357 W WORKMAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT SE COR GRAY'S TROUT CAMP PLAT TH N 312 FT N 77 DEG E
110 FT E 192.82 FT S TO THREAD OF CLAM RIVER TH UPSTREAM TO PT DUE S OF POB TH N
TO POB PT SE 1/4. 1.8581 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	192.00	421.53	1.0103	1.0132	250	100		49,132	
192 Actual Front Feet, 1.86 Total Acres					Total Est. Land Value =			49,132	

Cost Est. for Res. Bldg: 1Single Family1SClsCBlt 1968

(11) Heating System: Electric Baseboard
Ground Area = 1492 SF Floor Area = 1492 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,492		
Total:				224,750	134,849

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,422	853
2 Fixture Bath			1	2,996	1,798

Water/Sewer					
1000 Gal Septic			1	4,689	2,813
Water Well, 50 Feet			1	3,344	2,006

Porches					
WCP (1 Story)			408	14,076	8,446
CCP (1 Story)			112	3,282	1,969

Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	21,479	12,887

Built-Ins					
Appliance Allow.			1	2,713	1,628

Fireplaces					
Exterior 1 Story			1	6,387	3,832

Totals:285,138171,081

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv:210,430

2026 Est. T.C.V. 009-027-016-00				=	259,562	
Est. TCv/Total Floor Area = 173.97						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
108,700	108,700	108,700		68,500	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	21,100	0		0	1,849	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
129,800	129,800	129,800		70,349	70,349	0

009-027-017-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KING LARRY & BARBARA
W WORKMAN RD
LAKE CITY, MI 49651

. SEC 27 T22N R8W BEG 28 RDS S OF NE COR NW 1/4 OF SE 1/4 TH W 40 RDS S 485 FT TH E BY N 190 FT E 225 FT N 100 FT E TO N & S 1/8 LINE TH N TO POB & BEG 850 FT S & 230 FT W OF NE COR OF NW 1/4 OF SE 1/4TH W 225 FT TH SW PAR TO E LINE GRAY'S TROUT CAMP PLAT TO THRD OF RIVER TH E 30 FT TH NE TO PT 100 FT S OF POB TH N TO POB. ALSO E 41 RDS OF N 28 RDS OF NW 1/4 OF SE 1/4, ALSO N 880 FT OF NE 1/4 OF SE 1/4 EXC N 130 FT OF E 300 FT THOF. 38.2967A.

COMBO W/019-00 & 020-00 FOR 92

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		CLAM RIVER IRR & ACRS	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	100.00	400.00	1.1892	1.0000	250 100	29,730
Residentia 30 - 65 \$3800		37.38 Acres		3800	100	142,040
100 Actual Front Feet, 38.30 Total Acres			Total Est. Land Value =		171,770	
2026 Est. T.C.V. 009-027-017-00					=	171,770
Est. TCV/Total Floor Area = 115.13						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
81,000	81,000	81,000	23,611		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	637	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,900	85,900	85,900	24,248	24,248	0	

009-027-018-002026 Est. T.C.V.OLNEY THOMAS JR & OLNEY ROBERT

Property Class: 4028281 W WORKMAN RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT PT 850 FT S & 80 FT W OF NE COR NW 1/4 OF SE 1/4 W 150 FT S 100 FT SW TO CTR OF CLAM RIVER, E 30 FT NE TO BEG ALSO BEG 850 FT S & 80 FT W OF NE COR OF NW 1/4 OF SE 1/4 TH W 150 FT, N TO COUNTY RD E TO A PT DUE N OF POB; S TO POB. APP .6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	30.00	871.20	1.6069	1.2148	250	100	14,640
30 Actual Front Feet,	0.60	Total Acres	Total Est. Land Value =				14,640

2026 Est. T.C.V. 009-027-018-00 = 14,640							
Est. TCV/Total Floor Area = 9.81							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
5,900	5,900	5,900	4,695		2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	0	126	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,300	7,300	7,300	4,821	4,821	0		

DB: Lake2026

DB: Lake2026

009-027-020-90	2026 Est. T.C.V.	STEVENS KIM & STEVENS BRIAN JR &
Property Class: 401		4520 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 27 T22N R8W N 130 FT OF E 300 FT OF NE 1/4 OF SE 1/4. .8953A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	130.00	300.00	1.1137	0.9306	110	100		14,821
130 Actual Front Feet, 0.90			Total Acres		Total Est.		Land Value =	14,821

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	60	50	947
D/W/P: 4in Concrete	6.47	960	50	3,105
D/W/P: 3.5 Concrete	6.16	324	50	998
Wood Frame	22.20	192	50	2,131
Wood Frame	24.35	134	50	1,631
Total Estimated Land Improvements True Cash Value =				8,812

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1007 SF Floor Area = 1007 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,007		
			Total:	123,352	80,178

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	279	9,023	5,865

Deck

Treated Wood	200	3,888	2,527
w/Roof (Roof portion)	255	3,629	2,359

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	951	20,808	13,525
Door Opener	2	935	608

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals:	172,447	112,090

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 137,871

2026 Est. T.C.V. 009-027-020-90 = 161,504

Est. TCV/Total Floor Area = 160.38, Most recent sale 09/01/2001 for 77,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
69,500	69,500	69,500	42,888	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,300	0	0	1,157	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-027-020-90

Page: 2

80,800	80,800	80,800	44,045	44,045	44,045

009-027-021-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GABAY ROSTYSLAV & WELLMAN RHEANNA
8370 W BLUE RD
LAKE CITY, MI 49651

SEC 27 T22N R8W THAT PART OF SW 1/4 OF SE 1/4 LYING S & W OF CLAM RIVER.

BEEN LISTED SINCE 2008 20809462 \$309,900 6.2008

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
					* Factors *				
					CLAM RIVER				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF1320.00	1136.36	0.6239	1.2983		110	100		117,610	
Residentia 30 - 65	\$3800	34.00	Acres		3800	100		129,200	
1320 Actual Front Feet,	68.44	Total Acres			Total Est.	Land Value =		246,810	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 3 Rail	20.05	230	50	2,306
Fencing: Wd, Split, 2 Rail	18.08	80	50	723
Fencing: Wire Mesh, #9	3.78	448	50	846
D/W/P: Asphalt Paving	3.10	1040	0	0
D/W/P: 3.5 Concrete	6.58	770	0	0
D/W/P: 3.5 Concrete	6.58	210	0	0
Wood Frame	32.26	80	50	1,290
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	97	9,700
Total Estimated Land Improvements True Cash Value =				14,865

Cost Est. for Res. Bldg: 1

Single Family

1S

Cls

C

5

Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1880 SF Floor Area = 1880 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Basement	1,880	
			Total:	289,409
				173,628
Other Additions/Adjustments				
Recreation Room			1880	35,664
				21,398
Plumbing				
Average Fixture(s)			1	1,422
3 Fixture Bath			2	8,956
				5,374
Water/Sewer				
1000 Gal Septic			1	4,689
Water Well, 50 Feet			1	3,344
				2,006
Porches				
WPP			626	11,074
WPP			189	4,685
				6,644
				2,811
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			780	26,637
Common Wall: 1 Wall			1	-2,139
				15,982
				-1,283
Class: C Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost			370	19,281
				11,569
Class: C Exterior: Pole (Unfinished)				
Storage Over Garage			880	11,651
Base Cost			1917	45,337
				6,991
				27,202
Built-Ins				
Appliance Allow.			1	2,713
				1,628

Fireplaces			
Interior 1 Story	1	5,235	3,141
Exterior 1 Story	1	6,387	3,832

Carports			
Comp.Shingle	432	6,942	4,165
Comp.Shingle	432	6,942	4,165

Totals: 488,229 292,919

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 360,290

2026 Est. T.C.V. 009-027-021-00				=	621,965
Est. TCV/Total Floor Area = 330.83, Most recent sale 09/02/2011 for 240,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
273,400	273,400	273,400	192,792	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
	0	37,600	0	0	5,205 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
311,000	311,000	311,000	197,997	197,997	197,997

009-027-021-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CICCHELLI RYAN
8270 W BLUE RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (1*1998) BEG N 82 DEG 58'26"W 1360.91 FT FROM SE COR SEC 27 TH N 23 DEG 07'45"W 172 FT,N 78 DEG 28'13"W 140.48 FT, S 14 DEG 56' 45"W 296.34 FT, N 81 DEG 53'02"E 33.06 FT, N 69 DEG 18'22"E 260.98 FT, N 56 DEG52'15"E 5.82 FT TO POB. 1.09A.

SPLIT 13 AC TO RIVER WOODS SUB FOR 98 SPLIT 16 AC TO SUB FOR 99
ALSO SPLIT 4 RIVERFRONT PCLS FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	296.00	160.41	0.9066	0.7958	250	100	53,390
296 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =							53,390

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		10.25	2000 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 2203 SF Floor Area = 2203 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1+ Story	Siding	Basement	2,203	
Total:			442,811	376,389
Other Additions/Adjustments				
Recreation Room			1000	26,810 22,788
Exterior				
Stone Veneer			40	1,798 1,528
Basement, Outside Entrance, Above Grade			1	2,525 2,146
Plumbing				
Average Fixture(s)			1	2,094 1,780
3 Fixture Bath			2	13,171 11,195
2 Fixture Bath			1	4,412 3,750
Water/Sewer				
1000 Gal Septic			1	5,433 4,618
Water Well, 100 Feet			1	6,387 5,429
Porches				
WPP			560	12,785 10,867
CCP (1 Story)			70	2,754 2,341
Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Common Wall: 1 Wall			1	-3,005 -2,554
Door Opener			2	1,317 1,119
Base Cost			1122	60,184 51,156
Built-Ins				
Appliance Allow.			1	3,899 3,314

Parcel Number: 009-027-021-40

Page: 2

Fireplaces			
Prefab 1 Story	1	3,596	3,057
Totals:		586,971	498,923

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 613,675

2026 Est. T.C.V. 009-027-021-40				=	672,065	
Est. TCV/Total Floor Area = 305.07, Most recent sale 07/31/2019 for 426,285						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
285,300	285,300		285,300	226,812	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	50,700	0		0	6,123	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
336,000	336,000		336,000	232,935	232,935	232,935

03/24/2026
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Valuation Report

DB: Lake2026

009-027-021-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOORE JOHN G & MARCIA E
4777 RIVER WOODS RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) BEG N 78 DEG 33'41"W 1250.51 FT & N 20 DEG 17'02"W
115.42 FT FROM SE COR SEC 27TH S 78 DEG 16'59"W 155.75 FT, N 78 DEG 28'13"W
140.48 FT, N 02 DEG 49'08"E 165.44 FT, S 78 DEG 05'12"E 309.32 FT, S 11 DEG
54'48"W 100 FT TO POB. 1A.

CHG FROM 1S TO 1+ FOR 2010.

98 SPLIT FROM 021-40 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	165.00	264.00	1.0493	0.9013	250	100		39,012
165 Actual Front Feet, 1.00 Total Acres								39,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	3400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	2	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 2088 SF Floor Area = 3132 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	2,088		
Total:				436,150	348,958

Other Additions/Adjustments

Recreation Room	1200	22,764	18,211
Basement, Outside Entrance, Below Grade	1	2,727	2,182

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	2	1,054	843
Base Cost	1120	39,010	31,208

Built-Ins

Appliance Allow.	1	2,713	2,170

Porches

WPP	918	14,266	11,413

Breezeways

Frame Wall	132	8,910	7,128

Totals:

543,917435,171

Notes:

Parcel Number: 009-027-021-50

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						535,260
2026 Est. T.C.V. 009-027-021-50						= 583,772
Est. TCV/Total Floor Area = 186.39, Most recent sale 05/01/2002 for 37,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
251,000	251,000	251,000	176,501	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	40,900	0	0	4,765	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
291,900	291,900	291,900	181,266	181,266	181,266	

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Valuation Report

DB: Lake2026

009-027-021-60	2026 Est. T.C.V.	WEISS LINDA K TRUST
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) BRG N 11 DEG 54'48"E 100 FT FROM NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 05'12"W 309.32 FT, N 36 DEG 14'40"E 172.76 FT, S 78 DEG 49'36"E 237.02 FT, S10 DEG 55'54"W 66.41 FT, S 11 DEG 54'48"W 94.08 FT TO POB. .997A.

98 SPLIT FROM 021-40 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	172.76	251.38	1.0373	0.8904	250 100	39,889
173 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =	39,889

2026 Est. T.C.V. 009-027-021-60					=	39,889
Est. TCV/Total Floor Area = 12.74, Most recent sale 06/01/2001 for 35,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
16,000	16,000		16,000	13,722	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,900		0	0	370	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
19,900	19,900		19,900	14,092	14,092	14,092

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Valuation Report

DB: Lake2026

009-027-021-70
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WEISS LINDA K TRUST
4803 RIVER WOODS RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E 66.41 FT FRO NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 49'36"W 237.02 FTM N 17 DEG 59'28"E 169.26 FT, S 79 DEG 20'24"E 216.22 FT, S 10 DEG 55'54"W 170 FT TO POB.
.879A.

98 SPLIT FROM 021-40 FOR 99
NEW HOUSE ETC FOR 02

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	169.26	226.47	1.0426	0.8674	250	100		38,269
169 Actual Front Feet, 0.88 Total Acres Total Est. Land Value =								38,269

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	3000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 2347 SF Floor Area = 2347 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,347		
Total:				439,304	373,408

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	3,813	3,241
Plumbing			
Average Fixture(s)	1	2,094	1,780
3 Fixture Bath	1	6,585	5,597
Water/Sewer			
1000 Gal Septic	1	5,433	4,618
Water Well, 100 Feet	1	6,387	5,429
Porches			
CCP (1 Story)	96	3,656	3,108
WPP	500	11,430	9,715
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Common Wall: 1 Wall	1	-3,005	-2,554
Door Opener	1	659	560
Base Cost	1453	77,939	66,248
Built-Ins			
Appliance Allow.	1	3,899	3,314
Totals:		558,194	474,464

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 583,591

2026 Est. T.C.V. 009-027-021-70

= 626,610

Est. TCV/Total Floor Area = 266.98						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	265,400	265,400	265,400	152,592	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	47,900	0	0	4,119	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	313,300	313,300	313,300	156,711	156,711	156,711

009-027-021-80
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WEISS RONALD G & LINDA K TRUST
RIVER WOODS RD
LAKE CITY, MI 49651

SEC 27 T22N R8W (0*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E
236.41 FT FROM NE COR LOT 15RIVER WOODS ESTATES TH N 79 DEG 20'24"W 216.22 FTM N
05 DEG 14'16"E 141.46 FT, N07 DEG 29'36"W 247.15 FT, S 54 DEG 21' 53"E 356.15 FT
S 23 DEG 17'01"W 71.02 FT,S 10 DEG 55'54"W 156 FT TO POB. 1.68A

98 SPLIT FROM 021-40 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	188.31	0.8470	0.8283	250	100		35,080
A 200' @ 110/FF	188.61	188.31	0.8470	0.8283	110	100		14,556
389 Actual Front Feet, 1.68 Total Acres							Total Est. Land Value =	49,636

2026 Est. T.C.V. 009-027-021-80 = 49,636

Est. TCV/Total Floor Area = 21.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	18,410	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	497	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,800	24,800	24,800	18,907	18,907	18,907

009-027-022-002026 Est. T.C.V.BOOKER-GRAHAM KATHY
Property Class: 4018441 W WORKMAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 27 T22N R8W COMM 640 FT E OF NW COR OF SE 1/4 OF SEC 27; TH S 383 FT; TO
BEG TH S 100 FT; TH W TO CENTER OF CLAM RIVER N ALONG CENTER OF RIVER, TO A PT
383 FT; S OF N LINE OF TH SE 1/4 TH E & PAR TO 2ND COURSE TO BEG. .8333 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	100.00	362.85	1.1892	0.9759	250	100	29,015
100 Actual Front Feet, 0.83 Total Acres					Total Est. Land Value =		29,015

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	33	0	0
Metal Prefab	15.48	240	50	1,857
Total Estimated Land Improvements True Cash Value =				1,857

Cost Est. for Res. Bldg: 1Single Family 1SCls CBlt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 904 SF Floor Area = 904 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	904	
			Total:	122,725 73,634
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 853
Water/Sewer				
1000 Gal Septic			1	4,689 2,813
Water Well, 50 Feet			1	3,344 2,006
Porches				
WSEP (1 Story)			440	21,050 12,630
Deck				
Treated Wood			629	8,454 5,072
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			576	21,479 12,887
Built-Ins				
Appliance Allow.			1	2,713 1,628
			Totals:	185,876 111,523

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 137,173

2026 Est. T.C.V. 009-027-022-00					=	168,045
Est. TCV/Total Floor Area = 185.89						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
71,400	71,400	71,400	29,015	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,600	0	0	54,985	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,000	84,000	84,000	29,798	84,000	0	

009-027-023-002026 Est. T.C.V.BOOKER PATRICIA
Property Class: 4018435 W WORKMAN RD
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 27 T22N R8W COM 640 FT; E OF NW COR OF SE 1/4 OF SEC 27, TH S 483 FT; TO
BEG TH S 100 FT; TH W TO CENTER LINE OF CLAM RIVER; TH N ALONG CENTER OF RIVER,
TO A PT 483 FT; S OF SAID N LINE OF TH SE 1/4 TH E AND PAR TO 2ND COURSE TO BEG.
.9773 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	100.00	426.89	1.1892	1.0164	250 100	30,218
100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =						30,218

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 776 SF Floor Area = 776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	560		
1 Story	Siding	Slab	216		
			Total:	95,138	61,839

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	770

Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174

Built-Ins					
Appliance Allow.			1	1,897	1,233

Deck					
w/Roof (Roof portion)			48	860	559
			Totals:	106,810	69,426

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	85,394

2026 Est. T.C.V. 009-027-023-00 = 115,612						
Est. TCV/Total Floor Area = 148.98, Most recent sale 07/01/1999 for 30,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
48,300	48,300	48,300	24,640	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,500	0	0	665	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,800	57,800	57,800	25,305	25,305	25,305	

03/24/2026

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Valuation Report

DB: Lake2026

009-027-024-00

2026 Est. T.C.V.

O'HARA VERA & ROHLINGER ETAL

Property Class: 402

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 27 T22N R8W THAT PART OF NW 1/4 OF SE 1/4 LYING W'LYOF CLAM RIVER. APP 1.7A.

NO ROAD..LANDLOCKED?

ACREAGE NOT ON ROLL..ADD FOR 95

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia INFERIOR@\$1400		1.70 Acres	1400	100			2,380
		1.70 Total Acres	Total Est. Land Value =				2,380

2026 Est. T.C.V. 009-027-024-00 = 2,380

Est. TCV/Total Floor Area = 3.07

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
1,200	1,200	1,200	174	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	4	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,200	1,200	1,200	178	178	0

009-027-025-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KING BARBARA
W WORKMAN RD
LAKE CITY, MI 49651

. SEC 27 T22N R8W COMM AT NE COR OF NW 1/4 OF SE 1/4, TH W676.5 FT, TH S 462 FT TO POB, TH E 16.5 FT, TH S 485 FT, TH E BY N 190 FT, TH E 225 FT, TH N 100 FT, TH E 300 FT MORE OR LESS TO N & S 1/8 LINE, TH S TO A POINT WHICH IS 850 FT S OF NE COR OF NW 1/4 OF SE 1/4, TH W 455 FT, TH SW'LY PARTO E LINE GRAY'S TROUT CAMP TO THREAD OFCLAM RIVER, TH SW'LY ALG RIVER 66 FT MORE OR LESS, TH N 231 FT MORE OR LESS, TH W 192.82 FT, TH S 77 DEG W 110 FT, THS 50 FT MORE OR LESS, TH S 78 DEG 15' W 150 FT TO A POINT DUE N OF NE COR LOT 12GRAY'S TROUT CAMP, TH N 224 FT TH E 224 FT, TH N 471 FT TO POB EXC BEG 850 FT S & 80 FT W OF NE COR OF NW 1/4 OF SE 1/4 TH W 150 FT, N TO COUNTY RD E TO A PT DUE N OF POB; S TO POB.

LON NARROW PIECE LOOKS LIKE IT SERVES AS ROAD TO RIVER

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	66.00	231.00	1.3194	0.8717	250	100	18,978
Residentia INFERIOR@\$1400		3.66 Acres			1400	100	5,124
66 Actual Front Feet, 4.01 Total Acres					Total Est.	Land Value =	24,102

2026 Est. T.C.V. 009-027-025-00							
= 24,102							
Est. TCV/Total Floor Area = 31.06							
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM
10,200	10,200		10,200		597		2.70
2026 New Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses
0	1,900		0		0		16
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT
12,100	12,100		12,100		613		613 0

009-027-026-002026 Est. T.C.V.BALL SAM & RACHEL
Property Class: 402W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 27 T22N R8W BEG AT NE COR SEC 34, TH S 89 DEG 56'20"W 473.4 FT, N 53 DEG 0'28" W 102 FT, S 45 DEG 59'32" W 135 FT TO THREAD OF CLAM RIVER WHICH IS THE POB, TH N 45 DEG59'32" E 135 FT. TH ALG C/L OF BLUE ROAD, TH N 53 DEG 0'28" W 251.63 FT, N 77 DEG 45'28" W 319.8 FT, TH S 60 DEG 42'32" W 173.88 FT, S 35 DEG 17'28" E TOTTHREAD OF CLAM RIVER, TH FOLLOW RIVER DOWN STREAM TO POB.

DOES NOT APPEAR TO BE BUILDABLE. STEEP SLOPE TO RIVER ALONG ROW. NO PLACE FOR DRAIN FIELD & DEQ EROSION CONTROL.
ADD RIVER FRONTAGE FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *				IRR SHAPE ACCESS			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	100.00	100.00	1.1892	0.7071	250	100	21,022
Residentia INFERIOR@\$1400		1.09 Acres		1400	100		1,526
100 Actual Front Feet, 1.32 Total Acres				Total Est. Land Value =			22,548

2026 Est. T.C.V. 009-027-026-00					=	22,548	
Est. TCV/Total Floor Area = 29.06, Most recent sale 09/08/2017 for 15,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
9,200	9,200	9,200		6,820	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	2,100	0		0	184	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,300	11,300	11,300		7,004	7,004	0	

009-028-001-002026 Est. T.C.V.HOBBS DAVID J & KAITLIN R
Property Class: 4019219 W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 28 T22N R8W THAT PART OF N 1/2 OF NE 1/4 LYING E'LY OF CLAIM RIVER (PART OF PCL 4 ON 2020-00766 CSUR) 40.86A M/L
SPLIT ON 4/1/2020 PART TO 009-028-001-50
FORMERLY SEC 28 T22N R8W N 1/2 OF NE 1/4 & E 180.6 FT OF N 1/2 OF NW 1/4.
85.4545A.

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
Parent Parcel(s): 009-028-001-00;
Child Parcel(s): 009-028-001-50;

SPLIT EAST & WEST PARTS DIVIDED BY THE CLAM RIVER

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					W'LY PARCEL LINE IS RIVER				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100	CLAM RIVER	50,000	
Residentia PARTOF>80@\$3800	39.02	Acres		3800	100	+	1/2 THE RIVER	148,287	
200 Actual Front Feet, 40.86 Total Acres					Total Est. Land Value =			198,287	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	4229	94	27,668
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/METFR/HANFWA	20.42	580	100	11,844
Total Estimated Land Improvements True Cash Value =				39,512

Cost Est. for Res. Bldg: 1 Single Family 1S
Cls C 10 Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 2052 SF Floor Area = 4436 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
2 Story	Siding	Basement	1,364	559,174 542,379
1.75 Story	Siding	Basement	544	
1 Story	Siding	Basement	144	
1 Story	Siding	Overhang	612	
Total:				

Other Additions/Adjustments			
Recreation Room	2052	38,926	37,758
Basement, Outside Entrance, Above Grade	1	1,980	1,921

Plumbing			
Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	3	13,434	13,031
2 Fixture Bath	1	2,996	2,906

Water/Sewer			
2000 Gal Septic	1	9,318	9,038
Water Well, 100 Feet	1	5,734	5,562

Porches			
CCP (1 Story)	160	4,541	4,405

Balcony			
Wood Balcony	66	2,883	2,797
Wood Balcony	72	3,145	3,051

Garages

Parcel Number: 009-028-001-00

Page: 2

Class: C Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	988	39,609	38,421	
Common Wall: 1 Wall	1	-2,139	-2,075	
Door Opener	3	1,581	1,534	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Storage Over Garage	960	12,710	12,329	
Base Cost	2520	79,481	77,097	
No Concrete Floor	2520	-16,405	-15,913	
Built-Ins				
Appliance Allow.	1	2,713	2,632	
Fireplaces				
Prefab 1 Story	1	2,542	2,466	
Prefab 2 Story	1	3,109	3,016	
Deck				
Composite	436	7,129	6,915	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
Totals:		773,884	750,650	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 923,300

2026 Est. T.C.V. 009-028-001-00					=	1,161,099
Est. TCV/Total Floor Area = 261.74, Most recent sale 09/30/2020 for 300,800						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
507,000	507,000	507,000	439,128	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	73,500	0	0	11,856	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
580,500	580,500	580,500	450,984	450,984	450,984	

009-028-001-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOBBS DAVID J & KAITLIN R
W LOTAN RD
LAKE CITY, MI 49651

SEC21 T22N R8W THAT PART OF N1/2 OF NE1/4 LYING W'LY OF CLAIM RIVER & BEG AT N
1/4 COR TH N88°50'24"W 181.22FT. S0°23'06"W 1309.50FT, S88°51'22"E 180.68 FT,
N'LY TO POB (PART OF PCL 5 2020-00766 CSUR) 36.24 A
SPLIT 04/01/2020 FROM 009-028-001-00;

Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;
Parent Parcel(s): 009-028-001-00;
Child Parcel(s): 009-028-001-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					E'LY PARCEL LINE IS RIVER				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000	
Residentia INFERIOR@\$1400		34.40 Acres			1400	100	+ 1/2 OF THE RIVER	48,164	
200 Actual Front Feet, 36.24 Total Acres Total Est. Land Value =								98,164	

2026 Est. T.C.V. 009-028-001-50					=		98,164	
Est. TCV/Total Floor Area = 22.13, Most recent sale 09/30/2020 for 300,800								
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM		
44,100	44,100		44,100	41,147		2.70		
2026	New	Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses	
	0	5,000	0	0		1,110	0	
2026 Assessed	MBOR		S.E.V.	Capped		->Taxable<-		PRE/MBT
49,100	49,100		49,100	42,257		42,257	42,257	

03/24/2026

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Valuation Report

DB: Lake2026

009-028-002-00

2026 Est. T.C.V.

LAKE TOWNSHIP

Property Class: 402

S BLOGETT RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 28 T22N R8W S 1/2 OF NE 1/4 & N 1/2 OF N 1/2 OF SE 1/4. 120A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia 66 - 120	\$3800	117.25	Acres		3800	100		445,561
200 Actual Front Feet, 119.09		Total Acres			Total Est. Land Value =			495,561

2026 Est. T.C.V. 009-028-002-00

=

0

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/17/2016 for 330,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
0	0	0	0	0

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-028-003-20
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZUMBROCK JOSEPH TRUST &
9587 W CLAM RIVER DR
LAKE CITY, MI 49651

. SEC 28 T22N R8W PCL F OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		16.80 Acres			5600	100		94,080
		16.80 Total Acres					Total Est. Land Value =	94,080

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	650	50	2,103
Wood Frame	23.39	160	50	1,871
Total Estimated Land Improvements True Cash Value =				3,974

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,092		
Total:				132,472	92,731

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 100 Feet	1	5,415	3,790

Porches

WCP (1 Story)	420	12,902	9,031

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	936	27,397	19,178

Class: CD Exterior: Pole (Unfinished)

Base Cost	1224	25,937	18,156

Class: CD Exterior: Pole (Unfinished)

Base Cost	1120	23,733	16,613

Built-Ins

Appliance Allow.	1	1,897	1,328

Deck

w/Roof (Roof portion)	400	5,424	3,797

Breezeways

Frame Wall	173	10,172	7,120

Totals:

	250,920	175,643

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 216,041

2026 Est. T.C.V. 009-028-003-20

=

314,095

Est. TCV/Total Floor Area = 287.63

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
138,000	138,000	138,000	83,524	2.70

2026

New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-028-003-20

Page: 2

	0	19,000	0	0	2,255	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	157,000	157,000	157,000	85,779	85,779	85,779

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-028-003-40

2026 Est. T.C.V.

MILLER RONALD G & CHERYL E

Property Class: 401

9695 W CLAM RIVER RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 28 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		16.80 Acres			5600	100		94,080
		16.80 Total Acres					Total Est. Land Value =	94,080

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	240	50	835
Metal Prefab	18.20	108	50	983
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/ALUOSBEL	11.20	228	50	1,277
/CI16/YARI/PATR/ALUOSBEL	11.20	192	50	1,075
/CI16/YARI/PATR/ALUOSBEL	11.20	240	50	1,344
/CI16/YARI/PATR/ALUOSBEL	11.20	160	50	896
Total Estimated Land Improvements True Cash Value =				6,410

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1148 SF Floor Area = 1148 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	840		
1 Story	Siding	Crawl Space	308		
Total:				167,565	130,709

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,109

Water/Sewer

1000 Gal Septic	1	4,689	3,657
Water Well, 50 Feet	1	3,344	2,608

Deck

Treated Wood	36	1,454	1,134
Treated Wood	36	1,454	1,134
Treated Wood	144	3,217	2,509

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	576	16,111	12,567

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	34,550	26,949

Built-Ins

Appliance Allow.	1	2,713	2,116

Porches

WPP	9	468	365

Totals:

		236,987	184,857

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 227,374

2026 Est. T.C.V. 009-028-003-40 = 327,864

Parcel Number: 009-028-003-40

Page: 2

Est. TCV/Total Floor Area = 285.60						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	142,100	142,100	142,100	74,986	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,800	0	0	2,024	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	163,900	163,900	163,900	77,010	77,010	77,010

03/24/2026
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Valuation Report

DB: Lake2026

009-028-003-60	2026 Est. T.C.V.	LABEAU JONATHAN & KAITLYN
Property Class: 401		4231 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-2 PP 331-333 INCL. 10.05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.05 Acres	5600	100		56,280
		10.05 Total Acres	Total Est. Land Value =			56,280

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	29.49	96 50	1,415
Wood Frame	29.49	96 50	1,415
Total Estimated Land Improvements True Cash Value =			2,830

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1975

(11) Heating System: Wall Furnace

Ground Area = 896 SF Floor Area = 896 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	896		
Expando			80		
Total:			59,532	20,836	
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			158	1,852	648
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood			160	3,446	1,206
Treated Wood			21	940	329
w/Roof (Roof portion)			200	3,306	1,157
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	26,365	9,228
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1040	32,802	11,481
Built-Ins					
Appliance Allow.			1	2,713	950
Totals:				139,999	48,999

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 46,059

2026 Est. T.C.V. 009-028-003-60	=	105,169			
Est. TCV/Total Floor Area = 117.38, Most recent sale 07/19/2022 for 110,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
45,500	45,500	45,500	36,909	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,100	0	0	996	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,600	52,600	52,600	37,905	37,905	37,905

03/24/2026

Valuation Report

12:40 PM

DB: Lake2026

009-028-003-70

2026 Est. T.C.V.

PEARSON WM F

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 28 T22N R8W PCLS A & B BOOK S-2 PGS 331-333. 20.02A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 18	-29 @\$5000		20.02 Acres		5000 100		100,100
		20.02 Total Acres			Total Est. Land Value =		100,100

2026 Est. T.C.V. 009-028-003-70

=

100,100

Est. TCV/Total Floor Area = 111.72

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
37,000	37,000	37,000	12,306	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,100	0	0	332	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,100	50,100	50,100	12,638	12,638	12,638

009-028-003-90	2026 Est. T.C.V.	PAIGE SANDRA J
Property Class: 401		4155 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W PCL C BOOK S-2 PGS 331-333. 10.01A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	10.01	Acres		5600	100		56,056
		10.01	Total Acres		Total Est.	Land Value =		56,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	215	0	0
Wood Frame	27.96	120	50	1,677
Wood Frame	29.49	96	50	1,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,042

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
			Total:	191,353	149,256

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,109
2 Fixture Bath	1	2,996	2,337

Water/Sewer

1000 Gal Septic	1	4,689	3,657
Water Well, 50 Feet	1	3,344	2,608

Porches

WCP	(1 Story)	120	5,836	4,552
WCP	(1 Story)	24	1,776	1,385

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	780	29,500	23,010
Door Opener	1	527	411

Built-Ins

Appliance Allow.	1	2,713	2,116

Fireplaces

Wood Stove	1	2,503	1,952

Local Cost Items

SOLAR POWER SYSTEM	1	1	1	*100% Good

Totals:	246,660	192,394

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 236,645

2026 Est. T.C.V. 009-028-003-90 = 296,743

Est. TCV/Total Floor Area = 240.86, Most recent sale 09/22/2016 for 123,000

Parcel Number: 009-028-003-90

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	127,700	127,700	127,700	82,414	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	20,700	0	0	2,225	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	148,400	148,400	148,400	84,639	84,639	84,639	

009-028-004-002026 Est. T.C.V.SCHLIEP VAN L
Property Class: 4014451 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 28 T22N R8W (7*2007) S 1/2 OF NW 1/4 EX N 31 FT OF W 405.2 FT THOF AND EXC
BEG @ SW CO, TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 5 FT, E 830 FT, 575 FT,
W 1320 FT TO POB 74.4183 A.
COMBINE ON 8/4/2020 009-028-004-90
FOMERLY SEC 28 T22N R8W S 1/2 OF NW 1/4 EXC N 500 FT OF W 405.2 FT THEREOF
& EXC BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S
55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB. 72.75 AC. M/L.
SPLIT ON 06/04/2007 INTO 009-028-004-89, 009-028-004-90, 009-028-004-94;

SPLIT 2 AC TO 004-95 FOR 97

Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;
Parent Parcel(s): 009-028-004-00;
Child Parcel(s): 009-028-004-89, 009-028-004-90, 009-028-004-94;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 66 - 120	\$3800	74.42 Acres	3800	100		282,788
		74.42 Total Acres	Total Est. Land Value =			282,788

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 1490 SF Floor Area = 1490 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,490		
			Total:	254,099	215,982

Other Additions/Adjustments

Recreation Room	1490	28,265	24,025

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 50 Feet	1	3,344	2,842

Porches

WCP (1 Story)	120	5,836	4,961

Deck

Treated Wood	184	3,776	3,210

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	506	21,920	18,632
Common Wall: 1.5 Wall	1	-3,883	-3,301
Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	28,380	24,123

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:	358,035	304,328

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						374,323
2026 Est. T.C.V. 009-028-004-00						= 657,111
Est. TCV/Total Floor Area = 441.01						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
297,800	297,800	297,800	155,037	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,800	0	0	4,185	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
328,600	328,600	328,600	159,222	159,222	159,222	

009-028-004-94
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HATT KENNETH L & JANE
S LACHANCE RD
LAKE CITY, MI 49651

SEC 28 T22N R8W
AC

N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT .9302

2010 SPLIT FROM 028-004-95 INTO 028-004-94 - RETIRED - REACTIVATED .9302 AC

SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L

SEC 28 T22N R8W
THEREOF.
.9302 AC. M/L.

N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT

SPLIT ON 06/04/2007 FROM 009-028-004-00;

HISTORY-SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4 EXC N 215 FT

THOF. .9302A. PARCEL 009-028-004-94 SPLIT ON 10-04-2010

Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;

Parent Parcel(s): 009-028-004-00;

Child Parcel(s): 009-028-004-89, 009-028-004-90, 009-028-004-94;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	100.00	405.11	1.1892	1.0032	110	100	13,123
100 Actual Front Feet, 0.93 Total Acres			Total Est. Land Value =				13,123

2026 Est. T.C.V. 009-028-004-94 =							13,123
Est. TCV/Total Floor Area = 8.81, Most recent sale 08/03/2007 for 7,500							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
5,400	5,400	5,400	2,934		2.70		
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment		Losses
0	1,200	0	0		79		0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
6,600	6,600	6,600	3,013		3,013		3,013

009-028-004-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HATT KENNETH L & JANE
4269 S LACHANCE RD
LAKE CITY, MI 49651

SEC 28 T22N R8W N 215 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.0A. SPLIT PARCEL
009-028-004-95 10-04-2010

2011
SPLIT FROM 028-004-95 INTO 028-004-94 - RETIRED - REACTIVATED .9302 AC
SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L

SPLIT FROM 004-00 FOR 97

08-27-2008 009-028-004-94 Combined with this parcel for 2009.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	215.00	405.20	0.9821	1.0032	110	100			23,301
215 Actual Front Feet, 2.00	Total Acres		Total Est. Land Value =					23,301	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	41.30	80	50	1,652
Wood Frame	41.30	80	50	1,652
Total Estimated Land Improvements True Cash Value =				3,304

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1996

(11) Heating System: Wall Furnace
Ground Area = 1140 SF Floor Area = 1140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1140		
Total:				87,390	48,064
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			182	2,242	1,233
Plumbing					
Average Fixture(s)			1	1,293	711
3 Fixture Bath			1	3,780	2,079
Water/Sewer					
1000 Gal Septic			1	5,433	2,988
Water Well, 100 Feet			1	6,387	3,513
Deck					
Treated Wood			160	3,653	2,009
Built-Ins					
Appliance Allow.			1	3,899	2,144
Totals:				114,077	62,741

Notes: Dutch #6746D

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 58,977

2026 Est. T.C.V. 009-028-004-95					=	85,582
Est. TCV/Total Floor Area = 75.07, Most recent sale 12/01/1997 for 45,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
34,800	34,800	34,800	20,018	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,000	0	0	540	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-028-004-95

Page: 2

42,800	42,800	42,800	20,558	20,558	20,558

009-028-005-002026 Est. T.C.V.GEERS J DEAN & JANET L
Property Class: 4014535 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 28 T22N R8W N 1/2 OF SW 1/4 & BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB.
82.6515 Ac. M/L

LOWER SWAMP ADJ TO -5 FOR 05 TO BETTER REFLECT MARKET VALUE
OF 80 ACRES. SOME SWAMP NOT A NEGATIVE FACTOR!!

08-27-2008 009-028-004-89 Combined with this parcel for 2009.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 66 - 120	\$3800	82.65 Acres	3800	100		314,070
82.65 Total Acres Total Est. Land Value =						314,070

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	6000	0	0
D/W/P: 4in Ren. Conc.	8.17	1300	0	0
D/W/P: 4in Ren. Conc.	8.17	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	2	95	19,000
Total Estimated Land Improvements True Cash Value =				19,000

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1954 SF Floor Area = 3281 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,954		
1 Story	Siding	Overhang	350		
Total:			418,479	334,825	

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	1,138	
3 Fixture Bath	1	4,478	3,582	
2 Fixture Bath	1	2,996	2,397	

Water/Sewer				
1000 Gal Septic	1	4,689	3,751	
Water Well, 100 Feet	1	5,734	4,587	

Porches				
WPP	300	5,364	4,291	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	728	28,188	22,550	
Common Wall: 1 Wall	1	-2,589	-2,071	
Door Opener	2	1,054	843	
Class: C Exterior: Pole (Unfinished)				
Base Cost	960	23,434	18,747	
Door Opener	1	527	422	

Built-Ins				
Appliance Allow.	1	2,713	2,170	

Fireplaces

Parcel Number: 009-028-005-00

Page: 2

Exterior 1 Story	1	6,387	5,110
Deck			
w/Roof (Roof portion)	288	4,406	3,525
w/Roof (Roof portion)	640	9,530	7,624
w/Roof (Roof portion)	480	7,205	5,764
Totals:		524,017	419,255

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 515,684

2026 Est. T.C.V. 009-028-005-00				=	848,754
Est. TCV/Total Floor Area = 258.69					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
385,100	385,100	385,100	188,264	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	39,300	0	5,083	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
424,400	424,400	424,400	193,347	193,347	193,347

009-028-006-002026 Est. T.C.V.BAKER RICKY CHARLES ET EL

Property Class: 4014789 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 28 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100	56,000
		10.00	Total Acres			Total Est. Land Value =	56,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		6.60	240 0	0
Wood Frame		17.88	960 25	4,291
	Total Estimated Land Improvements True Cash Value =			4,291

Cost Est. for Res. Bldg: 1Single Family HUDCls DBlt 1975

(11) Heating System: Wall/Floor Furnace

Ground Area = 2253 SF Floor Area = 2253 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	2,253	
			Total:	216,124 118,868
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	988 543
Water/Sewer				
1000 Gal Septic			1	4,109 2,260
Water Well, 50 Feet			1	3,344 1,839
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			480	16,445 9,045
Built-Ins				
Appliance Allow.			1	1,607 884
Porches				
CCP (1 Story)			20	865 476
			Totals:	243,482 133,915
Notes: ENCLOSED CONVERSION FROM MANUFACTURED WITH COVERED ROOF. CONSTRUCTION YEAR UNKNOWN. NO KNOWN PERMITS.				
	ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:			132,576

2026 Est. T.C.V. 009-028-006-00					=	192,867
Est. TCV/Total Floor Area = 85.60						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,800	77,800	77,800	33,754	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,600	0	0	911	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,400	96,400	96,400	34,665	34,665	34,665	

009-028-006-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RICHARDS DAREK M
4887 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 28 T22N R8W S 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.

Some new construction SI for 09. 1S/CR @45% FOR 10 RECHECK 11 (NO PERMIT)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300	
330 Actual Front Feet,	5.00	Total Acres		Total Est. Land Value =			36,300		

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	17.88	480	20	1,716
Wood Frame	19.19	240	20	921
Total Estimated Land Improvements True Cash Value =				2,637

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 2009

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Crawl Space	1,344	
Total:			130,296	112,064

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	988	850	
Water/Sewer				
1000 Gal Septic	1	4,109	3,534	
Water Well, 50 Feet	1	3,344	2,876	

Porches				
WGEP (1 Story)	324	18,808	16,175	
Foundation: Shallow	324	-1,646	-1,416	
WGEP (2 Story)	288	27,239	23,426	
Foundation: Shallow	288	-1,541	-1,325	
WCP (1 Story)	128	4,968	4,272	
Foundation: Shallow	128	-991	-852	

Built-Ins				
Appliance Allow.	1	1,607	1,382	
Totals:			187,181	160,986

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 198,013

2026 Est. T.C.V. 009-028-006-40					=	236,950
Est. TCV/Total Floor Area = 176.30, Most recent sale 04/28/2023 for 171,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
99,200	99,200	99,200	90,109	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,300	0	0	2,432	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,500	118,500	118,500	92,541	92,541	92,541	

009-028-006-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HALE LUCY T & MERCER JAMES &
4849 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 28 T22N R8W N 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.

ADD WELL & SEPTIC FOR 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110	100		36,300	
330 Actual Front Feet,	5.00	Total Acres	Total Est. Land Value =			36,300			

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	22.43	112	50	1,256
Total Estimated Land Improvements True Cash Value =				1,256

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Low

Blt 0

(11) Heating System: Wall Furnace

Ground Area = 550 SF Floor Area = 550 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	550		
Total:				34,634	12,122
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	783	274
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 100 Feet			1	5,150	1,802
Built-Ins					
Appliance Allow.			1	1,607	562
Deck					
w/Roof (Roof portion)			1440	17,539	6,139
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,464	7,862
No Concrete Floor			1200	-6,552	-2,293
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1280	35,827	12,539
No Concrete Floor			1280	-6,989	-2,446
Totals:				108,572	37,999

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

35,719

2026 Est. T.C.V. 009-028-006-50				=	73,275	
Est. TCV/Total Floor Area = 133.23, Most recent sale 02/01/1988 for 8,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,400	30,400	30,400	18,881	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	509	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,600	36,600	36,600	19,390	19,390	0	

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,800	90,800	90,800	31,371	31,371	31,371

009-028-006-802026 Est. T.C.V.

Property Class: 401RUELL DANIEL & GLORIA

Map #:LAKE TOWNSHIP4895 S LACHANCE RD

LAKE CITY, MI 49651

. SEC 28 T22N R8W N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.00	Acres	5600	100	56,000
		10.00	Total Acres		Total Est. Land Value =	56,000

Land Improvement Cost Estimates					
Description		Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.		10.25	900	0	0
D/W/P: 3.5 Concrete		7.58	33	0	0
Residential Local Cost Land Improvements					
Description		Rate	Size	% Good	Cash Value
LAND IMPROVE 1000		1,000.00	1	95	950
		Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1997

(11) Heating System: Wall Furnace

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1088		
Addition	Siding	Crawl	128		
		Total:		94,677	52,072
Other Additions/Adjustments					
	Skirting, Metal or Vinyl, Vertical		168	2,070	1,138
Plumbing					
	Average Fixture(s)		1	1,293	711
	3 Fixture Bath		1	3,780	2,079
Water/Sewer					
	1000 Gal Septic		1	5,433	2,988
	Water Well, 50 Feet		1	3,351	1,843
Garages					
Class: BC Exterior: Pole (Unfinished)					
	Base Cost		528	20,022	11,012
	Door Opener		1	659	362
Built-Ins					
	Appliance Allow.		1	3,899	2,144
Fireplaces					
	Interior 1 Story		1	6,783	3,731
		Totals:		141,967	78,080
Notes: HUD - DUTCH HOUSING SER # 10082D					
	ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				73,395

2026 Est. T.C.V. 009-028-006-80			=	130,345
Est. TCV/Total Floor Area = 107.19, Most recent sale 06/16/2008 for 52,500				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
55,200	55,200	55,200	38,859	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,000	0	1,049	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 009-028-006-80

Page: 2

65,200	65,200	65,200	39,908	39,908	0

DB: Lake2026

009-028-007-00	2026 Est. T.C.V.	NOWLAND STEPHEN & AMANDA
Property Class: 401		4855 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	10.00	Acres		5600	100		56,000
		10.00	Total Acres		Total Est.	Land Value =		56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	50	0	0
D/W/P: 4in Ren. Conc.	8.17	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	220,220	143,143

Other Additions/Adjustments

Recreation Room	724	13,734	8,927

Exterior

Brick Veneer	96	1,590	1,033

Basement, Outside Entrance, Above Grade	1	1,980	1,287

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP	(1 Story)	154	4,384	2,850
WCP	(1 Story)	312	10,789	7,013

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	12,967
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Totals:	292,466	190,103

Notes:

Parcel Number: 009-028-007-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

233,827

2026 Est. T.C.V. 009-028-007-00					=	290,777	
Est. TCV/Total Floor Area = 199.71, Most recent sale 06/16/2021 for 130,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
124,700	124,700	124,700		98,094	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	20,700	0	0	2,648	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
145,400	145,400	145,400		100,742	100,742	100,742	

009-028-008-002026 Est. T.C.V.LONSWAY JOHN & JUDITH
Property Class: 401S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 28 T22N R8W S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.00	Acres	5600	100	56,000
		10.00	Total Acres		Total Est. Land Value =	56,000

Cost Est. for Res. Bldg: 1Single FamilyGRG
Cls CDBlt 2003

(11) Heating System: Space Heater
Ground Area = 0 SFFloor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 50 Feet			1	3,344	2,675
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			3584	75,945	70,629 *93% Good
			Totals:	83,675	76,813

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:94,480

2026 Est. T.C.V. 009-028-008-00				=	150,480
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/01/2003 for 28,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
67,500	67,500	67,500	36,832	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,700	0	0	994	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,200	75,200	75,200	37,826	37,826	0

009-028-009-00	2026 Est. T.C.V.	PATTERSON JAMES D
Property Class: 401		4785 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 28 T22N R8W N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	10.00	Acres		5600	100		56,000
		10.00	Total Acres		Total Est.	Land Value =		56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	672	50	2,463
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements True Cash Value =				3,954

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
			Total:	178,487	116,016

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	210	7,854	5,105
WCP (1 Story)	96	4,444	2,889

Deck

Treated Wood	80	2,133	1,386
Treated Wood	256	4,588	2,982
w/Roof (Roof portion)	800	10,744	6,984
w/Roof (Roof portion)	100	1,633	1,061

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	840	25,099	16,314

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	23,910	15,541
Common Wall: 1/2 Wall	1	-1,207	-785

Class: CD Exterior: Pole (Unfinished)			
Base Cost	1200	25.428	16.528

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 297,646 193,468

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 237,966

2026 Est. T.C.V. 009-028-009-00 = 297,920

Est. TCV/Total Floor Area = 197.04, Most recent sale 08/01/1995 for 93,000

Parcel Number: 009-028-009-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	129,300	129,300	129,300	74,620	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,700	0	0	2,014	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	149,000	149,000	149,000	76,634	76,634	76,634

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-028-011-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PERSENAIRE JEFFREY M
S BLOGETT RD
LAKE CITY, MI 49651

. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100		152,000
		40.00	Total Acres			Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-028-011-00

=

152,000

Est. TCV/Total Floor Area = 100.53, Most recent sale 09/18/2024 for 155,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
74,000	74,000	74,000	74,000	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	1,998	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,000	76,000	76,000	75,998	75,998	75,998

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-028-012-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON JOANN ETAL AS J/T
W BUCK AVE
LAKE CITY, MI 49651

. SEC 28 T22N R8W SW 1/4 OF SE 1/4. 40 A.

HAS ACCESS THRU 006

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100			152,000
		40.00	Total Acres				Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-028-012-00 = 152,000

Est. TCV/Total Floor Area = 100.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
74,000	74,000	74,000	16,212	2.70	

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	437	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,000	76,000	76,000	16,649	16,649	0

03/24/2026

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Valuation Report

DB: Lake2026

009-028-013-00

2026 Est. T.C.V.

ROBBINS JACK D

Property Class: 402

S BLODGET RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 28 T22N R8W SE 1/4 OF SE 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100		152,000
		40.00	Total Acres		Total Est. Land Value =		152,000

2026 Est. T.C.V. 009-028-013-00

=

152,000

Est. TCV/Total Floor Area = 100.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
74,000	74,000	74,000	16,212	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	437	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,000	76,000	76,000	16,649	16,649	16,649

009-029-001-002026 Est. T.C.V.SCHUT MARY LOU TRUST
Property Class: 102S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

PA 116 1989 SEC 29 T22N R8W NE 1/4 OF NE 1/4 EXC N 212 FT OF E 390 FT THOF.
38.1019A.

99 SPLIT HOUSE & 2 AC TO 001-90 FOR 00 EXEMPT SPLIT FROM PA116

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 66 - 120 Acres		38.10 Acres			3800 100	144,780
		38.10 Total Acres			Total Est. Land Value =	144,780

Ag. Bld 1 1960, 4 Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	17.36	1440	24,998
Default Walls	5.75	1440	8,280
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 11,647			
ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 8,735			

Total Estimated True Cash Value of Agricultural Buildings = 8,735

2026 Est. T.C.V. 009-029-001-00 = 153,515						
Est. TCV/Total Floor Area = 101.53						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
64,800	64,800	64,800	12,871	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,000	0	0	347	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,800	76,800	76,800	13,218	13,218	13,218	

009-029-001-90	2026 Est. T.C.V.	BEERENS SHELDA A
Property Class: 401		4040 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

99 SPLIT FROM 001-00 FOR 00 EXEMPT SPLIT (PA1176) NO DIV RTS
04 CLASS FROM 101 TO 401 FOR 05 MOVE FV BARN TO 001-00 FOR 06

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1 -	2.99@	\$9000	1.90 Acres		9000	100		17,100
			1.90 Total Acres		Total Est.	Land Value =		17,100

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	672		
			Total:	114,243	74,258

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Porches

CGEP (1 Story)	156	9,753	6,339

Deck

Treated Wood	48	1,628	1,058

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	432	17,634	11,462

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals:	154,070	100,145

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 123,178

2026 Est. T.C.V. 009-029-001-90 = 140,278

Est. TCV/Total Floor Area = 167.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
60,800	60,800	60,800	33,102	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,300	0	0	893	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,100	70,100	70,100	33,995	33,995	33,995

009-029-002-002026 Est. T.C.V.SCHUT MARY LOU TRUST
Property Class: 101S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

PA 116 1989 SEC 29 T22N R8W SW 1/4 OF NE 1/4. 40 A.

99 SPLIT 40 AC TO 002-50 FPR 00 (FROM PA116Z) EXEMPT SPLIT

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		40.00 Acres			3800	100		152,000
		40.00 Total Acres			Total Est. Land Value =			152,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.05	632	94	11,912
Wood Frame	20.05	768	94	14,474
Total Estimated Land Improvements True Cash Value =				26,386

2026 Est. T.C.V. 009-029-002-00 = 178,386

Est. TCV/Total Floor Area = 212.36

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
77,000	77,000	77,000	18,816	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	508	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,200	89,200	89,200	19,324	19,324	19,324

009-029-002-502026 Est. T.C.V.SCHUT MARY LOU TRUST
Property Class: 102S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

NW 1/4 OF THE NE 1/4 EXCEPT NE 1/4 THERE OF SEC 29 T22N R8W 30A
SPLIT ON 04/14/2017 COMPLETED 04/14/2017 PARENT PARCEL(S): 009-029-002-50; CHILD
PARCEL(S): 009-029-002-90;
FORMERLY SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.

99 SPLIT FOR 002-00 FOR 00 (PA116) EXEMPT SPLIT

Split/Comb. on 04/14/2017 completed 04/14/2017 TIM ;
Parent Parcel(s): 009-029-002-50;
Child Parcel(s): 009-029-002-90;

SPLIT THE NE1/4 10A

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES		20.00 Acres	3800	100		76,000
AGRICULTRU INFERIOR		10.00 Acres	1400	100		14,000
		30.00 Total Acres	Total Est. Land Value =			90,000

2026 Est. T.C.V. 009-029-002-50				=	90,000	
Est. TCV/Total Floor Area = 107.14						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	39,000	39,000	39,000	10,256	2.70	
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	6,000	0	0	276	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	45,000	45,000	45,000	10,532	10,532	10,532

009-029-002-90
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHUT COLLIN J
S LACHANCE RD
LAKE CITY, MI 49651

2017-01519 NE 1/4 OF THE NW 1/4 OF THE NE 1/4 S29 T22N R8W 10 A TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES TOGETHER WITH REASONABLE RIGHTS TO MAINTAIN SAME OVER AND ACROSS THE NORTH 33' OF THE NE1/4 OF TH NE/14 OF SEC29, T22N, R8W, LAKE TOWNSHIP.
SPLIT ON 04/14/2017 FROM 009-029-002-50;
FORMERLY SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.

Split/Comb. on 04/14/2017 completed 04/14/2017 TIM ;
Parent Parcel(s): 009-029-002-50;
Child Parcel(s): 009-029-002-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100	56,000
		10.00	Total Acres		Total Est. Land Value =		56,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Ad-Hoc Unit-In-Place Items				
Description		Rate	Size % Good	Cash Value
/CI16/YARI/PATR/PICSL		24.80	1080 25	6,696
/CI16/YARI/PATR/OPELMVOWL		9.08	800 25	1,816
Total Estimated Land Improvements True Cash Value =				8,512

2026 Est. T.C.V. 009-029-002-90					=	64,512
Est. TCV/Total Floor Area = 76.80, Most recent sale 04/20/2017 for 15,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
28,000	28,000	28,000	4,499		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	0	121	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,300	32,300	32,300	4,620	4,620	0	

009-029-003-012026 Est. T.C.V.SCHUT MARY LOU TRUST
Property Class: 1014242 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

PA 116 1989 SEC 29 T22N R8W (13*TRACT*2024) N 1/2 OF SE 1/4 OF NE 1/4 EXC S 416
FT OF E 418 FT THOF & EXC BEG 416 FT N OF SE COR, TH N 204 FT, W 230 FT, S 204
FT, E 230 FT TO POB. 14.9310A.
SPLIT ON 05/31/2024 FROM 009-029-003-00;

Split/Comb. on 05/31/2024 completed 05/31/2024 TIM ;
Parent Parcel(s): 009-029-003-00;
Child Parcel(s): 009-029-003-01, 009-290-003-05;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 8 - 17 Acres		14.93 Acres	3800	100		56,738
		14.93 Total Acres	Total Est. Land Value =			56,738

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Ad-Hoc Unit-In-Place Items			
Description	Rate	Size % Good	Cash Value
/CI16/YARI/CHALF/04'/3	4.04	200 50	404
Total Estimated Land Improvements True Cash Value =			404

Ag. Bld 1	0, 4 Wall Barn, General Purpose	Class:D,Pole	Quality:Low Cost
Height: 14 ft			
Description	Rate	Size	Cost New
Base Cost	18.69	1440	26,914
Default Walls	6.19	1440	8,914
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	16,123	
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 1 =	12,092	

Ag. Bld 2	1975, Lean-To Utility Shed, Lean-To	Class:D,Pole	Quality:Low Cost
Height: 12 ft			
Description	Rate	Size	Cost New
Base Cost	3.51	690	2,422
Default Walls	6.69	518	3,465
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	2,649	
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 2 =	1,987	

Ag. Bld 3	1976, 4 Wall Barn, General Purpose	Class:D,Pole	Quality:Low Cost
Height: 8 ft			
Description	Rate	Size	Cost New
Base Cost	16.28	1472	23,964
Default Walls	5.39	1472	7,934
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45	Depr. Cost =	14,354	
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 3 =	10,766	

Ag. Bld 4	2007, 4 Wall Barn, General Purpose	Class:D,Pole	Quality:Low Cost
Height: 12 ft			
Description	Rate	Size	Cost New
Base Cost	19.86	660	13,108
Default Walls	6.58	660	4,343
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/50/100/100/22.5	Depr. Cost =	3,926	
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 4 =	2,945	

Ag. Bld 5	2018, Lean-To Loafing Shed	Class:D,Pole	Quality:Low Cost

Parcel Number: 009-029-003-01

Page: 2

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.70	270	1,269
Default Walls	7.31	203	1,484

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Depr. Cost = 2,478

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 5 = 1,858

Total Estimated True Cash Value of Agricultural Buildings

= 29,648

2026 Est. T.C.V. 009-029-003-01

= 86,790

Est. TCV/Total Floor Area = 103.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,100	37,100	37,100	37,100	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	1,001	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,400	43,400	43,400	38,101	38,101	38,101	

03/24/2026
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Valuation Report

DB: Lake2026

009-029-003-05

2026 Est. T.C.V.

SCHUT MARY LOU TRUST

Property Class: 401

4242 S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

PA 116 1989 SEC 29 T22N RBW (0*2024) BEG 416 FT N OF SE COR OF N 1/2 OF SE 1/4 OF NE 1/4, TH N 204 FT, W 230 FT, S 204 FT, E 230 FT TO POB. 1.0771A. SPLIT ON 05/30/2024 FROM 009-029-003-00;

Split/Comb. on 05/31/2024 completed 05/31/2024 TIM ;

Parent Parcel(s): 009-029-003-00;

Child Parcel(s): 009-029-003-01, 009-290-003-05;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	204.00	230.00	0.9951	0.8708	110 100	19,444
204 Actual Front Feet, 1.08 Total Acres						Total Est. Land Value = 19,444

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1329 SF Floor Area = 1661 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,329		
Total:				218,751	131,246

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006

Porches

CCP (1 Story)	42	1,380	828

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	780	29,500	17,700
Common Wall: 1/2 Wall	1	-1,294	-776

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141
Exterior 1 Story	1	6,387	3,832

Breezeways

Frame Wall	72	4,860	2,916

Totals:

279,983

167,985

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV:

206,622

2026 Est. T.C.V. 009-029-003-05 = 226,066

Est. TCV/Total Floor Area = 136.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
95,900	95,900	95,900	95,900	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-029-003-05

Page: 2

	0	17,100	0	0	2,589	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	113,000	113,000	113,000	98,489	98,489	0

009-029-003-802026 Est. T.C.V.SCHUT DUANE JAY
Property Class: 4014346 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 29 T22N R8W S 416 FT OF E 418 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 3.9919A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	416.00	418.00	0.8327	1.0111	110	100	38,526
416 Actual Front Feet, 3.99 Total Acres Total Est. Land Value =							38,526

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		6.60	280 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1972

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	720	
Expando			48	
Total:			41,661	14,582
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			144	1,607 562
Plumbing				
Average Fixture(s)			1	783 274
Water/Sewer				
1000 Gal Septic			1	4,109 1,438
Water Well, 100 Feet			1	5,150 1,802
Built-Ins				
Appliance Allow.			1	1,607 562
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost			2448	45,827 16,039
Totals:			100,744	35,259
Notes:				
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				33,143

2026 Est. T.C.V. 009-029-003-80				=	72,619
Est. TCV/Total Floor Area = 100.86					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
30,000	30,000	30,000	17,637	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,300	0	0	476	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,300	36,300	36,300	18,113	18,113	18,113

009-029-004-00	2026 Est. T.C.V.	SCHUT COLLIN
Property Class: 401		4530 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 29 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P45 DESC AS: E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4 EXC N 208 FT THOF & EXC S 66 FT THOF. 3.6863A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	381.60	416.00
382 Actual Front Feet,	3.64	Total Acres
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		Value
		36,067
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 4in Concrete	6.96	700 0
D/W/P: 4in Concrete	6.96	207 0
Residential Local Cost Land Improvements		
Description	Rate	Size % Good
LAND IMPROVE 2500	2,500.00	1 95
Total Estimated Land Improvements True Cash Value =		Cash Value
		2,375
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls C	Blt 1973
(11) Heating System: Forced Hot Water		
Ground Area = 924 SF Floor Area = 924 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Basement
		Size
		924
		Total:
		153,074
		Depr. Cost
		99,497
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422
2 Fixture Bath	1	2,996
Water/Sewer		
1000 Gal Septic	1	4,689
Water Well, 50 Feet	1	3,344
Porches		
CCP (1 Story)	42	1,380
Deck		
Treated Wood	330	5,544
Treated Wood	94	2,389
w/Roof (Roof portion)	207	3,401
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	816	30,445
Common Wall: 1 Wall	1	-2,589
Door Opener	1	527
Built-Ins		
Appliance Allow.	1	2,713
		1,763
	Totals:	209,335
		136,067
Notes:		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		
		167,362
2026 Est. T.C.V. 009-029-004-00 = 205,804		
Est. TCV/Total Floor Area = 222.73, Most recent sale 06/15/2018 for 170,000		

Parcel Number: 009-029-004-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	87,600	87,600	87,600	63,207	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,300	0	0	1,706	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	102,900	102,900	102,900	64,913	64,913	64,913

009-029-004-802026 Est. T.C.V.SCHUT COLLIN J
Property Class: 101S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 29 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4 EXC E 416 FT THOF. 13.697A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
AGRICULTRU 8 - 17 Acres			7.70 Acres		3800	100	29,249
AGRICULTRU SURPLUS 2600/			6.00 Acres		2600	100	15,600
		13.70	Total Acres			Total Est. Land Value =	44,849

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Ad-Hoc Unit-In-Place Items			
Description	Rate	Size % Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL	4.47	2000 100	8,940
Total Estimated Land Improvements True Cash Value =			8,940

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,120
Deck				
w/Roof (Roof portion)			240	3,828 3,522
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			1140	26,961 24,804
Totals:				26,311 24,206

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 29,773

Ag. Bld 1 2012, No-Wall Loafing Shed		Class:D,Pole	Quality:Low Cost
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	2.68	12540	33,607
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Depr. Cost =	26,886
ECF (101 AGRICULTURE)		0.750 => TCV of Bldg: 1 =	20,164

Ag. Bld 2 2012, No-Wall Barn, General Purpose		Class:D,Pole	Quality:Low Cost
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	18.11	900	16,299
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Depr. Cost =	13,039
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A22/UOOCCL	3.64	256 100	931
ECF (101 AGRICULTURE)		0.750 => TCV of Bldg: 2 =	10,514

Ag. Bld 3 2000, No-Wall Barn, General Purpose Class:D,Pole Quality:Low Cost
Height: 10 ft

Parcel Number: 009-029-004-80

Page: 2

Description	Rate	Size	Cost New
Base Cost	18.14	896	16,253
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	Depr. Cost =		9,752
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A22/UOCL	3.64	160	100 582
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 3 =		7,773

Ag. Bld 4 2000, No-Wall Barn, General Purpose

Class:D,Pole

Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	22.56	288	6,497
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	Depr. Cost =		3,898
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 4 =		2,924

Ag. Bld 5 2012, No-Wall Barn, General Purpose

Class:C

Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	18.02	352	6,343
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	Depr. Cost =		3,806
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 5 =		2,854

Total Estimated True Cash Value of Agricultural Buildings

=

44,229

2026 Est. T.C.V. 009-029-004-80

=

127,791

Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
55,100	55,100	55,100	30,174	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	33,726	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,900	63,900	63,900	30,988	63,900	63,900	

009-029-005-002026 Est. T.C.V.PHELPS JEANETTE D
Property Class: 4014448 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 29 T22N R8W N 208 FT OF E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4. 1.9864 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	208.00	416.00	0.9902	1.0099	110	100	22,880
208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =							22,880

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	23.09	168 50	1,939
Total Estimated Land Improvements True Cash Value =			1,939

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1520 SF Floor Area = 1520 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,520	
Total:			176,339	105,804
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	711	
Water/Sewer				
1000 Gal Septic	1	4,386	2,632	
Water Well, 50 Feet	1	3,344	2,006	
Built-Ins				
Appliance Allow.	1	1,897	1,138	
Totals:			187,151	112,291

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 138,118

2026 Est. T.C.V. 009-029-005-00				=	162,937
Est. TCV/Total Floor Area = 107.20, Most recent sale 07/01/2011 for 23,305					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
68,700	68,700	68,700	27,026	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,800	0	0	729	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,500	81,500	81,500	27,755	27,755	27,755

009-029-006-002026 Est. T.C.V.SCHUT COLLIN

Property Class: 4014530 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 29 T22N R8W S66 FT OF THE E 416 FT OF SE 1/4 OF NE 1/4 & N 40 FT OF E 200 FT OF N 1/2 OF SE 1/4 .814A.

347 SQ FT FV CABIN

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	106.00	332.86	1.1720	0.9551	110 100	13,052
106 Actual Front Feet, 0.81 Total Acres					Total Est. Land Value =	13,052

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Door Opener		2	935	608	
Base Cost		1440	45,230	29,399	
Class: D Exterior: Pole (Unfinished)					
Base Cost		640	13,389	6,694	*50% Good
No Concrete Floor		640	-3,494	-1,747	
Totals:			56,060	34,954	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 42,993

2026 Est. T.C.V. 009-029-006-00			=	56,045
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/15/2018 for 170,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
24,700	24,700	24,700	21,957	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	592	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
28,000	28,000	28,000	22,549	22,549

009-029-007-002026 Est. T.C.V.MALOTT SCOTT W & COURTNEY D
Property Class: 401X SEELEY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 29 T22N R8W N 1/2 OF NW 1/4. 80 A.

120 ACRES OF BEAUTIFUL UP NORTH MICHIGAN! THE PERFECT HUNTING CAMP! ABUNDANT IN WILDLIFE AND BEAUTIFUL VIEWS! THIS PROPERTY HAS A RUSTIC CABIN ON THE PROPERTY POWERED BY A GENERATOR. ENJOY YOUR SUMMER EVENINGS ON THE LARGE FRONT DECK! THIS PIECE OF LAND IS FILLED WITH HARDWOOD TREES, PINE TREES SCATTERED THROUGHOUT, AND A PRIVATE LAKE! IF YOU ARE LOOKING FOR YOUR UP NORTH GET-AWAY LOOK NO FURTHER!

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia PARTOF>80@\$3800	50.00	Acres	3800	100		190,000
Residentia INFERIOR@\$1400	30.00	Acres	1400	100		42,000
80.00 Total Acres			Total Est. Land Value =		232,000	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	12	50	175
Fencing: Wd, Solid, 6 ft.	29.29	24	50	351
Total Estimated Land Improvements True Cash Value =				526

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	720	
Total:			67,864	44,111

Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic	1	4,109	2,671	
Water Well, 50 Feet	1	3,344	2,174	
Deck				
Treated Wood	150	3,158	2,053	
Treated Wood	150	3,158	2,053	
Fireplaces				
Wood Stove	1	1,745	1,134	
Local Cost Items				
GENERATOR	1	1	1	*95% Good
Totals:		83,379	54,197	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 66,662

2026 Est. T.C.V. 009-029-007-00					=	299,188	
Est. TCV/Total Floor Area = 415.54, Most recent sale 09/03/2021 for 320,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	145,200	145,200	145,200	119,237	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,400	0	0	3,219	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	149,600	149,600	149,600	122,456	122,456	0	

009-029-008-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MALOTT SCOTT W & COURTNEY D
X SEELEY RD
LAKE CITY, MI 49651

. SEC 29 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia PARTOF>80@\$3800	40.00	Acres	3800	100		152,000
	40.00	Total Acres	Total Est. Land Value =			152,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		31.07	24 50	373
Wood Frame		31.07	40 50	621
Total Estimated Land Improvements True Cash Value =				994

2026 Est. T.C.V. 009-029-008-00					=	152,994
Est. TCV/Total Floor Area = 212.49, Most recent sale 09/03/2021 for 320,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,500	74,500	74,500	45,921	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	1,239	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,500	76,500	76,500	47,160	47,160	0	

009-029-009-00	2026 Est. T.C.V.	STATE OF MICHIGAN
Property Class: 402		X SEELEY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 29 T22N R8W SE 1/4 OF NW 1/4; AND SW 1/4. 200 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 121 - 300@	\$3800	200.00	Acres	3800	100	760,000
200.00 Total Acres			Total Est. Land Value =			760,000

2026 Est. T.C.V. 009-029-009-00					=	0
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
0	0	0	0		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-029-010-00	2026 Est. T.C.V.	LAGALO JENNIE
Property Class: 401		4520 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$3800	78.82 Acres	3800	100				299,501
Residentia INFERIOR@	\$1400	40.00 Acres	1400	100		LTD ACCESS @ LACHANCE		56,000
Residentia ROAD @ ZERO		1.00 Acres		0	100			0
		119.82 Total Acres			Total Est.	Land Value =		355,501

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.84	160	50	1,667
Total Estimated Land Improvements True Cash Value =				1,667

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1971

(11) Heating System: Electric Baseboard

Ground Area = 800 SF Floor Area = 800 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	800		
			Total:	91,141	54,685

Other Additions/Adjustments

Plumbing

Average Fixture (s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Totals:	106,062	63,637

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 78,274

2026 Est. T.C.V. 009-029-010-00 = 435,442

Est. TCV/Total Floor Area = 544.30, Most recent sale 06/12/2020 for 200,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
207,800	207,800	207,800	128,330	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,900	0	0	3,464	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	217,700	217,700	217,700	131,794	131,794	131,794

03/24/2026

12:40 PM

Valuation Report

DB: Lake2026

009-029-011-00

2026 Est. T.C.V.

SUTTON LOUIS

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 29 T22N R8W S 198 FT OF SE 1/4 OF SE 1/4. 6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF 198.001320.00			1.0025	1.3478	110	100		29,429
198 Actual Front Feet, 6.00 Total Acres							Total Est. Land Value =	29,429

2026 Est. T.C.V. 009-029-011-00

=

29,429

Est. TCV/Total Floor Area = 36.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,000	12,000	12,000	6,560	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	177	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,700	14,700	14,700	6,737	6,737	6,737

009-029-011-20
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRAINERD RICKY R & DELLA L
4900 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 29 T22N R8W SE 1/4 OF SE 1/4 EXC BEG 621 FT N OF SE COR, TH W 309 FT, N 293 1/2 FT, E 309 FT, S 293 1/2 FT & EXC N 405.5 FT OF E 224 FT THOF & EXC S 198 FT THOF. 29.8302A.

14X65 FV MH, W/10X65 SBA VERY LITTLE VALUE.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	29.83 Acres	5000	100		149,150
		29.83 Total Acres	Total Est. Land Value =			149,150

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		17.88	1340 25	5,990
Total Estimated Land Improvements True Cash Value =				5,990

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1324 SF Floor Area = 1324 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,324	
Total:			143,071	78,690

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	543
Water/Sewer				
1000 Gal Septic		1	4,109	2,260
Water Well, 50 Feet		1	3,344	1,839

Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost		576	12,332	6,783
No Concrete Floor		576	-3,145	-1,730
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		1440	45,230	24,876

Built-Ins				
Appliance Allow.		1	1,607	884

Deck				
w/Roof (Roof portion)		225	2,986	1,642
w/Roof (Roof portion)		468	5,728	3,150
Totals:			216,250	118,937

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 146,293

2026 Est. T.C.V. 009-029-011-20					=	301,433
Est. TCV/Total Floor Area = 227.67						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
121,100	121,100	121,100	54,485	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,600	0	0	1,471	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,700	150,700	150,700	55,956	55,956	55,956	

009-029-012-002026 Est. T.C.V.DANILOWICZ JAMES & DEBORAH

Property Class: 4014774 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 29 T22N R8W N1/2 OF E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 1.0426 A.
SPLIT PART ON 7/2022 TO 009-029-012-50
FORMERLY . SEC 29 T22N R8W E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 2.0852 A.

Split/Comb. on 07/29/2022 completed 07/29/2022 TIM ;
Parent Parcel(s): 009-029-012-00;
Child Parcel(s): 009-029-012-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	202.75	224.00	0.9966	0.8651	110	100	19,227
203 Actual Front Feet, 1.04 Total Acres			Total Est. Land Value =			19,227	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	21.68	225	50	2,439
Total Estimated Land Improvements			True Cash Value =	2,439

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1107 SF Floor Area = 1107 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,008		
1 Story	Siding	Slab	99		
Total:			114,567	80,195	

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	829	
Water/Sewer				
1000 Gal Septic	1	4,386	3,070	
Water Well, 100 Feet	1	5,415	3,790	
Deck				
Treated Wood	279	4,857	3,400	
w/Roof (Roof portion)	240	3,466	2,426	
Built-Ins				
Appliance Allow.	1	1,897	1,328	
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	1296	40,707	28,495	
Totals:		176,480	123,533	

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 122,297

2026 Est. T.C.V. 009-029-012-00					=	143,963
Est. TCV/Total Floor Area = 130.05, Most recent sale 10/19/2022 for 115,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
63,500	63,500	63,500	56,617	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,500	0	0	1,528	0	

Parcel Number: 009-029-012-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,000	72,000	72,000	58,145	58,145	0

009-029-012-502026 Est. T.C.V.GEERS JACK D & JANET L
Property Class: 4014824 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 29 T22N R8W S 1/2 OF E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 1.0426
A A.
SPLIT ON 07/29/2022 FROM 009-029-012-00;

Split/Comb. on 07/29/2022 completed 07/29/2022 TIM ;
Parent Parcel(s): 009-029-012-00;
Child Parcel(s): 009-029-012-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	202.75	224.00	0.9966	0.8651	110	100	19,227
203 Actual Front Feet, 1.04 Total Acres			Total Est. Land Value =			19,227	

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1972

(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
Expando			99		
			Total:	66,559	23,295

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,010	353

Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170

Porches					
CCP (1 Story)			279	6,236	2,183
CCP (1 Story)			24	1,185	415
Block Foundation			198	2,944	1,030

Built-Ins					
Appliance Allow.			1	2,713	950
			Totals:	88,680	31,037

Notes: 1972 STAR MHD

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 29,175

2026 Est. T.C.V. 009-029-012-50				=	48,402
Est. TCV/Total Floor Area = 49.39, Most recent sale 08/05/2022 for 70,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
19,400	19,400	19,400	19,400	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800	0	0	523	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,200	24,200	24,200	19,923	19,923	0

009-029-013-00	2026 Est. T.C.V.	SCHAAF KEVIN L
Property Class: 401		4854 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 29 T22N R8W BEG 621 FT N OF SE COR SEC 29 TH N 293 1/2 FT W 309 FT S 293 1/2 FT E 309 FT TO POB. 2.082 A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	293.50	309.00
294 Actual Front Feet, 2.08		
0.9086	0.9375	
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		27,500
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Metal Prefab	10.90	270 50
Wood Frame	21.37	144 50
Total Estimated Land Improvements True Cash Value =		3,009
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls D	Blt 1968
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1024 SF Floor Area = 1024 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Slab
		Size
		1,024
		Total:
		112,184
		67,312
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	988
		593
Water/Sewer		
1000 Gal Septic	1	4,109
Water Well, 50 Feet	1	3,344
		2,465
		2,006
Deck		
Treated Wood w/Roof (Deck Portion)	160	3,298
Treated Wood w/Roof (Roof portion)	160	2,261
w/Roof (Roof portion)	192	2,632
		1,979
		1,357
		1,579
Built-Ins		
Appliance Allow.	1	1,607
		964
		Totals:
		130,423
		78,255
Notes:		
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	96,254
2026 Est. T.C.V. 009-029-013-00		
		=
		126,763
Est. TCV/Total Floor Area = 123.79		
2025 Assessed	MBOR	S.E.V.
53,600	53,600	53,600
		Base for Cap
		23,581
		IRM
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	9,800	0
		Tax Adjustment
		636
		0
2026 Assessed	MBOR	S.E.V.
63,400	63,400	63,400
		Capped
		24,217
		->Taxable<-
		24,217
		PRE/MBT
		24,217

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-030-001-00

2026 Est. T.C.V.

STATE OF MICHIGAN

Property Class: 402

S SEELEY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 30 T22N R8W ENTIRE FRL SECTION. 647.07 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 121 - 300@	\$3800	647.07 Acres	3800	100		2,458,866
647.07 Total Acres			Total Est. Land Value =			2,458,866

2026 Est. T.C.V. 009-030-001-00

=

0

Est. TCV/Total Floor Area = 0.00

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

0

0

0

0

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

0

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

0

0

0

0

0

0

009-031-001-00	2026 Est. T.C.V.	DRAPER PHILLIP
Property Class: 402		5388 S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

A PART OF THE NORTHEAST¼ OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST¼ CORNER OF SAID SECTION; THENCE N89°29'4G"W. ALONG THE EAST-WEST¼ LINE OF SAID SECTION, 1498.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°29'4G'W, 187.37 FEET; THENCE N00°02'40"E, 956.34 FEET: THENCE S31 °57'40"E, 23.09 FEET; THENCE 199.94 FEET ALONG A CURVE TO THE LEFT (RADIUS= I 2G.2 I FEET. CHORD=S77'24' 18"E, 179.68 FEET): THENCE S00°03'44"W, 899.24 FEET TO THE POINT OF BEGINNING. CONTAINING 3.85± ACRES.

SPLIT ON 7/2020 13.32 A TO 031-001-10

FORMERLY SEC31T22NR8W BEG N89DEG29'46"W 1498.5FT FROM E1/4COR TH N 0DEG03'44"E899.24FT, N36DEG08'02"E 90.78FT, N15DEG03'01"E297.75FT, N20DEG19'50"E 221.85FT, N23DEG19'38"W535.91FT, S89DEG40'35"W 815.66 FT, SSSDEG51'29"W107.22FT, S26DEG17'35"E 321.45FT, S48DEG59'05"E93.62FT, S33DEG09'11"E115.82FT, S16DEG19'19"E300.54FT, S32DGE40'52"E211.55FT, S0DEG03'44"W957.40FT, S89DEG29'46"E TO POB. 17.77AC

SPLIT ON 10/16/2019 26.33A TO PIN 009-031-001-25

FORMERLY SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG AT NE COR, TH S 0 DEG30'13"E TO SE COR, TH N89DEG29'46"W297.5 FT, N0DEG13'45"E 1024.06', N59 DEG 54'35"W 194.02FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 0'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 66 DEG 13'21"W 73.35 FT, N76 DEG 47'19"W 142.24 FT, N 64 DEG 28'46"W 63.96 FT, N 52 DEG 10'12"W 170 FT, S 73 DEG 42'57"W 243.06 FT, S 19 DEG 36'07"W 96.37 FT, N 23 DEG 19'38"W 535.91 FT, S 89 DEG 40'35"W 815.66 FT, S22 DEG 51'29"W 107.22 FT, S 26 DEG 17'35"E 321.45 FT, S 48 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S957.4 FT, N89DEG 29'46"W TO SW COR, N0DEG40'))"E TO NE COR, N89DEG 40'36"E TO POB EXC BEG 89D29'46"W 1060.85FT FROM E1/4 COR TH N0D03'44"E 1261.24FT, N89D29'46"W 307.19FT S15D03'01"W 297.75FT, S36D08'02"W 90.78FT, S0D03'44W 899.24FT, S89D29'46"E 437.65FT TO POB. 44.1 A. SPLIT ON 12/05/2006 INTO 009-031-001-92; SPLIT ON 05/16/2007 INTO 009-031-001-85; SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80; SPLIT ON 06/24/2009 INTO 009-031-031-70; SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65; SPLIT ON 06/04/2012 INTO 009-031-001-60; SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55; SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45; SPLIT ON 05/04/2018 INTO 009-031-001-40 ; SPLIT ON 7/9/2018 INTO 009-031-004-35

FORMERLY (5*2006) 2013-02263 LTC SPLIT 20.88 ACRES FROM 81.98

PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE S89°46'55W 2636.58 FEET ALONG THE EAST AND WEST 1/4 LINE TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 31, THENCEN00°40'00'W 956.53 FEET ALONG SAID NORTH AND SOUTH 1/4LINE, THENCE N89°43'45"E 950.44 FEET TO A POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT, THENCE ALONG SAID CENTERLINE THE FOLLOWING COARSES, N32°40'52'W 211.55 FEET, THENCE N16°19'17"E 300.54 FEET, THENCE NORTHWESTERLY 117.51 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING N33°09'11 "W 115.82 FEET) THENCE NORTHWESTERLY 330.80 FEET ALONG THE ARC OF A 400 RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N26°17'35'W 321.45 FEET), THENCE LEAVING SAID CENTERLINE N22°51'29"E 107.22 FEET THENCE N89°40'35RE 634.64 FEET, THENCE S23°19'38"E 535.91 FEET TO A POINT ON SAID 66 FOOT WIDE EASEMENT, THENCE ALONG SAID EASEMENT THE FOLLOWING COARSES, N 19°3607"E 96.37 FEET, THENCE NORTHEASTERLY 283.34 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N73°42'57"E 243.06 FEET), THENCE S52°10'12"E 170.00 FEET, THENCE SOUTHEASTERLY 64.45 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S64°28'46"E 63.96 FEET), THENCE S76°47'19"E 142.24 FEET, THENCE SOUTHEASTERLY 274.66 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING S37°26'45"E 253.58 FEET), THENCE SOUTHEASTERLY 176.01 FEET ALONG THE ARC OF A 163.16 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S29°00'23"E 167.60 FEET), THENCE S59°54'35RE 225.94 FEET, THENCE S43°31'06"E 209.58 FEET, THENCE S55°56'12"E 44.30 FEET, THENCE LEAVING SAID CENTERLINE OF THE 66 FOOT WIDE EASEMENT S89°29'47"W 119.23 FEET, THENCE S00°30'13"E 235.00 FEET, THENCE N89°29'47"E 210.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 31, THENCE S00°30'13"E 595.70 FEET TO THE POINT OF BEGINNING. CONTAINING 81.4 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND

UTILITIES AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. EXEPT BEG AS SW CNR THEN N 956.53' EAST 940.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEGINNING. 20.88A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
SPLIT ON 05/16/2007 INTO 009-031-001-85;
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
SPLIT ON 06/24/2009 INTO 009-031-031-70;
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
SPLIT ON 06/04/2012 INTO 009-031-001-60;
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45;

FORMERLY:
SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG S 0 DEG 40'E 758.42 FT FROM N 1/4 COR, TH N 89 DEG 43'45"E 484.94 FT, S 26 DEG 17'35"E 321.45 FT, S 49 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S 89 DEG 43'45"W 950.44 FT, N 0 DEG 40'00"W 914.12 FT TO POB & EXC BEG AT NE COR, TH S 0 DEG 30'13"E 1865.73 FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT, N 66 DEG 13'21"W 73.35 FT, N 76 DEG 47'19"W 142.24 FT, N 0 DEG 30'13"W 468.76 FT, S 89 DEG 40'36"W 484.71 FT, N 0 DEG 30'13"W 660 FT, N 89 DEG 40'36"E 1320 FT TO POB. EXCEPT 2012-00042 LCT PARCEL B: PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614. 69 FEAT ALONQ THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45''W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00''W 758.42 FEET ALONG' SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD. 009-031-001-60
99.06 A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
SPLIT ON 05/16/2007 INTO 009-031-001-85;
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
SPLIT ON 06/24/2009 INTO 009-031-031-70;
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
SPLIT ON 06/04/2012 INTO 009-031-001-60;
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
SPLIT ON 07/09/2013 INTO 009-031-001-45;

Split/Comb. on 07/11/2020 completed 07/11/2020 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-10;

Split/Comb. on 10/16/2019 completed 10/16/2019 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-25;

Split/Comb. on 07/09/2018 completed 07/09/2018 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-35;

SPLIT/COMB. ON 05/04/2018 COMPLETED 05/04/2018 TIM ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-40;

SPLIT/COMB. ON 07/09/2013 COMPLETED 07/09/2013 TIM EXEMPT SPLIT 20.88A;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-45;

SPLIT/COMB. ON 08/28/2012 COMPLETED 08/28/2012 TIM LAND DIVISION
APPLICATION -55;
PARENT PARCEL(S): 009-031-001-00;

CHILD PARCEL(S): 009-031-001-50, 009-031-001-55;

SPLIT/COMB. ON 06/04/2012 COMPLETED 06/04/2012 TIM L2012-00042 LCT ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-60;

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM LAND DIVISION ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-01, 009-031-001-65;

SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-031-70;

SPLIT/COMB. ON 06/04/2007 COMPLETED 06/04/2007 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-75, 009-031-001-80;

SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-85;

SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-92;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *				187.37 X 895.053			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	187.37	895.05	1.0164	1.2231	110	100	25,623
187 Actual Front Feet, 3.85 Total Acres			Total Est. Land Value =			25,623	
2026 Est. T.C.V. 009-031-001-00					=		25,623
Est. TCV/Total Floor Area = 25.02, Most recent sale 11/14/2025 for 28,000							
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM
10,500	10,500		10,500		10,500		2.70
2026 New Eq.	Adjustment		Loss		Additions		Tax Adjustment Losses
0	2,300		0		0		2,300 0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT
12,800	12,800		12,800		10,783 12,800		0

009-031-001-10	2026 Est. T.C.V.	SMITH ROBERT & ROBIN L
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

A PART OF THE NORTHEAST¼ OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH¼ CORNER OF SAID SECTION: THENCE S00°03'43"W, ALONG THE NORTH-SOUTH¼ LINE OF SAID SECTION, 759.87 FEET; THENCE S89°32'32"E, 464.03 FEET TO THE POINT OF BEGINNING; THENCE N23° 11'43"E, I 07.24 FEET; THENCE S89°35'35"E, 634.67 FEET; THENCE S22°36' 10"E, 535.56 FEET; THENCE S20° 15'36"W, 224.85 FEET; THENCE S15°04'00"W, 302.53 FEET; THENCE 292.81 FEET ALONG A CURVE TO THE RIGHT (RADIUS= 126.21 FEET. CHORD=S81DEG31'02"W, 231 .42 FEET); THENCE N31 DEG57'40"W, 234.64 FEET; THENCE N15°35'34"W, 300.54 FEET: THENCE 117.70 FEET ALONG A CURVE TO THE LEFT (RADIUS= 199.35 FEET. CHORD=N32°25'28"W, 117.51 FEET); THENCE N49° 15'22"W, 93.62 FEET; THENCE 331. 14 FEET ALONG A CURVE TO THE RIGHT (RADIUS=401.30 FEET, CHORD=N25°37'34"W, 321 .53 FEET); THENCE N89°17'38"W, 20.27 FEET TO THE POINT OF BEGINNING. CONTAINING 13.32± ACRES.

SPLIT ON 7/2020 FROM 031-001-00

FORMERLY SEC31T22NR8W BEG N89DEG29'46"W 1498.5FT FROM E1/4COR TH N 0DEG03'44"E899.24FT, N36DEG08'02"E 90.78FT, N15DEG03'01"E297.75FT, N20DEG19"50"E 221.85FT, N23DEG19'38"W535.91FT, S89DEG40'35"W 815.66 FT, SSSDEG51'29"W107.22FT, S26DEG17'35"E 321.45FT, S48DEG59'05"E93.62FT, S33DEG09'11"E115.82FT, S16DEG19'19"E300.54FT, S32DGE40'52"E211.55FT, S0DEG03'44"W957.40FT, S89DEG29'46"E TO POB. 17.77AC

SPLIT ON 10/16/2019 26.33A TO PIN 009-031-001-25

FORMERLY SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG AT NE COR, TH S 0 DEG30'13"E TO SE COR, TH N89DEG29'46"W297.5 FT, N0DEG13'45"E 1024.06', N59 DEG 54'35"W 194.02FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 0'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 66 DEG 13'21"W 73.35 FT, N76 DEG 47'19"W 142.24 FT, N 64 DEG 28'46"W 63.96 FT, N 52 DEG 10'12"W 170 FT, S 73 DEG 42'57"W 243.06 FT, S 19 DEG 36'07"W 96.37 FT, N 23 DEG 19'38"W 535.91 FT, S 89 DEG 40'35"W 815.66 FT, S22 DEG 51'29"W 107.22 FT, S 26 DEG 17'35"E 321.45 FT, S 48 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S957.4 FT, N89DEG 29'46"W TO SW COR, N0DEG40'))"E TO NE COR, N89DEG 40'36"E TO POB EXC BEG 89D29'46"W 1060.85FT FROM E1/4 COR TH N0D03'44"E 1261.24FT, N89D29'46"W 307.19FT S15D03'01"W 297.75FT, S36D08'02"W 90.78FT, S0D03'44W 899.24FT, S89D29'46"E 437.65FT TO POB. 44.1 A. SPLIT ON 12/05/2006 INTO 009-031-001-92; SPLIT ON 05/16/2007 INTO 009-031-001-85; SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80; SPLIT ON 06/24/2009 INTO 009-031-031-70; SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65; SPLIT ON 06/04/2012 INTO 009-031-001-60; SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55; SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45; SPLIT ON 05/04/2018 INTO 009-031-001-40 ; SPLIT ON 7/9/2018 INTO 009-031-004-35

FORMERLY (5*2006) 2013-02263 LTC SPLIT 20.88 ACRES FROM 81.98

PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE S89°46'55W 2636.58 FEET ALONG THE EAST AND WEST 1/4 LINE TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 31, THENCEN00°40'00'W 956.53 FEET ALONG SAID NORTH AND SOUTH 1/4LINE, THENCE N89°43'45"E 950.44 FEET TO A POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT, THENCE ALONG SAID CENTERLINE THE FOLLOWING COARSES, N32°40'52'W 211.55 FEET, THENCE N16°19'17"E 300.54 FEET, THENCE NORTHWESTERLY 117.51 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING N33°09'11 "W 115.82 FEET) THENCE NORTHWESTERLY 330.80 FEET ALONG THE ARC OF A 400 RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N26°17'35'W 321.45 FEET), THENCE LEAVING SAID CENTERLINE N22°51'29"E 107.22 FEET THENCE N89°40'35RE 634.64 FEET, THENCE S23°19'38"E 535.91 FEET TO A POINT ON SAID 66 FOOT WIDE EASEMENT, THENCE ALONG SAID EASEMENT THE FOLLOWING COARSES, N 19°3607"E 96.37 FEET, THENCE NORTHEASTERLY 283.34 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N73°42'57"E 243.06 FEET), THENCE S52°10'12"E 170.00 FEET, THENCE SOUTHEASTERLY 64.45 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S64°28'46"E 63.96 FEET), THENCE S76°47'19"E 142.24 FEET, THENCE SOUTHEASTERLY 274.66 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING S37°26'45"E 253.58 FEET), THENCE SOUTHEASTERLY 176.01 FEET ALONG THE ARC OF A 163.16 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S29°00'23"E 167.60 FEET), THENCE S59°54'35RE 225.94 FEET, THENCE S43°31'06"E 209.58 FEET, THENCE S55°56'12"E

44.30 FEET, THENCE LEAVING SAID CENTERLINE OF THE 66 FOOT WIDE EASEMENT
S89°29'47"W 119.23 FEET, THENCE S00°30'13"E 235.00 FEET, THENCE N89°29'47"E
210.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 31, THENCE S00°30'13"E
595.70 FEET TO THE POINT OF BEGINNING. CONTAINING 81.4 ACRES MORE OR LESS.
TOGETHER WITH AND SUBJECT A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND
UTILITIES AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF
RECORD. EXEPT BEG AS SW CNR THEN N 956.53' EAST 940.44 FEET; THENCE SOUTH 957.40
FEET; THENCE WEST TO THE POINT OF BEGINNING. 20.88A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
SPLIT ON 05/16/2007 INTO 009-031-001-85;
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
SPLIT ON 06/24/2009 INTO 009-031-031-70;
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
SPLIT ON 06/04/2012 INTO 009-031-001-60;
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45;

FORMERLY:
SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG S 0 DEG 40'E 758.42 FT FROM N 1/4 COR,
TH N 89 DEG 43'45"E 484.94 FT, S 26 DEG 17'35"E 321.45 FT, S 49 DEG 59'05"E
93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG
40'52"E 211.55 FT, S 89 DEG 43'45"W 950.44 FT, N 0 DEG 40'00"W 914.12 FT TO POB
& EXC BEG AT NE COR, TH S 0 DEG 30'13"E 1865.73 FT, N 55 DEG 56'12"W 154.54 FT,
N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'23"W 167.60
FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT, N 66 DEG 13'21"W
73.35 FT, N 76 DEG 47'19"W 142.24 FT, N 0 DEG 30'13"W 468.76 FT, S 89 DEG
40'36"W 484.71 FT, N 0 DEG 30'13"W 660 FT, N 89 DEG 40'36"E 1320 FT TO POB.
EXCEPT 2012-00042 LCT PARCEL B: PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N,
R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS:
COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614. 69
FEAT ALONQ THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET,
THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45''W 464.33 FEET TO A POINT ON
THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00''W 758.42 FEET
ALONG' SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL
ROAD. 009-031-001-60
99.06 A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
SPLIT ON 05/16/2007 INTO 009-031-001-85;
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
SPLIT ON 06/24/2009 INTO 009-031-031-70;
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
SPLIT ON 06/04/2012 INTO 009-031-001-60;
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
SPLIT ON 07/09/2013 INTO 009-031-001-45;

SPLIT/COMBINED ON 07/11/2020 FROM 009-031-001-00;

Split/Comb. on 07/11/2020 completed 07/11/2020 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		13.32 Acres		5600	100	74,592
		13.32 Total Acres			Total Est. Land Value =	74,592
2026 Est. T.C.V. 009-031-001-10					=	74,592
Est. TCV/Total Floor Area = 72.84, Most recent sale 11/17/2023 for 40,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
33,300	33,300	33,300	20,620		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-031-001-10

Page: 3

	0	4,000	0	0	556	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	37,300	37,300	37,300	21,176	21,176	0

009-031-001-25
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HARRELL TYLER J & TIFFANY K TRUST
5304 S BROWN RD
LAKE CITY, MI 49651

SEC 31 T22N R8W (0*2019) REMAINDER PCL A & B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-115 DESC AS: BEG N 89 DEG 29'46"W 297.5 FT FROM E 1/4 COR, TH N 89 DEG 29'46"W 763.35 FT, N 00 DEG 03'44"E 1204.64 FT, S 65 DEG 06'36"E 426.39 FT, N 62 DEG 45'06"E 222.25 FT, S 55 DEG 58'56"E 18.21 FT, S 59 DEG 10'52"E 194.02 FT, S 00 DEG 13'43"W 1024.07 FT TO POB. 19.29A.
SPLIT ON 2/3/2022 PART TO 031-001-30
SPLIT ON 2/10/21 PART TO 031-001-30
SPLIT ON 10/16/2019 26.3 FROM 009-030-001-00
FORMERLY BEG N89DEG29'46"W 297.5 FT FROM E1/4 COR TH N89DEG29'46"W 763.35FT, N0DEG03'44"E1261.24FT, N89DEG29'46"W307.19FT,N15 DEG 03'01"E 8.97FT, N20DEG19'50"E 318.22FT, N74DEG26'40"E 243.06FT, S51DEG26'29"E 170FT, S63DEG45'03"E 63.96FT, S76DEG03'36"E81.16FT, S76DEG03'36"E61.08FT, S36DEG43'02"E253.58FT, S28DEG16'40"E167.60FT, S59DEG10'52"E194.02FT, S0DEG13'43"W1024.07FT TO POB SEC 31T22NR8W 26.33AC

Split/Comb. on 02/11/2022 completed 02/11/2022 TIM ;
Parent Parcel(s): 009-031-001-25;
Child Parcel(s): 009-031-001-30;

Split/Comb. on 10/16/2019 completed 10/16/2019 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-25;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	19.29 Acres	5000	100		96,450
		19.29 Total Acres	Total Est. Land Value =			96,450

2026 Est. T.C.V. 009-031-001-25 = 96,450						
Est. TCV/Total Floor Area = 94.19, Most recent sale 03/29/2022 for 76,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
35,700	35,700	35,700	27,172		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,500	0	0	733	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,200	48,200	48,200	27,905	27,905	0	

009-031-001-30
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

COOK JEFFREY A & DEBORAH J
S BROWN RD
LAKE CITY, MI 49651

BEG N89DEG29'46"W 1060.85FT, N0DEG 03'44"E 1204.64FT FORM E 1/4 COR. TH N0DEG 03'44"E 56.60FT, N89DEG 29'46"W 307.19FT, N15DEG 30'01" E 8.97FT, N20DEG 19' 50" E 318.22FT, N74DEG 26' 40"E 243.06FT, S51DEG 26'29"E 170FT, S63DEG 45'03"E 63.96FT, S76DE03'36"E 142.24FT, S36DEG 43'02"E 253.58FT, S 25DEG 04'42"E 151.71FT, S 62DEG45'06"W 222.25FT, N65DEG06'36"W 426.39FT TO POB SEC31 T22N R8W 7.04 A
SPLIT ON 02/11/2022 FROM 009-031-001-25;

Split/Comb. on 02/11/2022 completed 02/11/2022 TIM ;
Parent Parcel(s): 009-031-001-25;
Child Parcel(s): 009-031-001-30;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		7.04 Acres			5600 100	39,424
		7.04 Total Acres			Total Est. Land Value =	39,424

2026 Est. T.C.V. 009-031-001-30 = 39,424						
Est. TCV/Total Floor Area = 38.50, Most recent sale 02/24/2022 for 28,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
17,600	17,600	17,600	10,717		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,100	0	289	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,700	19,700	19,700	11,006	11,006	0	

009-031-001-35	2026 Est. T.C.V.	RYKTARSYK DANIEL J & CORTNEY K
Property Class: 401		5228 S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG AT NE COR, TH S 0 DEG30'13"E TO SE COR, TH N89DEG29'46"W297.5 FT, NODEG13'45"E 1024.06', N59 DEG 54'35"W 194.02FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 0'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 66 DEG 13'21"W 73.35 FT, N76 DEG 47'19"W 142.24 FT, N 64 DEG 28'46"W 63.96 FT, N 52 DEG 10'12"W 170 FT, S 73 DEG 42'57"W 243.06 FT, S 19 DEG 36'07"W 96.37 FT, N 23 DEG 19'38"W 535.91 FT, S 89 DEG 40'35"W 815.66 FT, S22 DEG 51'29"W 107.22 FT, S 26 DEG 17'35"E 321.45 FT, S 48 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S957.4 FT, N89DEG 29'46"W TO SW COR, NODEG40'))"E TO NE COR, N89DEG 40'36"E TO POB EXC BEG 89D29'46"W 1060.85FT FROM E1/4 COR TH N0D03'44"E 1261.24FT, N89D29'46"W 307.19FT, S15D03'01"W 297.75FT, S36D08'02"W 90.78FT, S0D03'44W 899.24FT, S89D29'46"E 437.65FT TO POB. 44.1 A. SPLIT ON 12/05/2006 INTO 009-031-001-92; SPLIT ON 05/16/2007 INTO 009-031-001-85; SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80; SPLIT ON 06/24/2009 INTO 009-031-031-70; SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65; SPLIT ON 06/04/2012 INTO 009-031-001-60; SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55; SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45; SPLIT ON 05/04/2018 INTO 009-031-001-40 ; SPLIT ON 7/9/2018 INTO 009-031-004-35

FORMERLY (5*2006) 2013-02263 LTC SPLIT 20.88 ACRES FROM 81.98
PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE S89°46'55W 2636.58 FEET ALONG THE EAST AND WEST 1/4 LINE TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 31, THENCEN00°40'00'W 956.53 FEET ALONG SAID NORTH AND SOUTH 1/4LINE, THENCE N89°43'45"E 950.44 FEET TO A POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT, THENCE ALONG SAID CENTERLINE THE FOLLOWING COARSES, N32°40'52'W 211.55 FEET, THENCE N16°19'17"E 300.54 FEET, THENCE NORTHWESTERLY 117.51 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING N33°09'11 "W 115.82 FEET) THENCE NORTHWESTERLY 330.80 FEET ALONG THE ARC OF A 400 RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N26°17'35'W 321.45 FEET), THENCE LEAVING SAID CENTERLINE N22°51'29"E 107.22 FEET THENCE N89°40'35RE 634.64 FEET, THENCE S23°19'38"E 535.91 FEET TO A POINT ON SAID 66 FOOT WIDE EASEMENT, THENCE ALONG SAID EASEMENT THE FOLLOWING COARSES, N 19°3607"E 96.37 FEET, THENCE NORTHEASTERLY 283.34 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N73°42'57"E 243.06 FEET), THENCE S52°10'12"E 170.00 FEET, THENCE SOUTHEASTERLY 64.45 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S64°28'46"E 63.96 FEET), THENCE S76°47'19"E 142.24 FEET, THENCE SOUTHEASTERLY 274.66 FEET ALONG THE ARC OF A 200 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING S37°26'45"E 253.58 FEET), THENCE SOUTHEASTERLY 176.01 FEET ALONG THE ARC OF A 163.16 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S29°00'23"E 167.60 FEET), THENCE S59°54'35RE 225.94 FEET, THENCE S43°31'06"E 209.58 FEET, THENCE S55°56'12"E 44.30 FEET, THENCE LEAVING SAID CENTERLINE OF THE 66 FOOT WIDE EASEMENT S89°29'47"W 119.23 FEET, THENCE S00°30'13"E 235.00 FEET, THENCE N89°29'47"E 210.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 31, THENCE S00°30'13"E 595.70 FEET TO THE POINT OF BEGINNING. CONTAINING 81.4 ACRES MORE OR LESS. TOGETHER WITH AND SUBJECT A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. EXEPT BEG AS SW CNR THEN N 956.53' EAST 940.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEGINNING. 20.88A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
SPLIT ON 05/16/2007 INTO 009-031-001-85;
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
SPLIT ON 06/24/2009 INTO 009-031-031-70;
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
SPLIT ON 06/04/2012 INTO 009-031-001-60;
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
SPLIT(EXEMPT) ON 7/16/2013 INTO 009-031-001-45;

FORMERLY:
SEC 31 T22N R8W (5*2006) NE 1/4 EXC BEG S 0 DEG 40'E 758.42 FT FROM N 1/4 COR,

TH N 89 DEG 43'45"E 484.94 FT, S 26 DEG 17'35"E 321.45 FT, S 49 DEG 59'05"E 93.62 FT, S 33 DEG 09'11"E 115.82 FT, S 16 DEG 19'17"E 300.54 FT, S 32 DEG 40'52"E 211.55 FT, S 89 DEG 43'45"W 950.44 FT, N 0 DEG 40'00"W 914.12 FT TO POB & EXC BEG AT NE COR, TH S 0 DEG 30'13"E 1865.73 FT, N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'23"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT, N 66 DEG 13'21"W 73.35 FT, N 76 DEG 47'19"W 142.24 FT, N 0 DEG 30'13"W 468.76 FT, S 89 DEG 40'36"W 484.71 FT, N 0 DEG 30'13"W 660 FT, N 89 DEG 40'36"E 1320 FT TO POB. EXCEPT 2012-00042 LCT PARCEL B: PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614. 69 FEAT ALONG THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45''W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00''W 758.42 FEET ALONG SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD. 009-031-001-60
99.06 A M/L

SPLIT ON 12/05/2006 INTO 009-031-001-92;
SPLIT ON 05/16/2007 INTO 009-031-001-85;
SPLIT ON 06/04/2007 INTO 009-031-001-75, 009-031-001-80;
SPLIT ON 06/24/2009 INTO 009-031-031-70;
SPLIT ON 10/20/2011 INTO 009-031-001-00, 009-031-001-65;
SPLIT ON 06/04/2012 INTO 009-031-001-60;
SPLIT ON 08/28/2012 INTO 009-031-001-50, 009-031-001-55;
SPLIT ON 07/09/2013 INTO 009-031-001-45;

Split/Combined on 07/09/2018 from 009-031-001-00;

Split/Comb. on 07/09/2018 completed 07/09/2018 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-35;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		12.00 Acres	5600	100		67,200
12.00 Total Acres			Total Est. Land Value =			67,200

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	48	50	158
Wood Frame	31.07	30	50	466
Total Estimated Land Improvements True Cash Value =				624

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1	4,109 4,068
Water Well, 50 Feet			1	3,344 3,311
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			792	29,795 29,497
Built-Ins				

Parcel Number: 009-031-001-35		Page: 3	
Appliance Allow.	1	1,607	1,591
Fireplaces			
Wood Stove	1	1,745	1,728
Deck			
w/Roof (Roof portion)	48	787	779
Totals:		41,387	40,974
Notes:			
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		50,398	

2026	Est. T.C.V. 009-031-001-35					=	118,222
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/02/2025 for 139,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	31,700	31,700	31,700	13,640	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	25,200	2,200	0	25,200	20,260		0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	59,100	59,100	59,100	39,208	59,100	59,100	

009-031-001-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MILLER MICHAEL
5440 S BROWN RD
LAKE CITY, MI 49651

LEGAL DESCRIPTION: AS SURVEYED A PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N89°2G'4G"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION, 297.50 FEET; THENCE N0DEG13'43"E, 1024.06 FEET; THENCE S59DEG10'51"E, 31.92 FEET; THENCE S42°47'23"E 209.58 FEET; THENCE S54°51'07"E, 46.73 FEET; THENCE N89DEG 13'04"W, 120.80 FEET; THENCE S00°23'05"W, 235.55 FEET; THENCE S89°47' 13"E, 210.15 FEET TO THE EAST LINE OF SAID SECTION; THENCE S00°13'43"W, ALONG SAID LINE, 594.95 FEET TO THE POINT OF BEGINNING. CONTAINING 5 .00± ACRES. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.; SPLIT ON 05/04/2018 FROM 009-031-001-00

Split/Comb. on 05/04/2018 completed 05/04/2018 TIM ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-000-140;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		5.00 Acres		9000	100	45,000
		5.00 Total Acres		Total Est. Land Value =		45,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		24.96	192 50	2,396
Total Estimated Land Improvements True Cash Value =				2,396

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2019

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-4,299
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			550	20,807	19,975
Carports					
Aluminum			216	3,087	1,543 *50% Good
Totals:				19,416	17,219

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 21,179

2026 Est. T.C.V. 009-031-001-40 = 68,575						
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/21/2019 for 19,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,900	25,900	25,900	16,708	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,400	0	0	451	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,300	34,300	34,300	17,159	17,159	0	

009-031-001-45	2026 Est. T.C.V.	BELL RODNEY E & NANCY L
Property Class: 402		S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2013-02263 A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MIDDGAN, MORE FULLY DESCRIBED TO-WIT:COMMENCING AT THE SOUTH CENTER 1/4 OF SECTION 31, TOWN 22 NORTH RANGE 8 WEST; THEACE NORTH 956.53 FEET ; THENCE EAST 950.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEG, TOGETHER WITH SAID SUBJECT TO A . 66 FOOT WIDE EASEMEAT FOR INGRESS, EGRESS AND UTILITIES, DESCRIBED BELOW: 66 FOOT WIDE EASEMENT: A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, LYIDG 33 FEET ON EITHER SIDE AND ADJACENT TO A LINE MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 COMER OF SECTION 31, TOWN 22 NORTH, RANGE 8 WEST; THENCE NORTH 00°30'13" WEST 768.15 FEET ALONG THE EAST UNE OF SAID SECTION 31 TO A POLAT ON TBE CENTERLINE OF AN EXISTING SEASONAL COUNTY ROAD AND THE POINT OF BEGINNNING; THENCE NORTH 55°56'12" WEST 154.54 FEET; THENCE NORTH 43°31'06" WEST 209.58 FEET; THENCE NORTH 590S4'35" WEST, 225.94 FEET; THENCE 176.01 FEET ALONG THE ARC OF A 163.16 FOOT RADIOS CURVE TO THE RIGHT, (LONG CHORD BEARING NORTH 29000'23" WEST 167.60 FEET); THENCE 274.66 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARING NORTH 37°26'45" WEST 253.58 FEET); THENCE NORTH 76°47'19" WEST 142.24 FEET; THENCE 64.45 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING NORTH 64°28'46" WEST 63.96 FEET); THENCE NORTH 52°10'12" WEST 170.00 FEET; THENCE 283.34 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARING SOUTH 73°42'57" WEST 243.06 FEET); THENCE SOUTH 19°36'07" WEST 318.22 FEET; THENCE SOUTH 14°21'27" WEST 305.43 FEET; THENCE 292.89 FEET ALONG THE ARC OF A 126.21 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARING SOUTH 80°50'18" WEST 231.45 FEET; THENCE NORTH 32°40'52" WEST 234.63 FEET; THENCE NORTH 16°19'17" WEST 300.54 FEET; THENCE 117.51 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARING NORTH 33°09'11" WEST 115.82 FEET); THENCE NORTH 4CF59'05" WEST 93.62 FEET; THENCE 330.80 FEET ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARING NORTH 26°17'35" WEST 321.45 FEET TO THE POINT OF ENDING.
PART OF 57-009-031-001-00

2013 EXEMPT LAND TRANSFER OF LOT LINE FROM 009-031-001-00 TO 031-001-45 ABB
DESC BEG AT SQ COR OF NE1/4 THEN N 956.53', EAST 950.44', S 957.4' TO POB SEC 31T22NR8W 20.88A M/L

Split/Comb. on 07/09/2013 completed 07/09/2013 TIM EXEMPT SPLIT 20.88A;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-45;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>20@\$3800	20.88	Acres	3800	100		79,344
	20.88	Total Acres		Total Est. Land Value =		79,344

2026 Est. T.C.V. 009-031-001-45	=	79,344
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/09/2020 for 37,500		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
38,600 38,600 38,600 21,369 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,100 0 0 576 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
39,700 39,700 39,700 21,945 21,945 0		

009-031-001-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCRAMLIN NICKOLAS D & KAREN A
S BROWN RD
LAKE CITY, MI 49651

PARCEL G PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSUAKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89°40'36"E 614.69 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE N89°40'36WE 709.35 FEET ALONG SAID NORTH SECTION LINE, THENCE S00°30'13WE 660.00 FEET, THENCE S89°40'35"W 815.66 FEET, THENCE N22°51'29"E 269.48 FEET, THENCE N00°40'00"W 412.55 FEET TO THE POINT OF BEGINNING. CONTAINING 11.04 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.
SPLIT ON 08/28/2012 FROM 009-031-001-00;

Split/Comb. on 08/28/2012 completed 08/28/2012 TIM LAND DIVISION
APPLICATION -55;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-50, 009-031-001-55;

Split/Comb. on 06/04/2012 completed 06/04/2012 TIM L2012-00042 LCT ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-60;

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM LAND DIVISION ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-01, 009-031-001-65;

SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-031-70;

SPLIT/COMB. ON 06/04/2007 COMPLETED 06/04/2007 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-75, 009-031-001-80;

SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-85;

SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-92;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600			10.50 Acres		5600 100	58,817
Residentia ROW @ ZERO			0.54 Acres		0 100 ROW COUNTY RD	0
		11.04 Total Acres			Total Est. Land Value =	58,817

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	240	50	980
Wood Frame	22.96	360	50	4,133
Wood Frame	25.46	180	0	0
Total Estimated Land Improvements True Cash Value =				5,113

2026 Est. T.C.V. 009-031-001-50		=	63,930
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/11/2024 for 110,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
28,800	28,800	28,800	28,800
			IRM
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	3,200	0	777
2026 Assessed	MBOR	S.E.V.	Capped
			->Taxable<-
			PRE/MBT

Parcel Number: 009-031-001-50

Page: 2

32,000	32,000	32,000	29,577	29,577	0

009-031-001-552026 Est. T.C.V.BERARD ANGELA & MARK TRUST
Property Class: 401S BROWN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SPLIT ON 08/28/2012 FROM 009-031-001-00; PARCEL I PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, RBW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31, THENCE S00°30'13"E 660.00 FEET ALONG THE EAST LINE OF SAID SECTION 31, THENCE S89°40'36"W 835.29 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE S00°30'13"E 468.76 FEET TO A POINT ON A 66 FOOT EASEMENT, THENCE ALONG THE CENTERLINE OF SAID 66 FOOT EASEMENT THE FOLLOWING FOUR COARSES, NORTHWESTERLY 64.54 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N64°28'46"W 63.96 FEET), THENCE N52°1 0'12"W 170.00 FEET ALONG SAID CENTERLINE, THENCE WESTERLY 283.34 FEET ALONG THE ARC OF A 150 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARING S73°42'57"W 243.06 FEET) THENCE S19°36'07"W 96.37 FEET ALONG SAID CENTERLINE, THENCE N23°19'38"W 535.91 FEET, THENCE N89°40'36"E 665.73 FEET TO THE POINT OF BEGINNING. CONTAINING 5.04 ACRES MORE OR LESS. TOGETHER WITH A 66' EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AND ALSO SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

Split/Comb. on 08/28/2012 completed 08/28/2012 TIMLAND DIVISION
APPLICATION -55;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-50, 009-031-001-55;

Split/Comb. on 06/04/2012 completed 06/04/2012 TIML2012-00042 LCT ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-60;

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIMLAND DIVISION ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-01, 009-031-001-65;

SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-031-70;

SPLIT/COMB. ON 06/04/2007 COMPLETED 06/04/2007 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-75, 009-031-001-80;

SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-85;

SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-92;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		5.04 Acres			9000 100	45,360
		5.04 Total Acres			Total Est. Land Value =	45,360

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		23.72	288 100	6,831
Total Estimated Land Improvements True Cash Value =				6,831

2026 Est. T.C.V.	009-031-001-55	=	52,191
Est. TCV/Total Floor Area =	0.00, Most recent sale 04/24/2023 for	45,000	
2025 Assessed	MBOR	S.E.V.	Base for Cap
18,500	18,500	18,500	11,341
			2.70
2026	New Eq. Adjustment	Loss	Additions
			Tax Adjustment
			Losses

Parcel Number: 009-031-001-55

Page: 2

	0	7,600	0	0	306	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	26,100	26,100	26,100	11,647	11,647	0

009-031-001-602026 Est. T.C.V.WELCH T & KRUGER E IV & WELCH S
Property Class: 402S BROWN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

2019-03206 PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614. 69 FEAT ALONQ THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45''W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00''W 758.42 FEET ALONG' SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD.

SPLIT FROM PARENT 01/01/2012 009-031-001-00

Split/Comb. on 06/04/2012 completed 06/04/2012 TIML2012-00042 LCT ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-60;

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIMLAND DIVISION ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-01, 009-031-001-65;

SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-031-70;

SPLIT/COMB. ON 06/04/2007 COMPLETED 06/04/2007 RAY;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-75, 009-031-001-80;

SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-85;

SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-92;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.10 Acres		5600	100	56,560
		10.10 Total Acres		Total Est. Land Value =		56,560

2026 Est. T.C.V. 009-031-001-60 = 56,560						
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/26/2024 for 58,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
25,300	25,300	25,300	25,300		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	683	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,300	28,300	28,300	25,983	25,983	0	

009-031-001-65
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BURNS CASEY & JANINE
5350 SE BROWN RD
LAKE CITY, MI 49651

DESCRIPTION FOR PARCEL "F" PART OF THE SOUTHEAST 114 OF THE NORTHEAST 1/4, SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 COMER OF SAID SECTION 31, THENCE N00'30'13"W595.70 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE S89'29'47"W 210.00 FEET. THENCE N00'30'13"W 235.00 FEET, THENCE N69'29'47'E 119,23 FEET TO POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT. THENCE S55'56'12'8 110.24 FEET ALONG SAID CENTERLINE TO A POINT ON SAID EAST SECTION LINE AND ALSO A POINT THE CENTERLINE OF A SEASONAL COUNTY ROAD THENCE S00'30'13"E 172,45 FEET ALONG SAID EAST SECTION LINE TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT A 66 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, LYING 33 FEET EITHER SIDE OF AND ADJACENT TO B LINE PARTIALLY DESCRIBED AS COMMENCING AT THE EAST 114 COMER OF SAID SECTION 31, THENCE N00'30'13"W 766,15 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO A POINT ON THE CENTERLINE OF AN EXISTING SEASONAL COUNTY ROAD AND THE POINT OF BEGINNING, THENCE N55'5'12"W 154.54 FEET ALONG SAID CENTERLINE. CONTAINING 1.0 ACRES MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF SEASONAL COUNTY ROAD AND EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SPLIT ON 10/20/2011 FROM 009-031-001-00;

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM LAND DIVISION ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-01, 009-031-001-65;

SPLIT/COMB. ON 06/24/2009 COMPLETED 06/24/2009 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-031-70;

SPLIT/COMB. ON 06/04/2007 COMPLETED 06/04/2007 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-75, 009-031-001-80;

SPLIT/COMB. ON 05/16/2007 COMPLETED 05/16/2007 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-85;

SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY ;
PARENT PARCEL(S): 009-031-001-00;
CHILD PARCEL(S): 009-031-001-92;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	172.45	252.60	1.0377	0.8914	110	100	17,548
172 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value =				17,548

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	460	0	0
D/W/P: 4in Concrete	6.47	15	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1

Single Family 1S

Cls CD

Blt 2014

(11) Heating System: Forced Air w/ Ducts
Ground Area = 789 SF Floor Area = 789 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Parcel Number: 009-031-001-65

Page: 2

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	789		
Total:				116,404	104,763

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	1,066
Water/Sewer					
1000 Gal Septic			1	4,386	3,947
Water Well, 100 Feet			1	5,415	4,873
Deck					
Treated Wood			80	2,133	1,920

Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			789	26,739	24,065
Common Wall: 1 Wall			1	-2,421	-2,179
Door Opener			1	468	421
Totals:				154,309	138,876

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 170,817

2026 Est. T.C.V. 009-031-001-65				=	190,265
Est. TCV/Total Floor Area = 241.15, Most recent sale 11/22/2024 for 169,800					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
81,400	81,400	81,400	81,400	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,700	0	0	2,197	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,100	95,100	95,100	83,597	83,597	0

009-031-001-70
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PETERS JOHN SCOTT
S BROWN RD
LAKE CITY, MI 49651

SEC 31 T22N R8W (0*2009) BEG N 0 DEG 30'13"W 768.15 FT FROM E 1/4 COR, TH , N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'13"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT S 0 DEG 30'13"E 673.73 FT TO POB. 5.8A. 2009

Split on 6-24-09 from 031-001-00

Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;

Parent Parcel(s): 009-031-001-00;

Child Parcel(s): 009-031-001-70;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000			5.80 Acres		9000 100	52,200
			5.80 Total Acres		Total Est. Land Value =	52,200

2026 Est. T.C.V. 009-031-001-70 = 52,200						
Est. TCV/Total Floor Area = 66.16, Most recent sale 04/06/2009 for 15,700						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
17,400	17,400	17,400	8,297		2.70	
2026 New Eq. Adjustment		Loss	Additions		Tax Adjustment	Losses
0	8,700	0	0		224	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
26,100	26,100	26,100	8,521		8,521	0

009-031-001-752026 Est. T.C.V.COOK JEFFREY A & DEBORA J
Property Class: 402S BROWN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 31 T22N R8W BEG S 0 DEG 30'13" E 660 FT FROM NE COR OF NE/4, TH S0DEG 30'13" E 262 FT, S89DEG 40'36"W 835.29 FT, N0DEG 30'13"W 262 FT, N89DEG 40'36"E 835.29 FT TO POB 5.02 AC. M/L

SPLIT ON 06/04/2007 FROM 009-031-001-00;

Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-75, 009-031-001-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		5.02 Acres	9000	100		45,180
		5.02 Total Acres	Total Est. Land Value =			45,180

2026 Est. T.C.V. 009-031-001-75 = 45,180						
Est. TCV/Total Floor Area = 57.26, Most recent sale 02/12/2010 for 11,600						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
15,100	15,100	15,100	7,160		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	0	193	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,600	22,600	22,600	7,353	7,353	0	

009-031-001-802026 Est. T.C.V.COOK JEFFREY A & DEBORA J

Property Class: 4015200 S BROWN RD

Map #:LAKE TOWNSHIPCadillac, MI 49601

. SEC 31 T22N R8W BEG S 0 DEG 30'13"E 1192 FT FROM NE COR OF NE/4, TH S89DEG 40'36"W 630.25 FT, N 66DEG 13'21"W 73.35 FT, N76DEG 47'19"W 142.24 FT, N 0DEG 30'13" W 206.76 FT, N89DEG 40'36"E 835.29 FT S0DEG 30'13"E 270 FT TO POB. 5 Ac. M/L

Split on 06/04/2007 from 009-031-001-00;

Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-75, 009-031-001-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000			5.00 Acres		9000 100	45,000
		5.00 Total Acres			Total Est. Land Value =	45,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	18.85	120	97	2,194
Total Estimated Land Improvements True Cash Value =				2,194

Cost Est. for Res. Bldg: 1 Single Family 1S Cls BC Blt 2008

(11) Heating System: Forced Air w/ Ducts
Ground Area = 592 SF Floor Area = 740 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Crawl Space	592	
			Total:	119,070 107,163
Other Additions/Adjustments				
Exterior				
Stone Veneer			48	2,158 1,942
Plumbing				
Average Fixture(s)			1	2,094 1,885
Separate Shower			1	2,667 2,400
Water/Sewer				
1000 Gal Septic			1	5,433 4,890
Water Well, 100 Feet			1	6,387 5,748
Porches				
WCP (1 Story)			144	8,660 7,794
Built-Ins				
Appliance Allow.			1	3,899 3,509
Deck				
Composite			30	1,428 1,285
Composite			21	1,102 992
			Totals:	152,898 137,608

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 169,258

2026 Est. T.C.V. 009-031-001-80 = 216,452
Est. TCV/Total Floor Area = 292.50, Most recent sale 06/29/2007 for 20,000

Parcel Number: 009-031-001-80

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	88,500	88,500	88,500	51,673	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	19,700	0	0	1,395	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	108,200	108,200	108,200	53,068	53,068	0	

009-031-001-85
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

QUIST JEREMY D & LAURA
5050 S BROWN RD
Cadillac, MI 49601

. SEC 31 T22N R8W N 660 FT OF E 1320 FT OF NE/4. 20 Ac. M/L
Split on 05/16/2007 from 009-031-001-00;

Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-85;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 18	-29 @\$5000	20.00	Acres	5000	100		100,000
		20.00	Total Acres		Total Est.	Land Value =	100,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		23.38	96 94	2,109
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
		Total Estimated Land Improvements	True Cash Value =	3,049

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2007

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1700 SF Floor Area = 2125 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Basement	1,700	
			Total:	312,612 265,696

Other Additions/Adjustments

Exterior				
Stone Veneer		200	7,316	6,219
Basement, Outside Entrance, Below Grade		1	2,727	2,318

Plumbing				
Average Fixture(s)		1	1,422	1,209
3 Fixture Bath		1	4,478	3,806

Water/Sewer				
1000 Gal Septic		1	4,689	3,986
Water Well, 100 Feet		1	5,734	4,874

Porches				
WCP (1 Story)		48	3,193	2,714
WPP		300	5,364	4,559

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		780	29,500	25,075
Common Wall: 1 Wall		1	-2,589	-2,201
Door Opener		2	1,054	896
Class: D Exterior: Pole (Unfinished)				
Base Cost		1200	22,464	19,094

Built-Ins				
Appliance Allow.		1	2,713	2,306

Deck

Parcel Number: 009-031-001-85			Page: 2	
w/Roof (Roof portion)	480	7,205	6,124	
Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)	400	1,604	1,171	*73% Good
	Totals:	409,486	347,846	
Notes:				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			427,851	

2026 Est. T.C.V. 009-031-001-85		=	530,900
Est. TCV/Total Floor Area = 249.84, Most recent sale 03/28/2007 for 50,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
221,200	221,200	221,200	132,238
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	44,300	0	0
			3,570
2026 Assessed	MBOR	S.E.V.	Capped
265,500	265,500	265,500	135,808
			->Taxable<-
			135,808
			PRE/MBT
			135,808

03/24/2026
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Valuation Report

DB: Lake2026

009-031-001-92
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BENNETT ROBERT & ANGELA
S BROWN RD
LAKE CITY, MI 49651

. SEC 31 T22N R8W BEG S0DEG 40'00"E 758.42 FT FROM N/4 COR; TH N 89DEG 43'45"E 484.94 FT; S26DEG 17'35"E 321.45 FT; S49DEG 59'05"E 93.62 FT; S33 DEG 09'11"E 115.82 FT; S16 DEG 19' 17"E 300.54 FT; S32 DEG 40'52"E 211.55 FT; S89 DEG 43'45" W 950.44 FT; N0 DEG 40' 00" W 914.12 FT TO POB. 15.02 Ac. M/L
Split on 12/05/2006 from 009-031-001-00;

Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ;
Parent Parcel(s): 009-031-001-00;
Child Parcel(s): 009-031-001-92;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.02 Acres			5600	100		84,112
		15.02 Total Acres					Total Est. Land Value =	84,112

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.84	160	50	1,667
Total Estimated Land Improvements True Cash Value =				1,667

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2022

(11) Heating System: Wall/Floor Furnace
Ground Area = 200 SF Floor Area = 200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	200		
			Total:	18,723	17,974

Other Additions/Adjustments

Deck					
Treated Wood		100	2,340	2,246	
		Totals:	21,063	20,220	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 24,870

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 2022

(11) Heating System: Wall/Floor Furnace
Ground Area = 192 SF Floor Area = 192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	192		
			Total:	17,971	17,791

Other Additions/Adjustments

Deck					
Treated Wood		64	1,868	1,849	
		Totals:	19,839	19,640	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 24,157

Parcel Number: 009-031-001-92

Page: 2

2026 Est. T.C.V. 009-031-001-92					=	134,806
Est. TCV/Total Floor Area = 343.89, Most recent sale 10/07/2025 for 145,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,600	37,600	37,600	17,049	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
22,300	7,500	0	22,300	28,051	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,400	67,400	67,400	39,809	67,400	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-031-002-00

2026 Est. T.C.V.

STATE OF MICHIGAN

Property Class: 402

S SEELEY RD X

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 31 T22N R8W NE 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100		152,000
		40.00	Total Acres			Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-031-002-00

=

0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-031-003-002026 Est. T.C.V. ADAMS BOBBY J
Property Class: 4015041 S SEELEY RD
Map #:LAKE TOWNSHIP CADILLAC, MI 49601

. SEC 31 T22N R8W N 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC W33 FT FOR RDWY. 10.36
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		327.90 X 1376.278	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		10.36 Acres		9000	100	93,240
			10.36 Total Acres		Total Est. Land Value =	93,240

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	560 0	0
D/W/P: Asphalt Paving		3.10	5500 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value =	5,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,344	
			Total:	216,663 140,827
Other Additions/Adjustments				
Recreation Room			672	12,748 8,286
Plumbing				
Average Fixture(s)			1	1,422 924
Water/Sewer				
1000 Gal Septic			1	4,689 3,048
Water Well, 50 Feet			1	3,344 2,174
Porches				
CCP (1 Story)			192	5,357 3,482
CGEP (1 Story)			252	15,485 10,065
WCP (1 Story)			288	10,233 6,651
Deck				
Treated Wood			192	3,882 2,523
w/Roof (Roof portion)			528	7,909 5,141
w/Roof (Roof portion)			320	4,838 3,145
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			528	22,551 14,658
Common Wall: 1 Wall			1	-2,589 -1,683
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			616	22,515 14,635
Class: D Exterior: Pole (Unfinished)				
Base Cost			768	15,452 10,044
Built-Ins				
Appliance Allow.			1	2,713 1,763
Fireplaces				
Interior 1 Story			1	5,235 3,403

Parcel Number: 009-031-003-00

Page: 2

Totals:

352,447

229,086

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

281,776

2026 Est. T.C.V. 009-031-003-00					=	380,016
Est. TCV/Total Floor Area = 282.75, Most recent sale 10/01/2001 for 174,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
154,400	154,400	154,400	89,571	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	35,600	0	0	2,418	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,000	190,000	190,000	91,989	91,989	91,989	

03/24/2026

Valuation Report

DB: Lake2026

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009-031-004-00

2026 Est. T.C.V.

HUNT MARK K & DOREEN C FAMILY TRUST

Property Class: 402

S SEELEY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 31 T22N R8W S 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 10.36 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 327.9' X 1376.278'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.36 Acres	5600	100				58,016
		10.36 Total Acres					Total Est. Land Value =	58,016

2026 Est. T.C.V. 009-031-004-00 = 58,016

Est. TCV/Total Floor Area = 43.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,900	25,900	25,900	7,788	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	210	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	7,998	7,998	0

03/24/2026
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Valuation Report

DB: Lake2026

009-031-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MARSH CHARLES D & KAREN
5167 S SEELEY RD
CADILLAC, MI 49601

PARCEL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 2-6 P-141 SEC 31 T22N R8W S 1/2
OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 20.72 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29 @\$5000		20.65 Acres		5000	100		103,225
		20.65 Total Acres			Total Est. Land Value =			103,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	640	0	0
D/W/P: 3.5 Concrete	6.16	900	0	0
D/W/P: Asphalt Paving	2.89	1650	0	0
Fencing: Wire Mesh, #9	3.73	500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1969

(11) Heating System: Electric Baseboard

Ground Area = 2442 SF Floor Area = 2442 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,442		
		Total:		263,843	158,306

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Porches

CCP (1 Story)	36	1,122	673

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,910	14,346
Common Wall: 1/2 Wall	1	-1,207	-724

Class: CD Exterior: Pole (Unfinished)

Base Cost	768	17,610	10,566

Class: CD Exterior: Pole (Unfinished)

Base Cost	1680	35,599	21,359

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Deck

w/Roof (Roof portion)	32	626	376
w/Roof (Roof portion)	32	626	376

Totals:

362,124

217,275

Parcel Number: 009-031-005-00

Page: 2

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

267,248

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 0

<<<<<

Segregated Cost Computations

>>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost		# or Height		Storys		Cost
	Col.	Rate	SqFt	Adj.	Adj.		
Total Cost New =							0

Architectural Multiplier: 0.00

		Reproduction/Replacement Cost =	0
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall	%Good: 36 /100/100/100/36.0	
		Total Depreciated Cost =	0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/CONCPNSL	49400.00	1	1.00	75	37,050

ECF (4012 RURAL METES & BOUNDS)

0.930 => TCV of Bldg: 1 =

34,457

Total Estimated True Cash Value of Commercial/Industrial Buildings =

34,457

2026 Est. T.C.V. 009-031-005-00							=	407,305
Est. TCV/Total Floor Area = 166.79, Most recent sale 01/24/2022 for 295,000								
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM			
170,500	170,500	170,500	151,232		2.70			
2026 New	Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses	
0	33,200	0	0		4,083		0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
203,700	203,700	203,700	155,315		155,315		155,315	

009-031-006-012026 Est. T.C.V.FORD AARON

Property Class: 4015369 S SEELEY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 31 T22N R8W SOUTH 1/2 OF NW 1/4 EXC N1/2 OF N1/2 THEROF & EXC S1/2 OF S1/2
THEROF 41.44 A
SPLIT ON 11/21/2024 FROM 009-031-006-00;

Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;
Parent Parcel(s): 009-031-006-00;
Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80,
009-031-006-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@\$3800	41.44	Acres	3800	100		157,472
	41.44	Total Acres	Total Est. Land Value =			157,472

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	21.54	240	50	2,585
Total Estimated Land Improvements True Cash Value =				2,585

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2025

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Door Opener			1	468	463
Base Cost			3200	67,808	67,130
No Concrete Floor			3200	-19,168	-18,976
Deck					
w/Roof (Roof portion)			1120	15,042	14,892
Totals:				64,150	63,509

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 78,116

2026 Est. T.C.V. 009-031-006-01					=	238,173
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
76,700	76,700	76,700	47,115		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
40,400	2,000	0	40,400	1,272	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,100	119,100	119,100	88,787	88,787	0	

009-031-006-602026 Est. T.C.V.FORD DAVID BRIAN & DAWN ANN

Property Class: 4025369 S SEELEY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 31 T22N R8W N1/2 OF N1/2 OF SW 1/4 OF NW 1/4. 10.72 A
SPLIT ON 11/21/2024 FROM 009-031-006-00;

Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;
Parent Parcel(s): 009-031-006-00;
Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80,
009-031-006-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia PARTOF>40@	\$3800	10.72 Acres	3800	100		40,736
	10.72 Total Acres		Total Est.	Land Value =		40,736

2026 Est. T.C.V.	009-031-006-60	=	40,736
Est. TCV/Total Floor Area = 0.00			
2025 Assessed	MBOR	S.E.V.	Base for Cap
19,800	19,800	19,800	12,188
			2.70
2026 New Eq.	Adjustment	Loss	Additions
0	600	0	0
			329
2026 Assessed	MBOR	S.E.V.	Capped
20,400	20,400	20,400	12,517
			->Taxable<-
			12,517
			PRE/MBT
			0

009-031-006-70
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FORD DAVID BRIAN & DAWN ANN
5369 S SEELEY RD
LAKE CITY, MI 49651

SEC 31 T22N R8W N1/2 OF N1/2 OF SE 1/4 OF NW 1/4. 10 A

SPLIT/COMBINED ON 11/21/2024 FROM 009-031-006-00;

Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;
Parent Parcel(s): 009-031-006-00;
Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80, 009-031-006-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@\$3800	10.00	Acres	3800	100				38,000
	10.00	Total Acres			Total Est.		Land Value =	38,000

2026 Est. T.C.V.	009-031-006-70				=	38,000
Est. TCV/Total Floor Area =	0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
18,500	18,500	18,500	11,369	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	500	0	306	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,000	19,000	19,000	11,675	11,675	0	

009-031-006-80
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FORD CHRISTOPHER
5369 S SEELEY RD
LAKE CITY, MI 49651

SEC 31 T22N R8W S1/2 OF S1/2 OF SW 1/4 OF NW 1/4. 10.72 A
SPLIT ON 11/21/2024 FROM 009-031-006-00;

Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;
Parent Parcel(s): 009-031-006-00;
Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80,
009-031-006-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@	\$3800	10.72 Acres	3800	100		40,736
10.72 Total Acres			Total Est. Land Value =			40,736

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	19.51	200	50	1,951
Total Estimated Land Improvements True Cash Value =				1,951

2026 Est. T.C.V. 009-031-006-80					=	42,687
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
19,800	19,800	19,800	12,188	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
900	600	900	329	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,300	21,300	21,300	13,417	13,417	0	

009-031-006-902026 Est. T.C.V.FORD CHRISTOPHER
Property Class: 4025369 S SEELEY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 31 T22N R8W S1/2 OF S1/2 OF SW 1/4 OF NW 1/4. 10.72 A
SPLIT ON 11/21/2024 FROM 009-031-006-00;

Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;
Parent Parcel(s): 009-031-006-00;
Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80,
009-031-006-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@	\$3800	10.00	Acres	3800	100	38,000
	10.00	Total Acres		Total Est. Land Value =		38,000

2026 Est. T.C.V.	009-031-006-90	=	38,000
Est. TCV/Total Floor Area = 0.00			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
18,500	18,500	18,500	11,367 2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	500	0	306 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
19,000	19,000	19,000	11,673 11,673 0

009-031-008-00	2026 Est. T.C.V.	HART EVAN ALAN & DANIELLE AIDA
Property Class: 401		11626 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

A PARCEL OF LAND SITUATED IN THE SOUTHWEST1/4 OF SEC31, T22N R08W LAKE TOWNSHIP, MISSAUKEE COUNLY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET TO THE POB; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1314.03 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 657.97 FEET TO THE WEST 1/16TH LINE; THENCE N00°01'39"W ALONG SAID LINE, 1313.40 FEET TO THE POB. CONTAINING 19.86 ACRES M/L. TOGETHER WITH AN EASEMENT FOR INGRESS/ EGRESS AS RECORDED IN A SURVEY BY D. SCHRIPSEMA P.S.# 24617 DATED 5-29-1985. TOGETHER WITH AND SUBJECT TO EASEMENT "B", BEING A 66' WIDE EASEMENT FOR INGRESS/EGRESS SITUATED IN THE SOUTHWEST1/4 OF SECTION 31, T22NR08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1248.03 FEET TO THE POB; THENCE CONTINUING S00DEG00'58"W, 66.00 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 395.01 FEET; THENCE N00DEG00'53"W, 66.00 FEET; THENCE S89°26'27"E, 395.05 FEET TO THE POB. AND 3/26/2019 COMBINED WITH 009-031-019-79 SEC 31 T22N R8W E 66FT OF SE 1/4 OF SW 1/4 LYING N OF WATERGATE RD EXC PLC E OF THE SURVEY RECORDED IN LIBER S-5 P325 1 A

FORMERLY TO SPLIT ON 05/17/2016 INTO 009-031-008-50; SEC 31 T22N R8W NE 1/4 OF SW 1/4. 40 A.

XFER FROM COMM'L FORREST 1995

3/26/2019 COMBINE WITH 009-031-019-79
SPLIT/COMB. ON 05/17/2016 COMPLETED 05/17/2016 TIM ;
PARENT PARCEL(S): 009-031-008-00;
CHILD PARCEL(S): 009-031-008-50;

2016 SPLIT ON 4/29.2016 INTO 032-008-00 & 032-008-50 19.86A & 19.88 A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Residentia 18	-29 @\$5000	20.86	Acres	5000	100 104,300
20.86 Total Acres				Total Est. Land Value =	104,300

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	350	50	1,218
D/W/P: 4in Concrete	6.96	1296	50	4,510
Total Estimated Land Improvements True Cash Value =				5,728

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2019

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			1440	45,418 43,147
Totals:			45,418	43,147
Notes:				

Parcel Number: 009-031-008-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

53,071

Cost Est. for Res. Bldg: 2 Single Family 1S

Cls C

Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 1988 SF Floor Area = 1988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,988		
Total:				296,296	293,333

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,960

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866

Water/Sewer

2000 Gal Septic	1	9,318	9,225
Water Well, 100 Feet	1	5,734	5,677

Porches

WCP (1 Story)	384	13,256	13,123
CCP (1 Story)	180	5,054	5,003

Deck

Treated Wood	192	3,882	3,843

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1008	35,855	35,496
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	2	1,054	1,043
Totals:		380,218	376,414

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

462,989

2026 Est. T.C.V. 009-031-008-00		=	626,088
Est. TCV/Total Floor Area = 314.93, Most recent sale 05/12/2016 for 30,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
176,700	176,700	176,700	156,598 2.70
2026 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
99,900	36,400	0	99,900 4,228 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
313,000	313,000	313,000	260,726 260,726 260,726

009-031-008-50
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOOMEY RICHARD
X W WATERGATE RD
LAKE CITY, MI 49651

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 31 T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE, 1314.94 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°24'39"W ALONG SAID LINE, 658.16 FEET; THENCE N00DEG00'58"E 1314.03 FEET TO THE POB. CONTAINING 19.88 ACRES M/L. TOGETHER WITH AN EASEMENT FOR INGRESS/ EGRESS AS RECORDED IN A SURVEY BY D. SCHRIPSEMA P.S.#124617 DATED 5-29-1985. TOGETHER WITH EASEMENT 'B'. BEING A 66' WIDE ESEMENT FOR INGRESS/EGRESS AS DESCRIBED BEING A 66' WIDE EASEMENT FOR INGRESS/EGRESS SITUATED IN THE SOUTHWEST1/4 OF SECTION 31, T22NR08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1248.03 FEET TO THE POB; THENCE CONTINUING S00DEG00'58"W, 66.00 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 395.01 FEET; THENCE N00DEG00'53"W, 66.00 FEET; THENCE S89°26'27"E, 395.05 FEET TO THE POB. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

FORMERLY PART OF 009-031-008-00 SPLIT ON 04/29/2016; PARENT PARCEL 009-031-008-00 SEC 31 T22N R8W NE 1/4 OF SW 1/4. 40 A.

Split/Comb. on 05/17/2016 completed 05/17/2016 TIM ;

Parent Parcel(s): 009-031-008-00;

Child Parcel(s): 009-031-008-50;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 20A M/L	3800	19.88	Acres	3800	100			75,544
		19.88	Total Acres				Total Est. Land Value =	75,544

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2018

Description of Occupancy: P#20180174 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 140

Overall Building Height: 10

Base Rate for Upper Floors = 43.16

Adjusted Square Foot Cost for Upper Floors = 43.16

Total Floor Area: 1,200 Base Cost New of Upper Floors = 51,792

Reproduction/Replacement Cost = 51,792

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 49,202

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 52,155

Replacement Cost/Floor Area= 43.16 Est. TCV/Floor Area= 43.46

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2018

Description of Occupancy: P2018-017430'X40'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Parcel Number: 009-031-008-50

Page: 2

Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 140
Overall Building Height: 10

Base Rate for Upper Floors = 43.16

Adjusted Square Foot Cost for Upper Floors = 43.16

Total Floor Area: 1,200	Base Cost New of Upper Floors =	51,792
	Reproduction/Replacement Cost =	51,792
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0	Total Depreciated Cost =	49,202

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 2 =	52,155
Replacement Cost/Floor Area= 43.16	Est. TCV/Floor Area= 43.46	

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2018
Description of Occupancy: P20180414 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 140

Base Rate for Upper Floors = 43.16

Adjusted Square Foot Cost for Upper Floors = 43.16

Total Floor Area: 1,200	Base Cost New of Upper Floors =	51,792
	Reproduction/Replacement Cost =	51,792
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0	Total Depreciated Cost =	49,202

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 3 =	52,155
Replacement Cost/Floor Area= 43.16	Est. TCV/Floor Area= 43.46	

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2018
Description of Occupancy: P#20180301 30'X32'

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 124

Base Rate for Upper Floors = 41.12

Adjusted Square Foot Cost for Upper Floors = 41.12

Total Floor Area: 1,200	Base Cost New of Upper Floors =	49,344
	Reproduction/Replacement Cost =	49,344
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0	Total Depreciated Cost =	46,877

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 4 =	49,689
Replacement Cost/Floor Area= 41.12	Est. TCV/Floor Area= 41.41	

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 2019
Description of Occupancy: P2018-0609 & 2019-400,437,541

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 104

Parcel Number: 009-031-008-50

Page: 3

Overall Building Height: 12

Base Rate for Upper Floors = 46.60

Adjusted Square Foot Cost for Upper Floors = 46.60

Total Floor Area: 672

Base Cost New of Upper Floors = 31,316

Reproduction/Replacement Cost = 31,316

8 Identical Units => Reproduction/Replacement Cost of all units = 250,528

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 238,002

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Cost # or Height Storys

Item Description Col. Rate SqFt Adj. Adj. Cost

(13) Roof Structure:

Wood deck, light -gauge truss joists 1 Up 5.28 392 1.060 1.000 2,194

Wood deck, light -gauge truss joists 1 Up 5.28 392 1.060 1.000 2,194

Total Cost of Upper Stories = 4,388

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Cost New = 4,388

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 4,388

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 4,169

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 5 = 256,700

Replacement Cost/Floor Area= 47.42 Est. TCV/Floor Area= 47.75

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 2020

Description of Occupancy: P#2020-00506 (10F2)

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 120

Overall Building Height: 14

Base Rate for Upper Floors = 46.13

Adjusted Square Foot Cost for Upper Floors = 46.13

Total Floor Area: 864

Base Cost New of Upper Floors = 39,856

Reproduction/Replacement Cost = 39,856

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

Total Depreciated Cost = 39,059

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 6 = 41,402

Replacement Cost/Floor Area= 46.13 Est. TCV/Floor Area= 47.92

Cost Estimates for Commercial/Industrial Building/Section: 7 Built 2020

Description of Occupancy: P#2020-00506 (10F2)

Costs are taken from the Warehouses - Mini cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 120

Overall Building Height: 14

Base Rate for Upper Floors = 46.13

Adjusted Square Foot Cost for Upper Floors = 46.13

Total Floor Area: 864	Base Cost New of Upper Floors =	39,856
	Reproduction/Replacement Cost =	39,856
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0	
	Total Depreciated Cost =	39,059
ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 7 =	41,402
Replacement Cost/Floor Area= 46.13	Est. TCV/Floor Area= 47.92	

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 2021
Description of Occupancy: P#20210179 (10F2) DOORS 458

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 120
Overall Building Height: 14

Base Rate for Upper Floors = 46.13

Adjusted Square Foot Cost for Upper Floors = 46.13

Total Floor Area: 864	Base Cost New of Upper Floors =	39,856
	Reproduction/Replacement Cost =	39,856
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0	
	Total Depreciated Cost =	39,059
ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 8 =	41,402
Replacement Cost/Floor Area= 46.13	Est. TCV/Floor Area= 47.92	

Cost Estimates for Commercial/Industrial Building/Section: 9 Built 0
Description of Occupancy: P#20210179 (20F2) DOORS460&461

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 148

Base Rate for Upper Floors = 41.92

Adjusted Square Foot Cost for Upper Floors = 41.92

Total Floor Area: 1,368	Base Cost New of Upper Floors =	57,347
	Reproduction/Replacement Cost =	57,347
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0	
	Total Depreciated Cost =	56,200
ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 9 =	59,572
Replacement Cost/Floor Area= 41.92	Est. TCV/Floor Area= 43.55	

Cost Estimates for Commercial/Industrial Building/Section: 10 Built 0
Description of Occupancy: P#20210323 DOORS 207-217

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 288

Base Rate for Upper Floors = 37.31

Parcel Number: 009-031-008-50

Page: 5

Adjusted Square Foot Cost for Upper Floors = 37.31

Total Floor Area: 2,880

Base Cost New of Upper Floors = 107,453

Reproduction/Replacement Cost = 107,453

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

Total Depreciated Cost = 105,304

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 10 = 111,622

Replacement Cost/Floor Area= 37.31 Est. TCV/Floor Area= 38.76

Total Estimated True Cash Value of Commercial/Industrial Buildings = 758,254

2026 Est. T.C.V. 009-031-008-50

= 833,798

Est. TCV/Total Floor Area = 49.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
335,300	335,300	335,300	282,373	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	81,600	0	0	7,624	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
416,900	416,900	416,900	289,997	289,997	0	

009-031-009-802026 Est. T.C.V.PEARSON LAVERN E & BELINDA LE

Property Class: 40111560 W CADILLAC RD

Map #:LAKE TOWNSHIPCADILLAC, MI 49601

. SEC 31 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYINGS OF NEW HWY M-55 EXC
E 217.7 FT THEREOF. 1.1910 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	110.90	467.42	1.1588	1.0397	110 100	14,698
111 Actual Front Feet, 1.19 Total Acres					Total Est. Land Value =	14,698

Cost Est. for Res. Bldg: 1Single Family 1SCls D -5 Blt 1952

(11) Heating System: Wall/Floor Furnace

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,120		
			Total:	111,175	61,125
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	949	522
Water/Sewer					
1000 Gal Septic			1	3,947	2,171
Water Well, 50 Feet			1	3,212	1,767
Porches					
CSEP (1 Story)			304	9,509	5,230
Foundation: Shallow			304	-1,520	-836
CGEP (1 Story)			150	8,076	4,442
Foundation: Shallow			150	-1,032	-568
Built-Ins					
Appliance Allow.			1	1,543	849
Deck					
w/Roof (Roof portion)			240	3,007	1,654
w/Roof (Roof portion)			384	4,524	2,488
Garages					
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			1536	40,704	22,387
			Totals:	184,094	101,231
Notes:					
ECF (4012 RURAL METES & BOUNDS)			1.230 => TCV:	124,514	

2026 Est. T.C.V. 009-031-009-80				=	139,212	
Est. TCV/Total Floor Area = 124.30						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
60,800	60,800	60,800	23,051	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	622	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,600	69,600	69,600	23,673	23,673	23,673	

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-031-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOITENGA ALAN R & CARRIE D
11540 W CADILLAC RD
CADILLAC, MI 49601

. SEC 31 T22N R8W E 217.7 FT OF THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4
LYING 75 FT S OF BEG ON W SEC LINE 25.83 FT N OF SW SEC COR TH ON A 9822.13 FT
RADIUS LH CURVE 3215.58 FT THE CHORD BEARING N 77 DEG 6' 11.5" E TH N 67 DEG 43'
28" E 200 FT TO END. ALSO PCL A OF THE SURVEY RECORDED IN LIBER S-1 PP 159-160.
5.0063A.

FORMERLY ADOPT A CAR MOVED 2012
00 COMBO W/024-00 FOR 01
GRG FOR 95 GRG ADD'N FOR 98

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	413.60	527.65	0.8339	1.0717	110	100		40,659
414 Actual Front Feet, 5.01 Total Acres								40,659
Total Est. Land Value =								40,659

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	800	50	3,268
D/W/P: Asphalt Paving	3.10	16500	50	25,575
Total Estimated Land Improvements				28,843
True Cash Value =				28,843

Cost Est. for Res. Bldg: 1 Single Family 1S

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2040 SF Floor Area = 2040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,332		
1 Story	Siding	Crawl Space	200		
1 Story	Siding	Slab	508		
Total:				311,676	202,572

Other Additions/Adjustments

Exterior

Stone Veneer

48

1,756

1,141

Plumbing

Average Fixture(s)

1

1,422

924

Water/Sewer

1000 Gal Septic

1

4,689

3,048

Water Well, 50 Feet

1

3,344

2,174

Porches

WPP

32

1,730

1,124

Deck

Treated Wood

120

2,840

1,846

Treated Wood

120

2,840

1,846

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

720

25,214

16,389

Door Opener

1

527

343

Built-Ins

Appliance Allow.

1

2,713

1,763

Totals:

358,751

233,170

Notes:

Parcel Number: 009-031-010-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 286,799

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1994

Description of Occupancy: NEAR RD/ W/LIFT

Costs are taken from the Garages - Service/Repair Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 14 Perimeter: 132

Base Rate for Upper Floors = 38.43

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.62 100%

Adjusted Square Foot Cost for Upper Floors = 44.05

Total Floor Area: 1,040 Base Cost New of Upper Floors = 45,812

Reproduction/Replacement Cost = 45,812

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0

Total Depreciated Cost = 30,236

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 28,119

Replacement Cost/Floor Area= 44.05 Est. TCV/Floor Area= 27.04

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1995

Description of Occupancy: NORTH MOST PART

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 136

Base Rate for Upper Floors = 18.81

Adjusted Square Foot Cost for Upper Floors = 18.81

Total Floor Area: 1,120 Base Cost New of Upper Floors = 21,067

Reproduction/Replacement Cost = 21,067

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 15,590

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 14,498

Replacement Cost/Floor Area= 18.81 Est. TCV/Floor Area= 12.94

Total Estimated True Cash Value of Commercial/Industrial Buildings = 42,617

2026 Est. T.C.V. 009-031-010-00				=	398,918	
Est. TCV/Total Floor Area = 94.98						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
172,200	172,200	172,200	94,341	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,300	0	0	2,547	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,500	199,500	199,500	96,888	96,888	96,888	

009-031-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NELSON MICHAEL
11450 W WATERGATE RD
CADILLAC, MI 49601

. SEC 31 T22N R8W E 217.7 FT OF THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4
LYING 75 FT N OF BEG ON W SEC LINE 25.83 FT N OF SW SEC COR TH ON A 9822.13 FT
RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E TH N 67 DEG 43' 28"
E 200 FT TO END. 3.7933 A.

97 HS REDUCED TO 84% (HOUSE & 2 MH). DEATH CERT OF CHESTER HOUGHTON REC 04-0,
3558. DATE OF DEATH 6-22-97.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		3.79 Acres			9000 100	34,110
		3.79 Total Acres			Total Est. Land Value =	34,110

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
		Total Estimated Land Improvements True Cash Value =		940

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1973

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	720	
			Total:	39,625 13,869
Other Additions/Adjustments				
			Totals:	39,625 13,869

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 13,037

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 1982

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,120	
			Total:	156,213 93,728
Other Additions/Adjustments				

Plumbing				
Average Fixture(s)		1	1,185	711
Water/Sewer				
1000 Gal Septic		1	4,386	2,632
Water Well, 50 Feet		1	3,344	2,006

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		528	20,217	12,130
Common Wall: 1 Wall		1	-2,421	-1,453
Class: CD Exterior: Pole (Unfinished)				

Parcel Number: 009-031-011-00

Page: 2

Base Cost	1920	40,685	24,411
Built-Ins			
Appliance Allow.	1	1,897	1,138
Totals:		225,506	135,303

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 166,423

2026 Est. T.C.V. 009-031-011-00	=	214,510
Est. TCV/Total Floor Area = 116.58, Most recent sale 02/18/2022 for 135,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
96,800 96,800 96,800 74,554 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 10,500 0 0 -7,151 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
107,300 107,300 107,300 76,566 76,566 76,566		

009-031-013-002026 Est. T.C.V.HOIT 5 LLC

Property Class: 40111560 W WATERGATE RD

Map #:LAKE TOWNSHIPCADILLAC, MI 49601

SEC 31 T22N R8W BEG S 89D53M12S W 328.64 FT; N 0D41M13S W 559.89 FT; S 72D36M09S W 238.39 FT FROM S/4 COR; TH S 73D36M36S W 103.86 FT; N 0D42M26S W 400 FT; N 89D50M04S E 100 FT; S 0D42M26S E 370.98 FT TO POB. .89 AC. M/L
SPLIT ON 12/05/2006 INTO 009-031-013-20;

Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ;
Parent Parcel(s): 009-031-013-00;
Child Parcel(s): 009-031-013-20;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		101.93 X 380.343	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	101.93	380.34	1.1835	0.9875	110 100	13,104
102 Actual Front Feet, 0.89 Total Acres					Total Est. Land Value =	13,104

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-3,721	-2,605
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			576	14,314	10,020
Totals:				10,593	7,415

Notes: 2022-01459 AFF DETACHMENT OF HUD
HUD REMOVED

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 9,120

2026 Est. T.C.V. 009-031-013-00				=	22,224
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/15/2015 for 50,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,500	9,500	9,500	7,422	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,600	0	0	200	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,100	11,100	11,100	7,622	7,622	0

009-031-013-20
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOOMEY RICHARD WILLIAM
11540 W WATERGATE RD
LAKE CITY, MI 49651

SEC 31 T22N R8W THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING N'LY OF HWY M55 EXC E 217.7 FT THOF. ALSO BEG S 89DEG53'12"W 328.64 FT, N 0DEG41'13"W 559.89 FT FROM S 1/4 COR, TH S 72DEG 36'09"W 238.89 FT, N 0 DEG 42'26"W 370.89 FT, S89DEG50'04"W 100FT, N0DEG42'26"W 545.16 FT, N89DEG50'04"E 329.10 FT, S0DEG41'13" 754.37 FT TO POB. 7.1257A
COMBINE ON 12/10/2018 WITH 009-031-012-00
FORMERLY SEC 31 T22N R8W (2*2006) BEG S 89D53M12S W 328.64 FT; N 0D41M13S W 559.89 FT FROM S/4 COR; TH S 72D36M09S W 238.39 FT; N 0D42M26S W 370.89 FT; S 89D50M04S W 100 FT; N 0D42M26S W 454.16 FT; N 89D50M04S E 329.10 FT; S 0D41M13S E 754.37 FT TO POB. 5.20 AC. M/L
SPLIT ON 12/05/2006 FROM 009-031-013-00;

OFFICE BLDG 45% FOR 2010 BEING USED AS TEMP STORAGE

COMBINED ON 12/10/2018 WITH 009-031-012-00
SPLIT/COMB. ON 12/05/2006 COMPLETED 12/05/2006 RAY ;
PARENT PARCEL(S): 009-031-013-00;
CHILD PARCEL(S): 009-031-013-20;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 20A M/L 3800		7.13 Acres	3800	100		27,075
		7.13 Total Acres	Total Est. Land Value =			27,075

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.08	1000	94	1,955
D/W/P: 4in Ren. Conc.	6.53	1000	94	6,138
Wood Frame	21.94	120	50	1,316
Wood Frame	17.70	400	50	3,540
Total Estimated Land Improvements True Cash Value =				12,949

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	118,242	65,033
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	652
Water/Sewer					
1000 Gal Septic			1	4,386	2,412
Water Well, 50 Feet			1	3,344	1,839
Deck					
Treated Wood w/Roof (Deck Portion)			128	2,912	1,602
Treated Wood w/Roof (Roof portion)			128	2,036	1,120
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			960	27,965	15,381
Built-Ins					
Appliance Allow.			1	1,897	1,043

Totals:161,96789,082

Notes:

ECF (201C COMMERCIAL GROUP C) 1.230 => TCV:109,571

Cost Estimates for Commercial/Industrial Building/Section: 1Built 2007

Description of Occupancy: SEMI-FINISHED INTERIOR 2014

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: DQuality: Low Cost

Stories: 1Story Height: 10Perimeter: 176

Overall Building Height: 10

Base Rate for Upper Floors = 41.83

Adjusted Square Foot Cost for Upper Floors = 41.83

Total Floor Area: 1,680Base Cost New of Upper Floors =70,275

Reproduction/Replacement Cost =70,275

Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost =57,626

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 1 =61,083

Replacement Cost/Floor Area= 41.83Est. TCV/Floor Area= 36.36

Cost Estimates for Commercial/Industrial Building/Section: 2Built 2010

Description of Occupancy: 12 UNITS 20 X 136: UNITS1-12

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Average

Stories: 1Story Height: 10Perimeter: 312

Base Rate for Upper Floors = 52.88

Adjusted Square Foot Cost for Upper Floors = 52.88

Total Floor Area: 2,720Base Cost New of Upper Floors =143,834

Reproduction/Replacement Cost =143,834

Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost =126,574

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 2 =134,168

Replacement Cost/Floor Area= 52.88Est. TCV/Floor Area= 49.33

Cost Estimates for Commercial/Industrial Building/Section: 3Built 2007

Description of Occupancy: 24 UNITS 40 X 136: UNITS 13-36

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 10Perimeter: 352

Base Rate for Upper Floors = 32.95

Adjusted Square Foot Cost for Upper Floors = 32.95

Total Floor Area: 5,440Base Cost New of Upper Floors =179,248

Reproduction/Replacement Cost =179,248

Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost =157,738

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 3 =167,203

Replacement Cost/Floor Area= 32.95Est. TCV/Floor Area= 30.74

Cost Estimates for Commercial/Industrial Building/Section: 4Built 2007

Description of Occupancy: 12 UNITS 10 X 136, #37 TO #48

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 12Perimeter: 292

Overall Building Height: 12

Base Rate for Upper Floors = 48.96

Adjusted Square Foot Cost for Upper Floors = 48.96

Total Floor Area: 1,360Base Cost New of Upper Floors =66,585

Reproduction/Replacement Cost =66,585

Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost =58,595

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 4 =62,110

Replacement Cost/Floor Area= 48.96Est. TCV/Floor Area= 45.67

Cost Estimates for Commercial/Industrial Building/Section: 5Built 2011

Description of Occupancy: AT ROAD 48'X58' UNITS 49-56

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 10Perimeter: 212

Overall Building Height: 10

Base Rate for Upper Floors = 34.34

Adjusted Square Foot Cost for Upper Floors = 34.34

Total Floor Area: 2,799Base Cost New of Upper Floors =96,118

Reproduction/Replacement Cost =96,118

Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost =84,584

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 5 =89,659

Replacement Cost/Floor Area= 34.34Est. TCV/Floor Area= 32.03

Cost Estimates for Commercial/Industrial Building/Section: 6Built 2012

Description of Occupancy: 2012 UNITS 68-77, 38X48

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 12Perimeter: 172

Overall Building Height: 12

Base Rate for Upper Floors = 38.19

Adjusted Square Foot Cost for Upper Floors = 38.19

Total Floor Area: 1,836Base Cost New of Upper Floors =70,117

Reproduction/Replacement Cost =70,117

Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost =61,703

Parcel Number: 009-031-013-20

Page: 4

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 6 =65,405

Replacement Cost/Floor Area= 38.19Est. TCV/Floor Area= 35.62

Cost Estimates for Commercial/Industrial Building/Section: 7Built 2012

Description of Occupancy: 2012 30X48 BEHIND#6

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 13Perimeter: 159

Overall Building Height: 13

Base Rate for Upper Floors = 41.20

Adjusted Square Foot Cost for Upper Floors = 41.20

Total Floor Area: 1,459Base Cost New of Upper Floors =60,111

Reproduction/Replacement Cost =60,111

Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost =52,898

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 7 =56,072

Replacement Cost/Floor Area= 41.20Est. TCV/Floor Area= 38.43

Cost Estimates for Commercial/Industrial Building/Section: 8Built 2012

Description of Occupancy: 2012 UNTIS 57-67 72X10

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 9Perimeter: 164

Overall Building Height: 9

Base Rate for Upper Floors = 46.05

Adjusted Square Foot Cost for Upper Floors = 46.05

Total Floor Area: 732Base Cost New of Upper Floors =33,709

Reproduction/Replacement Cost =33,709

Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost =29,664

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 8 =31,444

Replacement Cost/Floor Area= 46.05Est. TCV/Floor Area= 42.96

Cost Estimates for Commercial/Industrial Building/Section: 9Built 2015

Description of Occupancy: 2015 12'X60' UNITS 83-87

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 10Perimeter: 144

Overall Building Height: 10

Base Rate for Upper Floors = 46.97

Adjusted Square Foot Cost for Upper Floors = 46.97

Total Floor Area: 720Base Cost New of Upper Floors =33,818

Reproduction/Replacement Cost =33,818

Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0

Total Depreciated Cost =29,760

Parcel Number: 009-031-013-20

Page: 5

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 9 =31,545

Replacement Cost/Floor Area= 46.97Est. TCV/Floor Area= 43.81

Cost Estimates for Commercial/Industrial Building/Section: 10Built 2016

Description of Occupancy: 2016 REAR 36'X72'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 10Perimeter: 216

Overall Building Height: 10

Base Rate for Upper Floors = 35.31

Adjusted Square Foot Cost for Upper Floors = 35.31

Total Floor Area: 2,592Base Cost New of Upper Floors =91,523

Reproduction/Replacement Cost =91,523

Eff.Age:3Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost =85,116

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 10 =90,223

Replacement Cost/Floor Area= 35.31Est. TCV/Floor Area= 34.81

Cost Estimates for Commercial/Industrial Building/Section: 11Built 2016

Description of Occupancy: P#20160087 W OF #10 30'X96'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 8Perimeter: 252

Overall Building Height: 8

Base Rate for Upper Floors = 34.48

Adjusted Square Foot Cost for Upper Floors = 34.48

Total Floor Area: 2,880Base Cost New of Upper Floors =99,302

Reproduction/Replacement Cost =99,302

Eff.Age:3Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost =92,351

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 11 =97,892

Replacement Cost/Floor Area= 34.48Est. TCV/Floor Area= 33.99

Cost Estimates for Commercial/Industrial Building/Section: 12Built 2016

Description of Occupancy: P#20160360 N OF #11 20'X120'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 8Perimeter: 280

Overall Building Height: 8

Base Rate for Upper Floors = 38.20

Adjusted Square Foot Cost for Upper Floors = 38.20

Total Floor Area: 2,400Base Cost New of Upper Floors =91,680

Reproduction/Replacement Cost =91,680

Eff.Age:3Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost =85,262

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 12 =90,378

Replacement Cost/Floor Area= 38.20Est. TCV/Floor Area= 37.66

Cost Estimates for Commercial/Industrial Building/Section: 13Built 2016

Description of Occupancy: P#20160360 @ N OF #9 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 8Perimeter: 140

Overall Building Height: 10

Base Rate for Upper Floors = 38.20

Adjusted Square Foot Cost for Upper Floors = 38.20

Total Floor Area: 1,200Base Cost New of Upper Floors =45,840

Reproduction/Replacement Cost =45,840

Eff.Age:3Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost =42,631

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 13 =45,189

Replacement Cost/Floor Area= 38.20Est. TCV/Floor Area= 37.66

Cost Estimates for Commercial/Industrial Building/Section: 14Built 2016

Description of Occupancy: 20160096 N OF #9 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 8Perimeter: 140

Overall Building Height: 10

Base Rate for Upper Floors = 38.20

Adjusted Square Foot Cost for Upper Floors = 38.20

Total Floor Area: 1,200Base Cost New of Upper Floors =45,840

Reproduction/Replacement Cost =45,840

Eff.Age:3Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost =42,631

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 14 =45,189

Replacement Cost/Floor Area= 38.20Est. TCV/Floor Area= 37.66

Cost Estimates for Commercial/Industrial Building/Section: 15Built 2016

Description of Occupancy: 20160096 N OF #9 30'X40'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 8Perimeter: 140

Overall Building Height: 10

Base Rate for Upper Floors = 38.20

Adjusted Square Foot Cost for Upper Floors = 38.20

Total Floor Area: 1,200Base Cost New of Upper Floors =45,840

Reproduction/Replacement Cost =45,840

Eff.Age:3Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost =42,631

Parcel Number: 009-031-013-20

Page: 7

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 15 =45,189

Replacement Cost/Floor Area= 38.20Est. TCV/Floor Area= 37.66

Cost Estimates for Commercial/Industrial Building/Section: 16Built 2017

Description of Occupancy: P# 2017-0177 20'X120'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 8Perimeter: 280

Overall Building Height: 8

Base Rate for Upper Floors = 38.20

Adjusted Square Foot Cost for Upper Floors = 38.20

Total Floor Area: 2,400Base Cost New of Upper Floors =91,680

Reproduction/Replacement Cost =91,680

Eff.Age:2Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost =87,096

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 16 =92,322

Replacement Cost/Floor Area= 38.20Est. TCV/Floor Area= 38.47

Cost Estimates for Commercial/Industrial Building/Section: 17Built 2017

Description of Occupancy: P# 2017-0177 32'X40'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 14Perimeter: 144

Overall Building Height: 8

Base Rate for Upper Floors = 43.61

Adjusted Square Foot Cost for Upper Floors = 43.61

Total Floor Area: 1,200Base Cost New of Upper Floors =52,332

Reproduction/Replacement Cost =52,332

Eff.Age:2Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost =49,715

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 17 =52,698

Replacement Cost/Floor Area= 43.61Est. TCV/Floor Area= 43.92

Cost Estimates for Commercial/Industrial Building/Section: 18Built 0

Description of Occupancy: PERMIT 2017-0218 20'X108'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 8Perimeter: 256

Base Rate for Upper Floors = 38.42

Adjusted Square Foot Cost for Upper Floors = 38.42

Total Floor Area: 2,160Base Cost New of Upper Floors =82,987

Reproduction/Replacement Cost =82,987

Eff.Age:2Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost =78,838

12:40 PM

Parcel Number: 009-031-013-20

Page: 8

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 18	=	83,568
Replacement Cost/Floor Area= 38.42	Est. TCV/Floor Area= 38.69		

Cost Estimates for Commercial/Industrial Building/Section: 19	Built 2017
Description of Occupancy: P# 2017-0218 20'X108'	

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 256
Overall Building Height: 8

Base Rate for Upper Floors = 38.42

Adjusted Square Foot Cost for Upper Floors = 38.42

Total Floor Area: 2,160	Base Cost New of Upper Floors =	82,987
	Reproduction/Replacement Cost =	82,987
Eff.Age:2	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0	
	Total Depreciated Cost =	78,838

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 19	=	83,568
Replacement Cost/Floor Area= 38.42	Est. TCV/Floor Area= 38.69		

Cost Estimates for Commercial/Industrial Building/Section: 20	Built 2017
Description of Occupancy: P#2017-0219 32'X40'	

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 144
Overall Building Height: 8

Base Rate for Upper Floors = 43.61

Adjusted Square Foot Cost for Upper Floors = 43.61

Total Floor Area: 1,200	Base Cost New of Upper Floors =	52,332
	Reproduction/Replacement Cost =	52,332
Eff.Age:2	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0	
	Total Depreciated Cost =	49,715

ECF (201C COMMERCIAL GROUP C)	1.060 => TCV of Bldg: 20	=	52,698
Replacement Cost/Floor Area= 43.61	Est. TCV/Floor Area= 43.92		

Cost Estimates for Commercial/Industrial Building/Section: 21	Built 2017
Description of Occupancy: PERMIT#2017-0219 30'X40'	

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 144
Overall Building Height: 8

Base Rate for Upper Floors = 43.61

Adjusted Square Foot Cost for Upper Floors = 43.61

Total Floor Area: 1,200	Base Cost New of Upper Floors =	52,332
	Reproduction/Replacement Cost =	52,332
Eff.Age:2	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0	
	Total Depreciated Cost =	49,715

Parcel Number: 009-031-013-20

Page: 9

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 21 = 52,698
 Replacement Cost/Floor Area= 43.61 Est. TCV/Floor Area= 43.92

Cost Estimates for Commercial/Industrial Building/Section: 22 Built 2018
 Description of Occupancy: PERMIT 2017-0535 30'X48'

Costs are taken from the Warehouses - Mini cost schedules.
 <<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 156

Base Rate for Upper Floors = 41.94

Adjusted Square Foot Cost for Upper Floors = 41.94

Total Floor Area: 1,440 Base Cost New of Upper Floors = 60,393

Reproduction/Replacement Cost = 60,393
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
 Total Depreciated Cost = 57,373

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 22 = 60,816
 Replacement Cost/Floor Area= 41.94 Est. TCV/Floor Area= 42.23

Cost Estimates for Commercial/Industrial Building/Section: 23 Built 2017
 Description of Occupancy: PERMIT 2017-0585 30'X108'

Costs are taken from the Warehouses - Mini cost schedules.
 <<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 276
 Overall Building Height: 10

Base Rate for Upper Floors = 35.57

Adjusted Square Foot Cost for Upper Floors = 35.57

Total Floor Area: 3,240 Base Cost New of Upper Floors = 115,247

Reproduction/Replacement Cost = 115,247
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
 Total Depreciated Cost = 109,485

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 23 = 116,054
 Replacement Cost/Floor Area= 35.57 Est. TCV/Floor Area= 35.82

Cost Estimates for Commercial/Industrial Building/Section: 24 Built 2018
 Description of Occupancy: P#20180066 12'X108'

Costs are taken from the Warehouses - Mini cost schedules.
 <<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 384

Base Rate for Upper Floors = 51.00

Adjusted Square Foot Cost for Upper Floors = 51.00

Total Floor Area: 1,296 Base Cost New of Upper Floors = 66,096

Reproduction/Replacement Cost = 66,096
 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
 Total Depreciated Cost = 62,791

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 24 = 66,559
 Replacement Cost/Floor Area= 51.00 Est. TCV/Floor Area= 51.36

Parcel Number: 009-031-013-20

Page: 10

Cost Estimates for Commercial/Industrial Building/Section: 25

Built 2018

Description of Occupancy: P20180414 30'X56'

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 14Perimeter: 172

Overall Building Height: 10

Base Rate for Upper Floors = 40.94

Adjusted Square Foot Cost for Upper Floors = 40.94

Total Floor Area: 1,680

Base Cost New of Upper Floors = 68,780

Reproduction/Replacement Cost = 68,780

2 Identical Units => Reproduction/Replacement Cost of all units = 137,560

Eff.Age:2Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

Total Depreciated Cost = 130,682

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 25 = 138,523

Replacement Cost/Floor Area= 40.94Est. TCV/Floor Area= 41.23

Cost Estimates for Commercial/Industrial Building/Section: 26

Built 0

Description of Occupancy: P#20210503 (40'X56')

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 10Perimeter: 0

Base Rate for Upper Floors = 36.61

Adjusted Square Foot Cost for Upper Floors = 36.61

Total Floor Area: 2,240

Base Cost New of Upper Floors = 82,006

Reproduction/Replacement Cost = 82,006

Eff.Age:1Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0

Total Depreciated Cost = 80,366

ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 26 = 85,188

Replacement Cost/Floor Area= 36.61Est. TCV/Floor Area= 38.03

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,997,441

2026 Est. T.C.V. 009-031-013-20				= 2,147,036		
Est. TCV/Total Floor Area = 40.45						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
854,100	854,100	854,100	851,415	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	219,400	0	0	22,988	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,073,500	1,073,500	1,073,500	874,403	874,403	0	

009-031-014-002026 Est. T.C.V.HOIT5 LLC

Property Class: 40211630 W CADILLAC RD

Map #:LAKE TOWNSHIPCADILLAC, MI 49601

. SEC 31 T22N R8W THAT PART OF W 1/2 OF E 1/2 OF SE 1/4 OFSW 1/4 S OF A LINE
LYING 75 FT S OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH
CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43'
28" E 200 FT TO END. 3.25 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	328.60	430.83	0.8833	1.0187	110 100	32,525
329 Actual Front Feet, 3.25 Total Acres					Total Est. Land Value =	32,525

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	26.77	400	50	5,354
Total Estimated Land Improvements True Cash Value =				5,354

2026 Est. T.C.V. 009-031-014-00					=	37,879
Est. TCV/Total Floor Area = 0.71, Most recent sale 08/01/2014 for 42,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
13,300	13,300	13,300	7,746		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,600	0	0	0	209	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
18,900	18,900	18,900	7,955	7,955		0

03/24/2026
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Valuation Report

DB: Lake2026

009-031-015-00
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOIT5 LLC
11600 W WATERGATE RD
CADILLAC, MI 49601

. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYINGN'LY OF RELOCATED HWY
M-55. 6.1136 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *329.8 X 806.52

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 10A M/L	3800	6.11	Acres	3800	100			23,203
6.11 Total Acres Total Est. Land Value =								23,203

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 5in Ren. Conc.	7.90	400	100	3,160
D/W/P: Asphalt Paving	2.86	30000	100	85,800
Ad-Hoc Unit-In-Place Items				

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FLO1	1,885.00	2	100	3,770
Total Estimated Land Improvements True Cash Value =				92,730

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2011

Description of Occupancy: 2011

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 16 Perimeter: 292

Overall Building Height: 16

Base Rate for Upper Floors = 65.29

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.66 100%

Adjusted Square Foot Cost for Upper Floors = 70.95

Total Floor Area: 5,309 Base Cost New of Upper Floors = 376,673

Reproduction/Replacement Cost = 376,673

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 308,872

<<<<<Segregated Cost Computations>>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height	Storys	Cost
(13) Roof Structure:						
Wood Joists, Wood or Composition						
Deck	1 Up	7.05	146	1.120	1.000	1,153
(14) Roof Cover:						
Alum./Steel Flat or Standing seam	1 Up	8.18	146	1.120	1.000	1,338
Total Cost of Upper Stories =						2,490
1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000						
Total Cost New =						2,490
Architectural Multiplier: 1.00						
Reproduction/Replacement Cost =						2,490
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0						
Total Depreciated Cost =						2,042
ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 =						509,899
Replacement Cost/Floor Area= 71.42 Est. TCV/Floor Area= 96.04						

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2011

Description of Occupancy: 2011 OFFICE OF WAREHOUSE

Parcel Number: 009-031-015-00

Page: 2

Costs are taken from the Office Buildings cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 107
Overall Building Height: 8

Base Rate for Upper Floors = 133.48

(10) Heating system: Forced Air Furnace Cost/SqFt: 19.30 100%
Adjusted Square Foot Cost for Upper Floors = 152.78

Total Floor Area: 1,050 Base Cost New of Upper Floors = 160,419

Reproduction/Replacement Cost = 160,419
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 131,544

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 215,731
Replacement Cost/Floor Area= 152.78 Est. TCV/Floor Area= 205.46

Total Estimated True Cash Value of Commercial/Industrial Buildings = 725,630

2026 Est. T.C.V. 009-031-015-00 = 841,563
Est. TCV/Total Floor Area = 132.34, Most recent sale 10/01/2009 for 73,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
364,400	364,400	364,400	181,136	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	56,400	0	0	4,890	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
420,800	420,800	420,800	186,026	186,026	0

03/24/2026

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Valuation Report

DB: Lake2026

009-031-015-70

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAMEL RONALD D & DONNA D

11650 W CADILLAC RD

CADILLAC, MI 49601

. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYINGS'LY OF RELOCATED HWY

M-55. 2.75 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	328.60	364.55	0.8833	0.9771	110	100		31,194
329 Actual Front Feet, 2.75 Total Acres								
Total Est. Land Value =								31,194

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	236	0	0
D/W/P: 4in Concrete	6.47	60	0	0
Wood Frame	26.22	96	50	1,258
Wood Frame	24.86	120	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,208

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE

Cls CD

Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	924		
Total:				95,520	74,506

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	924
3 Fixture Bath	1	3,721	2,902

Water/Sewer

1000 Gal Septic	1	4,386	3,421
Water Well, 50 Feet	1	3,344	2,608

Deck

Treated Wood	200	3,888	3,033
Treated Wood	160	3,371	2,629

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	26,258	20,481
Door Opener	1	468	365

Built-Ins

Appliance Allow.	1	1,897	1,480

Carports

Aluminum	768	10,115	7,890
Totals:		154,153	120,239

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

147,894

2026 Est. T.C.V. 009-031-015-70

=

181,296

Est. TCV/Total Floor Area = 196.21

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-031-015-70

Page: 2

	82,000		82,000		82,000		31,091		2.70		
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
	0		8,600		0		0		839		0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
	90,600		90,600		90,600		31,930		31,930		31,930

009-031-016-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MICH STATE HWY COMM
M-55
LAKE CITY, MI 49651

. SEC 31 T22N R8W THAT PART OF SE 1/4 & THAT PART OF SE 1/4 OF SW 1/4 EXC W 1/2
OF W 1/2 THEREOF LYING 75 FT EITHER SIDE OF BEG N11' 48" W OF SW COR OF SEC TH
ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E
3201.23 FT TH N 67 DEG 43' 28" E TO E LINE OF SEC. 13.4090 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		13.41 Acres			5600 100	75,090
		13.41 Total Acres			Total Est. Land Value =	75,090

2026 Est. T.C.V. 009-031-016-00						
= 0						
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
0	0	0	0		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-031-017-002026 Est. T.C.V.DYKGRAAF RONALD

Property Class: 40111650 W WATERGATE RD

Map #:LAKE TOWNSHIPCadillac, MI 49601

. SEC 31 T22N R8W PCL E OF SURVY RECORDED IN LIBER S-2 PP 325 & 326. 2.41A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
COMMERCIAL 2-4A	9000		2.41 Acres		9000	100	21,690
			2.41 Total Acres		Total Est. Land Value =		21,690

Cost Est. for Res. Bldg: 1Single FamilyGRG

Cls CD

Blt 2008

(11) Heating System: Space Heater

Ground Area = 0 SFFloor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			3320	104,281	93,853
Totals:				104,281	93,853

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

115,439

2026 Est. T.C.V. 009-031-017-00				=	137,129
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
62,700	62,700	62,700	36,964	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,900	0	0	998	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,600	68,600	68,600	37,962	37,962	0

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-031-017-75
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STAGG PHILLIP & CYNTHIA
11680 W CADILLAC RD
CADILLAC, MI 49601

SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OFSW 1/4 LYING S'LY OF NEW HWY M-55 & N'LY OF OLD HWY M-55 RELOCATED. .28A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> SITE 15K					15000 100		15,000
40 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =		15,000

2026 Est. T.C.V. 009-031-017-75 = 15,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/03/2005 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,500	7,500	7,500	5,707	2.70	

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	154	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	5,861	5,861	0

009-031-018-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MICH STATE HWY COMM
M-55
LAKE CITY, MI 49651

. SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OFSW 1/4 LYING 75 FT
EITHER SIDE OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS CURVE
TO THE LEFT 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG
43' 28" E 200 FT TO END ALSO THAT PART BETWEEN BEG AT S 1/4 POST TH N 40' W 2.23
FT TH S 89 DEG 50' 11" W 879.77 FT TH N 9' 49" W 60 FT TH ON A 438.22 FT RADIUS
RT HAND CURVE 256.6 FT CHORD BEARING N 73 DEG 23"20"W 252.95 FT, TH N 35 DEG
51'51"E 77.73 FT & BEG AT 1/4 POST, TH N 40'W 2.23 FT, TH S 89 DEG 50'11"W
879.77 FT, TH S 9 DEG 49"E 60 FT, TH ON A 558.22 FT RADIUS RT HAND CURVE 440.78
FT CHORD BEARING 67 DEG 32'34"W 429.42 FT, TH N 79 DEG 44'57"W 120.31 FT.
1.1363A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 1 - 2.99@\$9000		1.14 Acres	9000	100		10,224
		1.14 Total Acres	Total Est. Land Value =			10,224

2026 Est. T.C.V. 009-031-018-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-031-019-002026 Est. T.C.V.HUBBELL DONN ALAN IIPROPERTY CLASS: 40111978 W CADILLAC RDMap #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 31 T22N R8W S 704.2 FT OF W 361.5 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M55 R/W. 4.2449A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 4-6A	9000		4.25 Acres		9000 100	38,250
4.25 Total Acres Total Est. Land Value =						38,250

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wire Mesh, #9		3.73	840 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = 696 SF Floor Area = 1044 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Basement	696	
Total:			129,443	77,666
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	711
Water/Sewer				
1000 Gal Septic		1	4,386	2,632
Water Well, 50 Feet		1	3,344	2,006
Porches				
WGEP (1 Story)		72	7,476	4,486
WGEP (1 Story)		144	11,789	7,073
Deck				
Treated Wood		468	6,809	4,085
Built-Ins				
Appliance Allow.		1	1,897	1,138
Unit-in-Place Cost Items				
GARAGE		500	505	429 *85% Good
Totals:			166,834	100,226

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 123,278

2026 Est. T.C.V. 009-031-019-00		=	162,498
Est. TCV/Total Floor Area = 155.65, Most recent sale 06/04/2020 for 120,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
65,300	65,300	65,300	57,415 2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	15,900	0	1,550 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
81,200	81,200	81,200	58,965 58,965 58,965

009-031-019-112026 Est. T.C.V. WHIPPLE MARSHA A
Property Class: 401 11780 W WATERGATE RD
Map #: LAKE CITY, MI 49651

SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 EXC N 412.5 FT THOF LYING W'LY OF A
LINE BEG N 89 DEG 53'12"E 361.5 FT, TH N 00 DEG 20'05"W 1312.25 FT, N 89 DEG
50'05"E 358.34 FT, N 00 DEG 28'21"W 900.18 FT TO POE & EXC S 704.2 FTTHOF. ALSO
PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 PG 10. 43.7819A.
COMBINED ON 05/14/2024 FROM 009-031-019-10, 009-031-019-90;

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
Parent Parcel(s): 009-031-019-10, 009-031-019-90;
Child Parcel(s): 009-031-019-11;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 30 - 65	\$3800	43.78 Acres	3800	100		166,372
43.78 Total Acres Total Est. Land Value =						166,372

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	50	0	0
D/W/P: 4in Concrete	6.47	680	0	0
D/W/P: 3.5 Concrete	6.16	90	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1536 SF Floor Area = 1536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,536	
Total:			178,029	126,400
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	841
3 Fixture Bath		1	3,721	2,642
Water/Sewer				
1000 Gal Septic		1	4,386	3,114
Water Well, 50 Feet		1	3,344	2,374
Porches				
WCP (1 Story)		80	4,052	2,877
Deck				
Treated Wood		430	6,441	4,573
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		864	28,616	20,317
Common Wall: 1 Wall		1	-2,421	-1,719
Door Opener		2	935	664
Class: CD Exterior: Pole (Unfinished)				
Base Cost		2592	54,924	38,996
Built-Ins				
Appliance Allow.		1	1,897	1,347

Parcel Number: 009-031-019-11

Page: 2

	Totals:	285,109	202,426
Notes:			
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		248,984

Cost Est. for Res. Bldg: 2	Mobile Home	HUD	Cls Fair	Blt 1980

(11) Heating System: Wall Furnace
Ground Area = 792 SF Floor Area = 792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	792		
			Total:	47,140	16,500
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,386	1,535
Water Well, 50 Feet			1	3,344	1,170
			Totals:	54,870	19,205

Notes:			
	ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:		18,053

Ag. Bld 1	0, Lean-To Loafing Shed	Class:D,Frame	Quality:Low Cost
Height: 10 ft			

Description	Rate	Size	Cost New
Base Cost	4.50	2720	12,240
Default Walls	5.41	2040	11,036
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 10,474			
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A1/FENRRL	2.49	1,439	50 1,791
/A1/FENRRL	2.49	718	50 893
/A22/UOACL	3.64	240	50 436
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =		12,787

Ag. Bld 2	0, Lean-To Loafing Shed	Class:D,Frame	Quality:Low Cost
Height: 10 ft			

Description	Rate	Size	Cost New
Base Cost	7.06	192	1,356
Default Walls	8.49	144	1,223
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45 Depr. Cost = 1,161			
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A1/FENRRL	2.49	400	50 498
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 2 =		1,565

Total Estimated True Cash Value of Agricultural Buildings	=	14,352

2026 Est. T.C.V. 009-031-019-11	=	449,661
Est. TCV/Total Floor Area = 193.15		
2025 Assessed	MBOR	S.E.V.
203,600	203,600	203,600
	109,790	2.70
2026 New Eq. Adjustment	Loss	Additions
0	21,200	0
		2,964
2026 Assessed	MBOR	S.E.V.
224,800	224,800	224,800
	112,754	->Taxable<-
		112,754
		112,754

009-031-019-20
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SANDELIUS PROPERTIES LLC
11900 W CADILLAC RD
LAKE CITY, MI 49651

. SEC 31 T22N R8W BEG S 89 DEG 53' 12" E 361.5 FT & N 0 DEG 20' 05" W 129.39 FT
FROM SW COR SEC 31 TH N 0 DEG 20' 05" W 1182.95 FT, N 89DEG 50' 05" E 358.34 FT,
S 0 DEG 28' 21" E 656.34 FT, N 89 DEG 51' 39" E 230 FT, S 0 DEG 28' 21" E 451.26
FT TO N R/W LINE HWY M55 TH SW'LY ALONG R/W TO POB EXC PCLS A & B OF THE SURVEY
RECORDED INLIBER S-3 PG 190. 9.61A.

RECALC BUSINESS POLE BARN AS COMM'L FOR 05

Hoitenga Insulation Inc
(231) 775-0428
7352 E M 115
Cadillac, MI 49601

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 10A M/L	3800	9.61 Acres	3800	100		36,518
9.61 Total Acres Total Est. Land Value =						36,518

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	14000	100	40,040
Total Estimated Land Improvements True Cash Value =				40,040

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1144 SF Floor Area = 1144 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
Total:				156,715	117,534

Other Additions/Adjustments

Exterior					
Brick Veneer	200	3,312	2,484		
Plumbing					
Average Fixture(s)	1	1,422	1,066		
Water/Sewer					
1000 Gal Septic	1	4,689	3,517		
Water Well, 50 Feet	1	3,344	2,508		
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener	1	527	395		
Base Cost	1200	28,380	21,285		
Class: C Exterior: Pole (Unfinished)					
Base Cost	1350	31,928	23,946		
Built-Ins					
Appliance Allow.	1	2,713	2,035		
Breezeways					
Frame Wall	288	19,440	14,580		
Totals:				252,470	189,350

Notes:

Parcel Number: 009-031-019-20

Page: 2

ECF (201B COMMERCIAL GROUP B) 1.230 => TCV: 232,901

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1997

Costs are taken from the Warehouses - Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 16 Perimeter: 236

Overall Building Height: 14

Base Rate for Upper Floors = 52.27

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.95 90%

(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.97 10%

Combined Heating System adjustment: 7.65 100%

Adjusted Square Foot Cost for Upper Floors = 59.92

Total Floor Area: 3,456

Base Cost New of Upper Floors = 207,098

Reproduction/Replacement Cost = 207,098

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0

Total Depreciated Cost = 161,536

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 171,229

Replacement Cost/Floor Area= 59.92 Est. TCV/Floor Area= 49.55

Total Estimated True Cash Value of Commercial/Industrial Buildings = 171,229

2026 Est. T.C.V. 009-031-019-20				=	480,688	
Est. TCV/Total Floor Area = 104.50, Most recent sale 07/01/1996 for 77,500						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
217,300	217,300	217,300		104,018	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,000	0	0	2,808	0	
2026 Assessed	MBOR		S.E.V.	Capped ->Taxable<-	PRE/MBT	
240,300	240,300	240,300		106,826	106,826	0

009-031-019-35
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SANDELIUS PROPERTIES LLC
11832 W WATERGATE RD
LAKE CITY, MI 49651

. SEC 31 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-3 P 190. 1.05A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	100.00	457.38	1.1892	1.0341	110	100	13,527
100 Actual Front Feet, 1.05 Total Acres					Total Est. Land Value =		13,527

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	27.96	120 89	2,986
Total Estimated Land Improvements True Cash Value =			2,986

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1976

(11) Heating System: Forced Warm Air
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	952	
Total:			61,511	21,528
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			164	1,922 673
Plumbing				
Average Fixture(s)			1	1,010 353
Water/Sewer				
1000 Gal Septic			1	4,689 1,641
Water Well, 50 Feet			1	3,344 1,170
Built-Ins				
Appliance Allow.			1	2,713 950
Deck				
Treated Wood w/Roof (Deck Portion)			20	896 314
Treated Wood w/Roof (Roof portion)			20	441 154
Totals:			76,526	26,783

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 25,176

2026 Est. T.C.V. 009-031-019-35					=	41,689
Est. TCV/Total Floor Area = 43.79, Most recent sale 10/15/2007 for 35,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,000	17,000	17,000	12,446	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	336	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,800	20,800	20,800	12,782	12,782	0	

009-031-019-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KREBBS RONALD
11776 W WATERGATE RD
CADILLAC, MI 49601

SEC 31 T22N R8W (3*2018) PCL AS SHOWN IN BOOK OF SURVEYS S-6 PP10 DESC AS: PART OF THE SW 1/4 DESC AS COMM AT SW COR OF SEC, TH S 89 DEG 22'53"E ALONG S LINE 1445.75 FT, TH N 0 DEG 00'34"W 296.40 FT TO N R/W LINE FOR M-55 & POB, TH 388.61 FT ALONG CURVE TO RIGHT (RADIUS=9747.13 FT, LC=S 79 DEG 46'06"W 388.58 FT), TH N 3 DEG 24'29"W 416.09 FT, TH N 19 DEG 58'53"E 683.34 FT, TH S 89 DEG 22'14"E 173.48 FT, TH N 0 DEG 00'38"W 30 FT, TH S 89 DEG 25'41"E 262.96 FT, TH S 0 DEG 00'19"W 660.04 FT, TH N 89 DEG 25'09"W 262.79 FT, TH S 0 DEG 00'34"E 356.63 FT TO POB. 11.73A M/L. SPLIT ON 05/03/2018 INTO 009-031-019-79.

...

FORMERLEY SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M55 & S'LY & E'LY OF A PCL DESC AS BEG N 89 DEG 53'12" E 953 FT FROM SW COR SEC 31 TH N 0 DEG 28'21" W 205.19 FTTO N'LY ROW LINE HWY M55 & POB TH N 0 DEG 28'21" W 451.26 FT, S 89 DEG 51'40" W 230 FT, N 0 DEG 28'21" W 656.34 FT, N O DEG 28'21" W 900.18 FT, N 89 DEG 46' 52" E 712.34 FT, S 0 DEG 44'55" E 900.88FT, S 0 DEG 44'55" E 30 FT, S 89 DEG 50' 05" W 330 FT, N 0 DEG 44'55" W 30 FT, S 89 DEG 50'05" W 93.31 FT, S 0 DEG 36'40"E 1097.03 FT TO N'LY ROW LINE M55 TH SW'LY ALONG ROW LINE 66.84 FT TO POB. ALSO PCLS B, C & D OF THE SURVEY RECORDED IN LIBER S-2 P 325. 13.73A.

3/2018 SPLIT PART TO 031-019-79 FORMERLY . SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M55 & S'LY & E'LY OF A PCL DESC AS BEG N 89 DEG 53'12" E 953 FT FROM SW COR SEC 31 TH N 0 DEG 28'21" W 205.19 FTTO N'LY ROW LINE HWY M55 & POB TH N 0 DEG 28'21" W 451.26 FT, S 89 DEG 51'40" W 230 FT, N 0 DEG 28'21" W 656.34 FT, N O DEG 28'21" W 900.18 FT, N 89 DEG 46' 52" E 712.34 FT, S 0 DEG 44'55" E 900.88FT, S 0 DEG 44'55" E 30 FT, S 89 DEG 50' 05" W 330 FT, N 0 DEG 44'55" W 30 FT, S 89 DEG 50'05" W 93.31 FT, S 0 DEG 36'40"E 1097.03 FT TO N'LY ROW LINE M55 TH SW'LY ALONG ROW LINE 66.84 FT TO POB. ALSO PCLS B, C & D OF THE SURVEY RECORDED IN LIBER S-2 P 325., EXC E 66 FEET THOF 12.73 A

98 COMBO W-017-30 FOR 99

3/2018 SPLIT E 66 FT TO 031-019-79

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 8 - 17 @\$5600		11.73 Acres			5600	100	65,688
		11.73 Total Acres				Total Est. Land Value =	65,688

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 100	2,000
Total Estimated Land Improvements True Cash Value =				2,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1974

(11) Heating System: Forced Warm Air
Ground Area = 940 SF Floor Area = 940 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	684		
Addition	Siding	Crawl	256		
Expando			360		
			Total:	72,810	25,483
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	783	274
Water/Sewer					

Parcel Number: 009-031-019-40		Page: 2	
1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170
Deck			
Treated Wood	240	4,301	1,505
w/Roof (Roof portion)	24	450	157
Built-Ins			
Appliance Allow.	1	1,607	562
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1440	30,514	10,680
Totals:		117,918	41,269
Notes:			
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:		38,793	

Ag. Bld 1 0, Lean-To Loafing Shed		Class:D,Frame	Quality:Low Cost
Height: 8 ft			
Description	Rate	Size	Cost New
Base Cost	6.52	240	1,565
Default Walls	7.84	180	1,411
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 1,042			
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A1/FENRRL	2.49	1,117	50 1,390
/A22/UOACL	3.64	96	50 174
/A22/UOACL	3.64	128	50 232
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	2,723	
Total Estimated True Cash Value of Agricultural Buildings		=	2,723

2026 Est. T.C.V. 009-031-019-40				=	109,204	
Est. TCV/Total Floor Area = 116.17, Most recent sale 01/22/2020 for 57,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
47,400	47,400	47,400	31,467	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,200	0	0	849	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,600	54,600	54,600	32,316	32,316	32,316	

009-031-019-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MARR ROBERT K JR & VALERIE L
5549 S SEELEY RD
LAKE CITY, MI 49651

. SEC 31 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-164.
13.47A+- N 412.5 FT OF W 1/2 OF SW QTR 1/4.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600			13.16 Acres		5600 100	73,679
Residentia ROW @ ZERO			0.31 Acres		0 100	0
		13.47 Total Acres			Total Est. Land Value =	73,679

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	716 50	2,491
D/W/P: 4in Concrete		6.96	640 50	2,227
	Total Estimated Land Improvements True Cash Value =			4,718

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 2008 SF Floor Area = 2008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,008		
			Total:	313,812	310,638

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 2,727 2,700

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866

Water/Sewer

2000 Gal Septic	1	9,318	9,225
Water Well, 200 Feet	1	10,565	10,459

Porches

CCP (1 Story)	408	10,490	10,385
CCP (1 Story)	384	9,876	9,777
CPP	192	3,671	3,634
CPP	296	4,961	4,911

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	2	1,054	1,043
Base Cost	1152	40,124	39,723
Class: C Exterior: Pole (Unfinished)			
Door Opener	1	527	522
Base Cost	1920	45,408	44,954

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 463,035 458,368

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 563,793

2026 Est. T.C.V. 009-031-019-80 = 642,190
Est. TCV/Total Floor Area = 319.82, Most recent sale 07/14/2023 for 74,900

Parcel Number: 009-031-019-80

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	179,900	179,900	179,900	166,337	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	112,800	28,400	0	112,800	4,491	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	321,100	321,100	321,100	283,628	283,628	0

009-031-020-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MICH STATE HWY COMM
M-55
LAKE CITY, MI 49651

. SEC 31 T22N R8W THAT PART OF SW 1/4 OF SW 1/4 LYING S OF A LINE BEG ON W LINE
225.83 FT N OF SW COR TH S 59 DEG 26' 22" E 219.07 FT TH NE'LY ON A LH CURVE OF
9747.13 FT RADIUS 923.09 FT TH N 10 DEG 4' 44" W 200 FT TH N 79 DEG 55' 16" E
376.89 FT TO END & N OF BEG 174.17 FT S OF SE COR TH N 53 DEG 10' 20" E 230.1 FT
TH NE'LY ALONG A LH CURVE OF 9897.13 FT RADIUS 1196.54 FT S 79 DEG 44' 57" E
120.31 FT TO END. 5.0704 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		5.07 Acres		9000	100	45,630
		5.07 Total Acres			Total Est. Land Value =	45,630

2026 Est. T.C.V. 009-031-020-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
0	0		0	0	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0		0	0	0	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0		0	0	0	0

009-031-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PELL JOHN ETAL
11140 W CADILLAC RD
CADILLAC, MI 49601

. SEC 31 T22N R8W E 1/2 OF SE 1/4 EXC THAT PART LYING 75 FT EITHER SIDE OF A
LINE BEG ON E LINE THEREOF 1653.45 FT N OF SE COR TH S 67 DEG 43' 28" W TO W
LINE THEREOF. 75.1136 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 66 - 120	\$3800	75.11 Acres	3800	100	M55 DIVIDES PARCEL	285,418
75.11 Total Acres			Total Est. Land Value =			285,418

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	240 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1950

(11) Heating System: Forced Hot Water

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
Total:			150,324	82,677	

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	652
Water/Sewer				
1000 Gal Septic		1	4,386	2,412
Water Well, 50 Feet		1	3,344	1,839

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		528	20,217	11,119
Common Wall: 1 Wall		1	-2,421	-1,332
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost		2136	65,127	35,820
Class: CD Exterior: Pole (Unfinished)				
Base Cost		4800	101,712	55,942

Built-Ins				
Appliance Allow.		1	1,897	1,043

Fireplaces				
Interior 1 Story		1	4,610	2,535

Deck				
w/Roof (Roof portion)		576	7,776	4,277
w/Roof (Roof portion)		648	8,709	4,790
Totals:			366,866	201,774

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

248,182

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	247,800	247,800	247,800	111,434	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,500	0	0	3,008	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	267,300	267,300	267,300	114,442	114,442	114,442

009-031-023-00
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CADILLAC SPORTSMAN CLUB
11424 W WATERGATE RD
LAKE CITY, MI 49651

. SEC 31 T22N R8W THAT PART OF W 1/2 OF SE 1/4 LYING 75 FTN OF BEG, TH N 30'13" W 1653.45 FT OF SE COR OF SEC TH S 67 DEG 43' 28" W 2436.75FT TH ON A 9822.13 FT RADIUS RH CURVE 393.06 FT CHORD BEARING S 68 DEG 52' 15" W 393.02 FT TO END. 53 A.

<http://cadillacsportsmansclub.org/>

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 40A M/L	3800	53.00	Acres	3800	100			201,400
		53.00	Total Acres				Total Est. Land Value =	201,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.41	245	50	785
D/W/P: 4in Concrete	6.41	98	50	314
Total Estimated Land Improvements True Cash Value =				1,099

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1970

Description of Occupancy: CAL 30

Costs are taken from the Clubhouses cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: D Quality: Average

Stories: 1 Story Height: 10 Perimeter: 280

Overall Building Height: 10

Base Rate for Upper Floors = 129.51

(10) Heating system: Forced Air Furnace Cost/SqFt: 15.75 100%

Adjusted Square Foot Cost for Upper Floors = 145.26

Total Floor Area: 3,300

Base Cost New of Upper Floors = 479,358

Reproduction/Replacement Cost = 479,358

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 167,775

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost	# or	Height	Stories	Cost
	Col.	Rate	SqFt	Adj. Adj.	
(13) Roof Structure:					
Wood Joists, Wood or Composition					
Deck	2 Up	8.73	245	1.000 1.000	2,139
Wood Joists, Wood or Composition					
Deck	2 Up	8.73	98	1.000 1.000	856
Total Cost of Upper Stories =					2,994
1 Stories Above Ground, Number of stories multiplier for upper stories =					1.000
Total Cost New =					2,994

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 2,994

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 1,048

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/CHALF/06'/GATW20	1560.00	1	1.00	100	1,560

ECF (201B COMMERCIAL GROUP B)

1.060 => TCV of Bldg: 1 = 180,606

Replacement Cost/Floor Area= 146.64 Est. TCV/Floor Area= 54.73

12:40 PM

Parcel Number: 009-031-023-00

Page: 2

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1980
Description of Occupancy: CAL 174

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 84

Overall Building Height: 10

Base Rate for Upper Floors = 22.28

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 22.28

Total Floor Area: 441 Base Cost New of Upper Floors = 9,825

Reproduction/Replacement Cost = 9,825

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0

Total Depreciated Cost = 4,814

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 5,103

Replacement Cost/Floor Area= 22.28 Est. TCV/Floor Area= 11.57

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1997
Description of Occupancy: CAL 174

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 8 Perimeter: 134

Overall Building Height: 8

Base Rate for Upper Floors = 32.87

Adjusted Square Foot Cost for Upper Floors = 32.87

Total Floor Area: 660 Base Cost New of Upper Floors = 21,694

Reproduction/Replacement Cost = 21,694

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0

Total Depreciated Cost = 11,715

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 12,418

Replacement Cost/Floor Area= 32.87 Est. TCV/Floor Area= 18.81

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
Description of Occupancy: SHOOTING RANGE PULL TOWER

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average

Stories: 2 Story Height: 8 Perimeter: 32

Base Rate for Upper Floors = 100.91

Adjusted Square Foot Cost for Upper Floors = 100.91

Total Floor Area: 64 Base Cost New of Upper Floors = 6,458

Reproduction/Replacement Cost = 6,458

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 2,260

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 4 = 2,396

Replacement Cost/Floor Area= 100.91 Est. TCV/Floor Area= 37.44

Page: 3

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
202,700	202,700	202,700	66,401	66,401	0

DB: Lake2026

009-031-025-00	2026 Est. T.C.V.	OSTERHOUT DALE W & SHERRI L
Property Class: 401		11450 W CADILLAC RD
Map #:	LAKE TOWNSHIP	CADILLAC, MI 49601

. SEC 31 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160.
2.87 A.

2ND HOME ON CHILD PCL

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		2.87 Acres			9000	100		25,830
		2.87 Total Acres			Total Est.	Land Value =		25,830

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	720	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = 870 SF Floor Area = 870 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	870		
			Total:	116,056	69,634

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465

Water Well, 100 Feet	1	5,150	3,090

Porches

CGEP (1 Story)	192	10,111	6,067

CCP (1 Story)	80	2,045	1,227

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	768	15,452	9,271

Class: D Exterior: Pole (Unfinished)

Base Cost	1408	26,358	15,815

No Concrete Floor	1408	-7,688	-4,613

Built-Ins

Appliance Allow.	1	1,607	964

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	256	1,027	781	*76% Good

Totals:	175,215	105,294

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 129,512

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
152,700	152,700	152,700	73,889	73,889	48,767

009-031-026-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SMOLKA ALBERT P JR & DEBORAH D
11425 W WATERGATE RD
CADILLAC, MI 49601

SEC 31 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159 & 160 EXC S
256.33 FT THOF. 2.38A.

PARTIAL SPLIT TO 026-50 FOR 97

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	228.00	454.70	0.9678	1.0326	110 100	25,062
228 Actual Front Feet, 2.38 Total Acres					Total Est. Land Value =	25,062

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,344		
			Total:	133,128	93,190
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	829
Water/Sewer					
1000 Gal Septic			1	4,386	3,070
Water Well, 50 Feet			1	3,344	2,341
Deck					
Pine w/Roof (Deck Portion)			128	2,323	1,626
Pine w/Roof (Roof portion)			128	2,036	1,425
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	21,439	15,007
Built-Ins					
Appliance Allow.			1	1,897	1,328
			Totals:	169,738	118,816

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 117,628

2026 Est. T.C.V. 009-031-026-00					=	142,690	
Est. TCV/Total Floor Area = 106.17, Most recent sale 12/01/1995 for 13,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
59,400	59,400	59,400		34,808	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	11,900	0		0	939	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,300	71,300	71,300		35,747	35,747	35,747	

009-031-026-502026 Est. T.C.V.OSTERHOUT DALE & SHERRIE
Property Class: 40111400 W CADILLAC RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 31 T22N R8W S 256.33 FT OF PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP
159-160. 1.34A

ADD HOUSE/ATT GRG FOR 05 (MOVED ON)
ADD WELL & SEPTIC FOR 06

96 SPLIT FROM 026-00 FOR 97

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	228.00	256.00	0.9678	0.8944	110	100		21,709
228 Actual Front Feet, 1.34 Total Acres			Total Est. Land Value =			21,709		

Cost Est. for Res. Bldg: 1 Single Family 1S
Cls D Blt 1970

(11) Heating System: Wall/Floor Furnace
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
			Total:	113,505	71,509

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	622

Water/Sewer

1000 Gal Septic	1	4,109	2,589
Water Well, 100 Feet	1	5,150	3,244

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	18,657	11,754

Class: D Exterior: Pole (Unfinished)

Base Cost	1200	22,464	14,152

Built-Ins

Appliance Allow.	1	1,607	1,012

Breezeways

Frame Wall	160	6,618	4,169

Totals:

	173,098	109,051

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 134,132

2026 Est. T.C.V. 009-031-026-50 = 155,841

Est. TCV/Total Floor Area = 180.37

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
66,600	66,600	66,600	37,625	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,300	0	0	1,015	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,900	77,900	77,900	38,640	38,640	0

009-031-027-002026 Est. T.C.V.GOBLE GARRY L
Property Class: 402W WATERGATE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 31 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160.
4.16 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 1 - 2.99@\$9000			4.16 Acres		9000 100	37,440
			4.16 Total Acres		Total Est. Land Value =	37,440

2026 Est. T.C.V. 009-031-027-00 = 37,440						
Est. TCV/Total Floor Area = 43.33						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
18,700	18,700	18,700	4,501		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	121	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,700	18,700	18,700	4,622	4,622	0	

03/24/2026

12:40 PM

Valuation Report

DB: Lake2026

009-031-028-00

2026 Est. T.C.V.

GOBLE GARRY L

Property Class: 402

W WATERGATE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 31 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160.

10.08 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.08 Acres			5600	100		56,448
		10.08 Total Acres			Total Est. Land Value =			56,448

2026 Est. T.C.V. 009-031-028-00

=

56,448

Est. TCV/Total Floor Area = 65.33

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,200	25,200	25,200	7,994	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	215	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,200	28,200	28,200	8,209	8,209	0

009-032-001-002026 Est. T.C.V.

Property Class: 401SUTTON ETHEL J

Map #:LAKE TOWNSHIP5010 S LACHANCE RD

LAKE CITY, MI 49651

. SEC 32 T22N R8W N 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100	56,000
			10.00	Total Acres	Total Est. Land Value =		56,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.89	1700 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 100	2,000
Total Estimated Land Improvements True Cash Value =				2,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1712 SF Floor Area = 1712 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
1 Story	Siding	Crawl Space	480		
			Total:	217,512	141,382

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	770
Water/Sewer				
1000 Gal Septic		1	4,386	2,851
Water Well, 50 Feet		1	3,344	2,174

Porches				
WPP		361	5,675	3,689

Deck				
Treated Wood		144	3,146	2,045
Treated Wood		380	5,943	3,863
w/Roof (Roof portion)		400	5,424	3,526

Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		960	20,966	13,628
Class: CD Exterior: Pole (Unfinished)				
Base Cost		1040	22,038	14,325

Built-Ins				
Appliance Allow.		1	1,897	1,233

Fireplaces				
Exterior 1 Story		1	5,597	3,638
			Totals:	297,113 193,124

Notes: MODULAR

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 237,543

2026 Est. T.C.V. 009-032-001-00 = 295,543
Est. TCV/Total Floor Area = 172.63

Parcel Number: 009-032-001-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	127,300	127,300	127,300	76,583	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,500	0	0	2,067	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	147,800	147,800	147,800	78,650	78,650	78,650

009-032-002-00	2026 Est. T.C.V.	BRIDGES BRUCE D & MARILYN M
Property Class: 401		5220 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 32 T22N R8W BEG AT SE COR OF NE 1/4 OF NE 1/4 N 313 FT W 556 FT S 313 FT E 556 FT TO BEG. 3.9951 A.		
26X32 POLE BARN FOR 99		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	313.00	556.00
313 Actual Front Feet,	4.00	Total Acres
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		Value
		33,424
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 3.5 Concrete	6.58	500 50
Metal Prefab	20.63	80 50
Total Estimated Land Improvements	True Cash Value =	2,470
Cost Est. for Res. Bldg: 1 Single Family 1S		
Cls C -5 Blt 1973		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1488 SF Floor Area = 1488 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Crawl Space
Size	Cost New	Depr. Cost
1,488		
Total:	187,848	131,504
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422 995
Water/Sewer		
1000 Gal Septic	1	4,689 3,282
Water Well, 50 Feet	1	3,344 2,341
Porches		
WCP (1 Story)	265	9,892 6,924
Deck		
Treated Wood	408	6,369 4,458
Garages		
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	528	20,217 14,152
Class: C Exterior: Pole (Unfinished)		
Base Cost	832	20,941 14,659
Built-Ins		
Appliance Allow.	1	2,713 1,899
Totals:	257,435	180,214
Notes:		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		
221,663		

2026 Est. T.C.V. 009-032-002-00	=	257,557
Est. TCV/Total Floor Area = 173.09		
2025 Assessed	MBOR	S.E.V.
110,000	110,000	110,000
Base for Cap	IRM	
64,032	2.70	
2026 New Eq. Adjustment	Loss	Additions
0	18,800	0
Tax Adjustment	Losses	
1,728	0	
2026 Assessed	MBOR	S.E.V.
Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-032-002-00

Page: 2

128,800	128,800	128,800	65,760	65,760	65,760

009-032-003-002026 Est. T.C.V.RODENBAUGH RAYMOND L
Property Class: 4015100 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 32 T22N R8W S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF S 1/2
OF NE 1/4 OF NE 1/4. 15 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		15.00	Acres	5600	100	84,000
		15.00	Total Acres		Total Est. Land Value =	84,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	336 0	0
D/W/P: 4in Concrete		6.96	522 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
		Total Estimated Land Improvements True Cash Value =		1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1450 SF Floor Area = 1450 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,280	
1 Story	Siding	Basement	170	
		Total:	231,403	150,417
Other Additions/Adjustments				
	Recreation Room		1000	18,970 12,330
	Basement, Outside Entrance, Below Grade		2	5,454 3,545
Plumbing				
	Average Fixture(s)		1	1,422 924
	3 Fixture Bath		1	4,478 2,911
Water/Sewer				
	1000 Gal Septic		1	4,689 3,048
	Water Well, 50 Feet		1	3,344 2,174
Porches				
	CPP		36	1,011 657
	CGEP (1 Story)		80	6,917 4,496
	CCP (1 Story)		240	6,473 4,207
Deck				
	Treated Wood		412	6,411 4,167
	w/Roof (Roof portion)		422	6,351 4,128
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
	Base Cost		840	28,132 18,286
Class: C Exterior: Pole (Unfinished)				
	Base Cost		723	18,972 12,332
Built-Ins				
	Appliance Allow.		1	2,713 1,763
Fireplaces				
	Exterior 1 Story		1	6,387 4,152

Parcel Number: 009-032-003-00

Page: 2

Totals:

353,127

229,537

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

282,331

2026	Est. T.C.V. 009-032-003-00				=	368,231	
Est. TCV/Total Floor Area = 253.95							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	159,300	159,300	159,300	91,163	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	24,800	0	0	2,461	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	184,100	184,100	184,100	93,624	93,624	93,624	

03/24/2026
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Valuation Report

DB: Lake2026

009-032-004-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAGALO JENNIE
5160 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 32 T22N R8W S 3/4 OF S 1/2 OF NE 1/4 OF NE 1/4 EXC S313 FT OF E 556 FT
THEREOF. 11.0049 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$3800		11.00 Acres	3800	100				41,800
		11.00 Total Acres			Total Est. Land Value =			41,800

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1983

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,464	16,848
Totals:				22,464	16,848

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 20,723

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C -5 Blt 2016

(11) Heating System: Forced Heat & Cool
Ground Area = 1156 SF Floor Area = 1156 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,156		
Total:				176,358	174,600
Other Additions/Adjustments					
Recreation Room			1000	18,970	9,485
Basement, Outside Entrance, Below Grade			1	2,727	2,700

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 50 Feet	1	3,344	3,311

Porches

CCP (1 Story)	136	3,920	3,881
WCP (1 Story)	48	3,193	3,161

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	400	18,692	18,505
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	1	527	522

Parcel Number: 009-032-004-00

Page: 2

Totals:

235,731

224,085

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

275,625

2026 Est. T.C.V. 009-032-004-00					=	338,148
Est. TCV/Total Floor Area = 292.52, Most recent sale 09/21/2015 for 195,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
146,700	146,700	146,700	98,741	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,400	0	0	2,666	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,100	169,100	169,100	101,407	101,407	101,407	

009-032-005-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAGALO JENNIE
S LACHANCE RD
LAKE CITY, MI 49651

SEC 32 T22N R8W E 1/2 OF NW 1/4 & NW 1/4 OF NE 1/4. EXC S 300 FT OF E 300 FT OF
E 1/2 OF NW 1/4 117.9339 A.
12/2021 SPLIT PART TO 032-005-95
FORMERLY SEC 32 T22N R8W E 1/2 OF NW 1/4 & NW 1/4 OF NE 1/4 120 A

Split/Comb. on 12/30/2021 completed 12/30/2021 TIM ;
Parent Parcel(s): 009-032-005-00;
Child Parcel(s): 009-032-005-95;

12/2021 SPLIT PART TO 005-95

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>80@\$3800	117.93	Acres	3800	100		448,149
	117.93	Total Acres	Total Est. Land Value =			448,149

2026 Est. T.C.V. 009-032-005-00 = 448,149						
Est. TCV/Total Floor Area = 387.67						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
218,200	218,200	218,200	134,013		2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	5,900		0	3,618	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
224,100	224,100	224,100	137,631	137,631	137,631	

03/24/2026
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Valuation Report

DB: Lake2026

009-032-005-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAGALO JENNIE
S LACHANCE RD
LAKE CITY, MI 49651

SEC 32 T22N R8W S 300 FT OF THE E 1/2 OF NW 1/4. 2.066 A.
SPLIT ON 12/30/2021 FROM 009-032-005-00;

Split/Comb. on 12/30/2021 completed 12/30/2021 TIM ;
Parent Parcel(s): 009-032-005-00;
Child Parcel(s): 009-032-005-95;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@	\$3800	2.07 Acres	3800	100				7,851
2.07 Total Acres Total Est. Land Value =								7,851

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	5205	94	39,973
Total Estimated Land Improvements True Cash Value =				39,973

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2020

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	576		
1 Story	Siding	Slab	576		
Total:				207,894	199,579

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,365
3 Fixture Bath	1	4,478	4,299

Water/Sewer

2000 Gal Septic	1	9,318	8,945
Water Well, 100 Feet	1	5,734	5,505

Porches

CCP (1 Story)	468	12,018	11,537

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	4	2,107	2,023
Base Cost	3840	162,854	156,340

Built-Ins

Appliance Allow.	1	2,713	2,604

Fireplaces

Direct-Vented Gas	1	2,963	2,844

Local Cost Items

GENERATOR	1	1	1	*100% Good
Totals:		411,502	395,042	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 485,902

2026 Est. T.C.V. 009-032-005-95 = 533,726

Est. TCV/Total Floor Area = 308.87						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	235,500	235,500	235,500	211,045	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	31,400	0	0	5,698	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	266,900	266,900	266,900	216,743	216,743	0

009-032-006-002026 Est. T.C.V.FARR CHAD R

Property Class: 4015322 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 32 T22N R8W BEG N00°23'44"W 686.2 FT FROM E/4 COR TH S89°44'53"W 580 FT,
N00°23'44"W 241.49 FT, N89°44'53"E 580 FT, S00°23'44"E 241.49 FT TO POB 3.22 Ac.
M/L.
Split on 01/10/2008 into 009-032-006-10;

Split/Comb. on 01/10/2008 completed 01/10/2008 RAY ;
Parent Parcel(s): 009-032-006-00;
Child Parcel(s): 009-032-006-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	241.00	582.01	0.9545	1.0983	110	100		27,789
241 Actual Front Feet, 3.22			Total Acres		Total Est. Land Value =			27,789

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2250	0	0
D/W/P: 4in Concrete	6.47	660	0	0
Metal Prefab	12.52	336	50	2,103
Metal Prefab	15.08	120	50	905
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				4,948

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1949

(11) Heating System: Forced Heat & Cool
Ground Area = 1279 SF Floor Area = 1549 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,080		
1 Story	Siding	Basement	199		
Total:				197,746	108,759
Other Additions/Adjustments					
Recreation Room			1080	19,634	10,799
Exterior					
Brick Veneer			90	1,372	755
Plumbing					
Average Fixture(s)			1	1,185	652
2 Fixture Bath			1	2,502	1,376
Water/Sewer					
1000 Gal Septic			1	4,386	2,412
Water Well, 50 Feet			1	3,344	1,839
Porches					
CCP (1 Story)			26	849	467
WCP (1 Story)			137	5,833	3,208
Deck					
Treated Wood			378	5,923	3,258
w/Roof (Roof portion)			336	4,586	2,522
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Finished)					

Parcel Number: 009-032-006-00		Page: 2	
Base Cost	528	22,139	12,176
Door Opener	2	935	514
Class: D Exterior: Pole (Unfinished)			
Base Cost	840	16,573	9,115
Built-Ins			
Appliance Allow.	1	1,897	1,043
Fireplaces			
Exterior 1 Story	1	5,597	3,078
Breezeways			
Frame Wall	180	10,584	5,821
Totals:		305,085	167,794
Notes:			
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		206,387	

2026	Est. T.C.V. 009-032-006-00				=	239,124	
Est. TCV/Total Floor Area = 154.37, Most recent sale 08/31/2012 for 125,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	118,900	118,900	118,900	99,995	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	700	0	0	2,699	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	119,600	119,600	119,600	102,694	102,694	102,694	

009-032-006-102026 Est. T.C.V.HOEKWATER STEVEN M
Property Class: 401W WATERGATE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 32 T22N R8W BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E 1/4 COR
TH S79°24'33"W 1041.67 FT, S89°43'28"W 290.61FT, N 0°28'10"W 657.93 FT, N
89°44'10"E 1316.38 FT, S0°25'27"E 471.13 FT TO POB. 17.55 AC. M/L.
SPLIT ON 01/10/2008 FROM 009-032-006-00;

SPLIT ON 07/01/2008 INTO 009-032-006-55, 009-032-006-40, 009-032-006-70,
009-032-006-75;

CELL 231-920-0451 AZ 480-671-0633..JOHN HOEKWATER (PREVIOUS OWNER)10-07

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-032-006-10;
Child Parcel(s): 009-032-006-55 (Exempt Adjacent Owner), 009-032-006-40,
009-032-006-70, 009-032-006-75;

Split/Comb. on 01/10/2008 completed 01/10/2008 RAY ;
Parent Parcel(s): 009-032-006-00;
Child Parcel(s): 009-032-006-10;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 8 - 17 Acres		7.00 Acres	3800	100		26,600
AGRICULTRU SURPLUS 2600/		10.55 Acres	2600	100		27,430
		17.55 Total Acres	Total Est. Land Value =			54,030

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2008

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			768	17,610	14,088
Totals:				17,610	14,088

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 17,328

2026 Est. T.C.V. 009-032-006-10			=	71,358
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/30/2022 for 82,400				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
31,300	31,300	31,300	21,313	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,400	0	575	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
35,700	35,700	35,700	21,888	21,888 0

009-032-006-40
Property Class: 301
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WOLVERINE POWER SUPPLY COOPERATIVE
W WATERGATE RD
LAKE CITY, MI 49651

SEC 32 T22N R8W, BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E/4 COR;
TH N0°25'57"W 500.21 FT, N89°44'53"E 736.40FT, S0°23'44"E 404.92 FT, S82°22'09"W
741.98 FT TO POB. 7.6 Ac. M/L
Split on 07/01/2008 from 009-032-006-10;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-032-006-10;
Child Parcel(s): 009-032-006-55, 009-032-006-40, 009-032-006-70,
009-032-006-75;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
	740.13	447.29	1.0000	0.0000	0	100*	0
COMMERCIAL 4-6A 9000		7.60 Acres			9000	100	68,400
* denotes lines that do not contribute to the total acreage calculation.							
740 Actual Front Feet, 7.60 Total Acres Total Est. Land Value =							68,400

2026 Est. T.C.V. 009-032-006-40							=	68,400
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/11/2015 for 55,000								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
22,800	22,800		22,800		17,374		2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		11,400	0	0	469	0	
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-	PRE/MBT	
34,200	34,200		34,200		17,843	17,843	0	

009-032-006-552026 Est. T.C.V.

Property Class: 301WOLVERINE POWER SUPPLY COOPERATIVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 32 T22N R8W; BEG N0°23'44"W 460FT FROM E/4 COR, TH S52°35'45"W 233.22 FT, S84°48'07"W 33.48 FT, S84°12'05"W 362.01 FT, N0°23'44"W 404.92 FT, N 89°44'53"E 580 FT, S0°23'44"E 226.2 FT TO POB.4.75 Ac. M/L.
Split on 07/01/2008 from 009-032-006-10;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-032-006-10;
Child Parcel(s): 009-032-006-55(Exempt Adjacent Owner), 009-032-006-40, 009-032-006-70, 009-032-006-75;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			* Factors *		CORNER M55 & LA CHANCE	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 4-6A 9000			4.75 Acres	9000	100	42,750
			4.75 Total Acres	Total Est. Land Value =		42,750

2026 Est. T.C.V. 009-032-006-55 = 42,750						
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/26/2013 for 37,890						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
14,300	14,300	14,300	13,525		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,100	0	0	365	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,400	21,400	21,400	13,890	13,890	0	

009-032-006-70
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOEKWATER STEVEN M
S LACHANCE RD
LAKE CITY, MI 49651

SEC 32 T22N R8W, BEG N0°23'44"W 686.2 FT & S 89°44'53"W 580 FT FROM E/4 COR, TH
S89°44'53"W 736.4 FT, N0°25'57"W 231.58 FT, N89°44'53"E 736.4 FT, S0°23'44"E
231.57 FT TO POB. 3.92Ac. M/L
Split on 07/01/2008 from 009-032-006-10;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-032-006-10;
Child Parcel(s): 009-032-006-55, 009-032-006-40, 009-032-006-70,
009-032-006-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 3 - 7 @\$9000		3.92 Acres			9000	100	35,280
		3.92 Total Acres			Total Est. Land Value =		35,280

2026 Est. T.C.V. 009-032-006-70							=	35,280
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/30/2022 for 82,400								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
11,800	11,800		11,800		3,013		2.70	
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses
	0	5,800	0		0	81		0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-		PRE/MBT
17,600	17,600		17,600		3,094	3,094		0

009-032-006-752026 Est. T.C.V.HOEKWATER STEVEN M
Property Class: 402S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 32 T22N R8W, BEG N0°23'44"W 927.69 FT FROM E/4 COR, TH S89°44'53"W 580 FT, S0°23'44"E 9.92 FT, S89°44'53"W 736.55 FT, N0°25'57"W 198.5 FT, N89°44'52"E 1316.67 FT, S0°23'44'E 188.58 FT TO POB. 5.87 Ac. M/L
Split on 07/01/2008 from 009-032-006-10;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-032-006-10;
Child Parcel(s): 009-032-006-55, 009-032-006-40, 009-032-006-70, 009-032-006-75;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		5.87 Acres	9000	100		52,830
		5.87 Total Acres	Total Est. Land Value =			52,830

2026 Est. T.C.V. 009-032-006-75 = 52,830						
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/30/2022 for 82,400						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
17,600	17,600	17,600	4,743		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	128	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,400	26,400	26,400	4,871	4,871	0	

03/24/2026

Valuation Report

DB: Lake2026

12:40 PM

009-032-006-80

2026 Est. T.C.V.

HAMMER LYNN ANN & LUKE JAMES

Property Class: 401

5270 S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 32 T22N R8W N 198.5 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 6.0152A.

1815182 \$234,900 2016 HERE IS THE PERFECT HOBBY FARM! FOLLOW THE DRIVE THROUGH THE APPLE ORCHARD TO FIND THIS LOVELY ESTATE. THE CLASSIC CAPE COD HOME WAS CUSTOM BUILT FOR THE CURRENT OWNER. THE HOME AND GROUNDS HAVE BEEN METICULOUSLY MAINTAINED AND BRINGS EVERYTHING YOU NEED IN A HOME. THERE ARE 4 BEDROOMS 2.5 BATHS, FORMAL DINING, BREAKFAST NOOK, LOVELY MASTER SUITE, MAIN FLOOR LAUNDRY, BONUS ROOM (4TH BEDROOM) OVER THE GARAGE AND A FULL BASEMENT. THE BONUS ROOM HAS IT'S OWN STAIRWAY. THE 1/2 BATH IS CONVENIENTLY LOCATED CLOSE TO THIS AREA. THE HOME HAS BEAUTIFUL FLOWERS, NICE DECKING AND A CLASSIC COVERED PORCH. THE PROPERTY HAS A POLE BARN WITH A HORSE STALL AREA AND PLENTY OF STORAGE SPACE WITH A FENCED PASTURE AREA. CURRENTLY THE OWNER HAS CHICKENS AND STATES THE ORCHARD BRINGS A VARIETY OF APPLES AND A SEASONAL INCOME! THIS HOME IS LOCATED CONVENIENTLY BETWEEN CADILLAC, MCBAIN, AND LAKE CITY JUST OFF OF M-55. THE EASY TRIP TO THE HIGHWAY MAKES THIS HOME IDEAL FOR THE COMMUTER TO BIG RAPIDS, OR TRAVERSE CITY. THE 6 ACRES KEEPS THE PROPERTY EASY TO MAINTAIN. PUT THIS ONE AT THE TOP OF YOUR MUST SEE LIST!

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	198.00	1320.00	1.00	25 1.34	78 110	100		29,429
198 Actual Front Feet, 6.00 Total Acres								29,429

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	160	50	1,446
D/W/P: 4in Ren. Conc.	8.17	2427	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,821

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1152 SF Floor Area = 2198 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,152		
1 Story	Siding	Overhang	20		
1 Story	Siding	Overhang	325		
1 Story	Siding	Overhang	125		
Total:				279,211	237,310

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	204	8,590	7,301

Deck

Treated Wood	396	6,245	5,308

03/24/2026		Valuation Report		DB: Lake2026	
12:40 PM					
Parcel Number: 009-032-006-80				Page: 2	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	672	32,189	27,361		
Door Opener	1	527	448		
Class: C Exterior: Pole (Unfinished)					
Base Cost	1200	28,380	28,380	*100% Good	
Built-Ins					
Appliance Allow.	1	2,713	2,306		
Fireplaces					
Wood Stove	1	2,503	2,128		
Breezeways					
Frame Wall	144	9,720	8,262		
Totals:		389,397	335,226		
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			412,328		

2026	Est. T.C.V. 009-032-006-80				=	445,578	
Est. TCV/Total Floor Area = 202.72, Most recent sale 08/27/2019 for 265,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	191,300	191,300	191,300	153,589	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	31,500	0	0	4,146	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	222,800	222,800	222,800	157,735	157,735	157,735	

009-032-006-90
Property Class: 202
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WOLVERINE POWER SUPPLY COOPERATIVE
10125 W WATERGATE RD
CADILLAC, MI 49601

. SEC 32 T22N R8W E 578 FT OF S 1/2 OF NE 1/4 LYING S OF HWY M55. 1.85A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
COMMERCIAL <2A M/L			1.85 Acres	18000	100	33,300
		1.85 Total Acres			Total Est. Land Value =	33,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
GARAGE	1.00	940	0	0
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
GARAGE	1.00	1000	50	500
Total Estimated Land Improvements True Cash Value =				500

2026 Est. T.C.V. 009-032-006-90 = 33,800

Est. TCV/Total Floor Area = 15.38

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,900	16,900	16,900	4,291	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	115	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,900	16,900	16,900	4,406	4,406	0	

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-032-007-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOEKWATER STEVEN M
X S LACHANCE RD
LAKE CITY, MI 49651

. SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NE 1/4. 20 A.

NOT LANDLOCKED..CONTIGIOUS TO 006-10..SAME OWNER

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>20@	\$3800	20.00	Acres	3800	100			76,000
		20.00	Total Acres		Total Est.	Land Value =		76,000

2026 Est. T.C.V. 009-032-007-00 = 76,000

Est. TCV/Total Floor Area = 34.58

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
37,000	37,000	37,000	11,077	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	299	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,000	38,000	38,000	11,376	11,376	0

03/24/2026

12:40 PM

Valuation Report

DB: Lake2026

009-032-008-00

2026 Est. T.C.V.

STATE OF MICHIGAN

Property Class: 402

S BROWN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 32 T22N R8W NW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 30 - 65	\$3800	40.00	Acres	3800	100		152,000
		40.00	Total Acres			Total Est. Land Value =	152,000

2026 Est. T.C.V. 009-032-008-00

=

0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

03/24/2026

12:40 PM

Valuation Report

DB: Lake2026

009-032-009-00

2026 Est. T.C.V.

LAGALO JENNIE

Property Class: 402

S BROWN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

2015 SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A M/L.

FORMERLY SEC 32 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	660.00	1320.00	1.0000	0.0000	110	100*		0
Residentia PARTOF>80@\$3800	19.91	Acres	3800	100				75,658
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 19.91 Total Acres			Total Est. Land Value =					75,658

2026 Est. T.C.V. 009-032-009-00

=

75,658

Est. TCV/Total Floor Area = 34.42, Most recent sale 01/21/2016 for 24,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

36,800

36,800

36,800

22,619

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

1,000

0

0

610

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

37,800

37,800

37,800

23,229

23,229

23,229

009-032-009-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAGALO JENNIE
S LACHANCE RD
LAKE CITY, MI 49651

2015 SEC 32 T22N R8W S1/2 OF SW 1/4 OF NW 1/4. 20 A.

FORMERLY PART OF PARENT PARCEL 009-032-009-00 SEC 32 T22N R8W SW 1/4 OF NW 1/4.
40 A.

9/25/14 SPLIT FROM 40 A PARENT PARCEL 009-032-009-50

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	660.00	1320.00	1.0000	0.0000	110	100*		0
Residentia PARTOF>80@	\$3800	19.91 Acres			3800	100		75,658
* denotes lines that do not contribute to the total acreage calculation.								
660 Actual Front Feet, 19.91 Total Acres Total Est. Land Value =								75,658

2026 Est. T.C.V. 009-032-009-50 = 75,658

Est. TCV/Total Floor Area = 34.42, Most recent sale 01/21/2016 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
36,800	36,800	36,800	22,619	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	610	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,800	37,800	37,800	23,229	23,229	23,229

009-032-010-002026 Est. T.C.V.HOFFMAN GARY C TRUST

Property Class: 20110641 W WATERGATE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 916.46 FT & N0°29'10"W 459.05 FT FROM S/4 COR, TH N0°29'10"W 397.74 FT, N74°04'38"E 399.99 T S0°29'10"E 505.42 FT, S89°41'42"W 385.56 FT TO POB 4.0 AC. M/L
SPLIT ON 07/02/2008 INTO 009-032-010-20, 009-032-010-40;

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;
Parent Parcel(s): 009-032-010-00;
Child Parcel(s): 009-032-010-20, 009-032-010-40;

03 SPLIT 8.28 AC TO 010-60 FOR 04 4 REMAINING DIV.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 4-6A 9000		4.00 Acres	9000	100		36,000
		4.00 Total Acres	Total Est. Land Value =			36,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.01	25000	100	75,250
Commercial Local Cost Land Improvements				
Description	Rate	Size	% Good Arch Mult	Cash Value
Outdoor Lighting	590.00	6	50 100	1,770
Total Estimated Land Improvements True Cash Value =				77,020

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1996
Description of Occupancy: CAL 140

Costs are taken from the Office Buildings cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 10 Perimeter: 658

Base Rate for Upper Floors = 125.57
Office Basement Basement, Base Rate for Basement = 87.58
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.86 100%
Bsmnt Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.53
Adjusted Square Foot Cost for Upper Floors = 149.43
Adjusted Square Foot Cost for Basement = 93.11

Total Floor Area: 18,490 Base Cost New of Upper Floors = 2,762,961
Basement Area: 18,490 Base Cost New of Basement = 1,721,604

18,490 Sq.Ft. of Sprinklers @ 5.14, Cost New = 95,039
18,490 Sq.Ft. of Bsmt Splr. @ 5.14, Cost New = 95,039

Reproduction/Replacement Cost = 4,674,643
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 3,132,011

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
13X19 GAZEBO	4.70	247	1.00	50	580
ECF (201A GENERAL COMMERCIAL)	1.640 =>	TCV of Bldg: 1 =		5,137,449	
Replacement Cost/Floor Area= 252.88		Est. TCV/Floor Area= 277.85			

Total Estimated True Cash Value of Commercial/Industrial Buildings = 5,137,449

2026 Est. T.C.V. 009-032-010-00 = 5,250,469
Est. TCV/Total Floor Area = 283.96, Most recent sale 01/01/1996 for 75,000
2025 Assessed MBOR S.E.V. Base for Cap IRM
2,262,800 2,262,800 2,262,800 1,011,213 2.70

Parcel Number: 009-032-010-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	362,400	0	0	27,302	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	2,625,200	2,625,200	2,625,200	1,038,515	1,038,515	0

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-032-010-202026 Est. T.C.V.BAIRD BONNIE
Property Class: 20110713 W WATERGATE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 32 T22N R8W W 400 FT OF NE/4 OF SW/4 LYING S'LY OF HWY M-55 7.32 Ac. M/L
Split on 07/02/2008 from 009-032-010-00;

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;
Parent Parcel(s): 009-032-010-00;
Child Parcel(s): 009-032-010-20, 009-032-010-40;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
* Factors *
DescriptionFrontageDepthFrontDepthRate%Adj.ReasonValue
COMMERCIAL 10A M/L 38007.32 Acres380010027,816
7.32 Total AcresTotal Est. Land Value =27,816

Land Improvement Cost Estimates
DescriptionRateSize% GoodCash Value
D/W/P: Crushed Rock2.02500010010,100
Ad-Hoc Unit-In-Place Items
DescriptionRateSize% GoodCash Value
/CI16/YARI/CHALF/06'/GATW10990.001100990
Total Estimated Land Improvements True Cash Value =11,090

Cost Estimates for Commercial/Industrial Building/Section: 1Built 2020
Description of Occupancy: 2020
Costs are taken from the Warehouses - Mini cost schedules.
<<<<<Calculator Cost Computations>>>>>
Class: SQuality: Low Cost
Stories: 1Story Height: 10Perimeter: 480
Base Rate for Upper Floors = 34.36
Adjusted Square Foot Cost for Upper Floors = 34.36
Total Floor Area: 8,000Base Cost New of Upper Floors =274,880
Reproduction/Replacement Cost =274,880
Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost =225,402
ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 1 =238,926
Replacement Cost/Floor Area= 34.36Est. TCV/Floor Area= 29.87

Cost Estimates for Commercial/Industrial Building/Section: 2Built 2021
Description of Occupancy: 2021
Costs are taken from the Warehouses - Mini cost schedules.
<<<<<Calculator Cost Computations>>>>>
Class: SQuality: Low Cost
Stories: 1Story Height: 10Perimeter: 440
Base Rate for Upper Floors = 34.49
Adjusted Square Foot Cost for Upper Floors = 34.49
Total Floor Area: 7,200Base Cost New of Upper Floors =248,328
Reproduction/Replacement Cost =248,328
Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost =203,629
ECF (201C COMMERCIAL GROUP C)1.060 => TCV of Bldg: 2 =215,847
Replacement Cost/Floor Area= 34.49Est. TCV/Floor Area= 29.98

Parcel Number: 009-032-010-20

Page: 2

Cost Estimates for Commercial/Industrial Building/Section: 3

Built 2024

Description of Occupancy: 2024

Costs are taken from the Warehouses - Mini cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: S Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 540

Base Rate for Upper Floors = 34.19

Adjusted Square Foot Cost for Upper Floors = 34.19

Total Floor Area: 9,200

Base Cost New of Upper Floors = 314,548

Reproduction/Replacement Cost = 314,548

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0

Total Depreciated Cost = 289,384

ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 306,747

Replacement Cost/Floor Area= 34.19 Est. TCV/Floor Area= 33.34

Total Estimated True Cash Value of Commercial/Industrial Buildings = 761,520

2026 Est. T.C.V. 009-032-010-20 = 800,426

Est. TCV/Total Floor Area = 32.80, Most recent sale 01/29/2018 for 27,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

361,400 328,900 328,900 299,319 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 71,300 0 0 8,081 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

400,200 400,200 400,200 307,400 307,400 0

009-032-010-40
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FAITH BAPTIST CHURCH OF CADILLAC
W WATERGATE RD
LAKE CITY, MI 49651

SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 347.13 FT FROM S/4 COR,
TH S89°41'42"W 569.33 FT, N0°29'10"W 459.05 FT, N89°41'42"E 385.56 FT,
N0°29'10"W 505.42 FT, N75°03'55"E 190.08 FT, S0°28'09"E 1012.48 FT TO POB.
PARCEL B 8.24 AC. M/L
SPLIT ON 07/02/2008 FROM 009-032-010-00;

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;
Parent Parcel(s): 009-032-010-00;
Child Parcel(s): 009-032-010-20, 009-032-010-40;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 10A M/L	3800	8.24 Acres	3800	100		31,312
		8.24 Total Acres			Total Est. Land Value =	31,312

2026 Est. T.C.V. 009-032-010-40 = 0						
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
0	0	0	0		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-032-010-60
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FAITH BAPTIST CHURCH OF CADILLAC
10559 W WATERGATE RD
LAKE CITY, MI 49651

SEC 32 T22N R8W (0*2003) E 347.13 FT OF NE 1/4 OF SW 1/4 LYING S'LY OF HWY M-55.
8.28A.

For 09..add 4989 sq Banquet Hall +125,500 AV/TV, 881 sq Deck +2800 AV/TV, 2
Sheds +600 AV/TV,
Entry (Canopy) +1100 AV/TV. Chg use from Restaurant to Bar/Lounge -188,700 AV
(not Hedlee)

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
COMMERCIAL 10A M/L	3800		8.28 Acres		3800	100	31,464
			8.28 Total Acres		Total Est.	Land Value =	31,464

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.07	22800	100	69,996
Wood Frame	34.68	64	50	1,110
Wood Frame	34.68	64	50	1,110

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FLO5	802.50	5	100	4,013
Total Estimated Land Improvements True Cash Value =				76,229

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003

Costs are taken from the Convention Centers cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 549

Base Rate for Upper Floors = 102.70
Unfinished Basement Basement, Base Rate for Basement = 47.60
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.04 100%
Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00
Adjusted Square Foot Cost for Upper Floors = 127.74
Adjusted Square Foot Cost for Basement = 47.60

Total Floor Area: 9,919 Base Cost New of Upper Floors = 1,267,054
Basement Area: 4,889 Base Cost New of Basement = 232,716

9,919 Sq.Ft. of Sprinklers @ 4.63, Cost New = 45,925

Reproduction/Replacement Cost = 1,545,695
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 973,788

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost		# or Height Storys			Cost
	Col.	Rate	SqFt	Adj.	Adj.	
(39) Miscellaneous Miscellaneous Built-in Construction: Fireplace, One Story	1 Up	3575.00	1	1.000	1.000	3,575
Total Cost of Lump-Sum Items =						3,575
Total Cost New =						3,575

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 3,575
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Parcel Number: 009-032-010-60

Page: 2

Total Depreciated Cost =						2,252
Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost	
WALK IN COOLER 32-60 DEG	12600.00	2	1.00	89	22,428	
WALK IN FREEZER	1800.00	1	1.00	89	1,602	
/CI16/YARI/RAIPD/OVES/DECSFPPEL	12.80	881	1.00	97	10,938	
ECF (201B COMMERCIAL GROUP B)	1.060 =>	TCV of Bldg: 1			=	1,071,669
Replacement Cost/Floor Area= 160.05		Est. TCV/Floor Area= 108.04				

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 0

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 188

Base Rate for Upper Floors = 121.47

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.69 100%

Adjusted Square Foot Cost for Upper Floors = 128.16

Total Floor Area: 1,130	Base Cost New of Upper Floors =	144,821
	Reproduction/Replacement Cost =	144,821
Eff.Age:15	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0	
	Total Depreciated Cost =	102,823

<<<<< Segregated Cost Computations >>>>>						
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals						
	Cost		# or	Height	Storys	
Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	3 Up	52.92	144	1.000	1.000	7,620
Miscellaneous Built-in Construction:						
Appliance Allowance, Standard	3 Up	7399.00	1	1.000	1.000	7,399
Total Cost of Lump-Sum Items =						15,019
Total Cost New =						15,019

Architectural Multiplier: 1.00				
			Reproduction/Replacement Cost =	15,019
Eff.Age:15	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0			
			Total Depreciated Cost =	10,664

ECF (201B COMMERCIAL GROUP B)	1.060 =>	TCV of Bldg: 2			=	120,296
Replacement Cost/Floor Area= 141.45		Est. TCV/Floor Area= 106.46				

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,191,965

2026 Est. T.C.V. 009-032-010-60						=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/31/2014 for 255,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
0	0	0	0	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
0	0	0	0	0	0		

009-032-010-70
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LUTKE ROBERT J & PAMELA
W CADILLAC RD
LAKE CITY, MI 49651

. SEC 32 T22N R8W E 50 FT OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 1.5152A.

LONG NARROW STRIP..BUT ALSO OWN ADJ TO THE EAST
(032-021-00)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	50.00	1324.22	1.4142	1.3489	110	100		10,492	
50 Actual Front Feet,		1.52	Total Acres		Total Est. Land Value =		10,492		
2026 Est. T.C.V. 009-032-010-70							=	10,492	
Est. TCV/Total Floor Area = 0.95									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
4,300	4,300		4,300		3,265		2.70		
2026	New	Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses
	0	900	0		0		88		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
5,200	5,200		5,200		3,353		3,353		3,353

03/24/2026

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Valuation Report

DB: Lake2026

009-032-010-75

2026 Est. T.C.V.

FAITH BAPTIST CHURCH OF CADILLAC

Property Class: 402

W WATERGATE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 32 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 EXC E 50 FT THOF. 8.4848A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 8 - 17 @\$5600		8.48 Acres	5600	100			47,488
		8.48 Total Acres	Total Est. Land Value =				47,488

2026 Est. T.C.V. 009-032-010-75

=

0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/31/2014 for 255,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-032-010-90
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAGALO JENNIE
10510 W WATERGATE RD
CADILLAC, MI 49601

. SEC 32 T22N R8W NE 1/4 OF SW 1/4 LYING N OF HWY M-55. 7.3636A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
Residentia 8 - 17 @\$5600			7.36 Acres		5600	100	41,216
			7.36 Total Acres	Total Est. Land Value =		41,216	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1000 94	7,680
Total Estimated Land Improvements True Cash Value =			7,680	

2026 Est. T.C.V. 009-032-010-90				=	48,896	
Est. TCV/Total Floor Area = 4.43						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,200	22,200	22,200	12,048	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,200	0	0	325	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,400	24,400	24,400	12,373	12,373	12,373	

009-032-011-00	2026 Est. T.C.V.	KAMAN JOSEPH A
Property Class: 402		5955 S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

PCL C OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P145 EXC N 300 FT OF W 300 FT THOF. SEC32 T22N R8W.
SPLIT ON 4/20/2023 PART TO 009-032-011-25
FOMERLY PARCEL C ON SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-145 DESCRIBED AS
BEG AT SW COR OF SW 1/4 TH S 89°36'33"E 775.94 FT, N 0°14'21"E 645.32 FT, N 89°36'33"W 776.14FT, S 0°13'19"W 645.32FT TO POB SEC32 T22N R8W 11.5 AC
SPLIT ON 10/26/2022 PART TO 032-011-50 & 032-011-30
FORMERLY SEC 32 T22N R8W (3*2021) (5*2005) REMAINDER PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 70 DESC AS: W 1/2 OF SW 1/4 LYING S'LY OF HWY M-55 EXC
BEG S 0 DEG 30'13"E 1061.2 FT, N 67 DEG 43'20"E 120.27 FT, N 68 DEG 31'38"E 479.61 FT FROM W 1/4 COR, TH N 70 DEG 40'10"E 799.93 FT, S 00 DEG 29'11"E 400 FT
S 69 DEG 40'51"W 804.65 FT, N 00 DEG 30'13"W 414.63 FT TO POB & EXC BEG S 89 DEG 36'33"E 775.94 FT FROM SW COR, TH N 00 14'21"E 645.33 FT, S 89 DEG 36'33"E 540 FT, S 00 DEG 14'21"W 645.33 FT, N 89 DEG 36'33"W 540 FT TO POB. 39.55A. 2007
PARCEL 009-032-011-00 SPLIT ON 12/06/2007; SPLIT ON 12/09/2015 INTO
009-032-011-70; SPLIT ON 04/27/2021 INTO 009-032-011-65; SPLIT ON 12/10/2021 INTO 009-032-011-60.
FORMERLY SEC32 T22N (4*2021) (5*2005) REMAINDER PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P70 DESC AS: R8W W 1/2 OF SW 1/4 LYING S'LY OF HWY M55 EXC
BEG S 0° 30' 13"E 1061.2 FT' N 67° 43' 28"E 120.27 FT N 68° 31' 38"E 479.6 FT FROM W 1/4 COR TH N 70° 40' 10" E 799.93 FT, S 0° 29' 11"E 400 FT, S 69° 40' 51"W 804.65 FT N 0° 30' 13"W 414.63 FT TO POB AND EXC BEG S89°36'33"E 1045.94 FT FROM SW COR TH N 0°14'21"W 645.33FT, N89°36'33"W 270 FT TO POB. 43.55 A M/L
SPLIT ON 4/27/21 PART TO 009-032-011-65
FORMERLY SEC32 T22N (5*2005) R8W W 1/2 OF SW 1/4 LYING S'LY OF HWY M55 EXC BEG S 0D 30' 13"E 1061.2 FT' N 67D 43' 28"E 120.27 FT N 68D 31' 38"E 479.6 FT FROM W 1/4 COR TH N 70D 40' 10" E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT N 0D 30' 13"W 414.63 FT TO POB 47.55 A M/L
SPLIT ON 12/08/2015 INTO 009-032-011-70;
SPLIT ON 12/05/2007 INTO 009-032-011-90;
SPLIT ON 12/10/2005 INTO 009-032-011-95;
FORMERLY SEC 32 T22N R8W W 1/2 OF SW 1/4 EXC HWY M55 & EXC BEG S 0D 30' 13"E 1061.2 FT' N 67D 43' 28"E 120.27 FT N 68D 31' 38"E 479.6 FT FROM W/4 COR TH N 70D 40' 10" E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT N 0D 30' 13"W 414.63 FT TO POB. & EXC BEG N89°43'28"E 234.94 FT FROM W/4 COR, TH N89°43'28"E 520 FT, S0°30'13"E 190FT, S89°43'28"W 424.8 FT, N21°12'35"W 83.61 FT, N30°50'09"W 129.96 FT TO POB. 66.82 AC. M/L
SPLIT ON 12/10/2005 INTO 009-032-011-95;
SPLIT ON 12/05/2007 INTO 009-032-011-90;

Split/Comb. on 04/20/2023 completed 04/20/2023 TIM ;
Parent Parcel(s): 009-032-011-00;
Child Parcel(s): 009-032-011-25;

SPLIT/COMB. ON 10/26/2022 COMPLETED 10/26/2022 TIM ;
PARENT PARCEL(S): 009-032-011-00;
CHILD PARCEL(S): 009-032-011-50, 009-032-011-30;

SPLIT/COMB. ON 12/13/2021 COMPLETED 12/13/2021 TIM SPLIT PART TO 001-65;
PARENT PARCEL(S): 009-032-011-00;
CHILD PARCEL(S): 009-021-011-60;

SPLIT/COMB. ON 04/27/2021 COMPLETED 04/27/2021 TIM ;
PARENT PARCEL(S): 009-032-011-00;
CHILD PARCEL(S): 009-032-011-65;

SPLIT/COMB. ON 12/08/2015 COMPLETED 12/08/2015 TIM SPLIT LAND NORTH OF M55;
PARENT PARCEL(S): 009-032-011-00;
CHILD PARCEL(S): 009-032-011-70;

SPLIT/COMB. ON 12/05/2007 COMPLETED 12/05/2007 RAY ;
PARENT PARCEL(S): 009-032-011-00;

Parcel Number: 009-032-011-00

Page: 2

CHILD PARCEL(S): 009-032-011-90;

SPLIT/COMB. ON 12/10/2005 COMPLETED 12/10/2005 RAY ;
PARENT PARCEL(S): 009-032-011-00;
CHILD PARCEL(S): 009-032-011-95;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
Residentia 1 -	2.99@	\$9000	9.43 Acres		9000	100			84,906
		9.43	Total Acres		Total Est. Land Value =				84,906
2026 Est. T.C.V. 009-032-011-00									= 84,906
Est. TCV/Total Floor Area = 7.68, Most recent sale 05/13/2022 for 140,000									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
42,500	42,500		42,500		13,586		2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment		Losses	
	0		0	0	0	366		0	
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
42,500	42,500		42,500		13,952		13,952		0

009-032-011-25	2026 Est. T.C.V.	BOOMS TY & MOLLY
Property Class: 401		5955 S BROWN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
N 300FT OF W 300 FT OF PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P206		
SEC 32 T22N R8W. 2.0661 A		
SPLIT ON 04/20/2023 FROM 009-032-011-00;		
Split/Comb. on 04/20/2023 completed 04/20/2023 TIM ;		
Parent Parcel(s): 009-032-011-00;		
Child Parcel(s): 009-032-011-25;		

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/FF	300.00 300.00 0.9036 0.9306 110 100	27,750
300 Actual Front Feet, 2.07 Total Acres	Total Est. Land Value =	27,750
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58 280 50	921
D/W/P: Crushed Rock	2.26 2000 50	2,260
Wood Frame	39.19 40 50	784
Total Estimated Land Improvements	True Cash Value =	3,965
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2024		
(11) Heating System: Electric Wall Heat		
Ground Area = 640 SF Floor Area = 640 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99		
Building Areas		
Stories Exterior Foundation	Size Cost New Depr. Cost	
1 Story Siding Slab	640	
Total:	87,521	86,646
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,422	1,408
Water/Sewer		
1000 Gal Septic	1 4,689	4,642
Water Well, 100 Feet	1 5,734	5,677
Built-Ins		
Appliance Allow.	1 2,713	2,686
Totals:	102,079	101,059
Notes:		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		124,303
2026 Est. T.C.V. 009-032-011-25 = 156,018		
Est. TCV/Total Floor Area = 243.78, Most recent sale 08/30/2024 for 190,550		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
66,600 66,600 66,600 66,600 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 11,400 0 0 1,798 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
78,000 78,000 78,000 68,398 68,398 68,398		

03/24/2026
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Valuation Report

DB: Lake2026

009-032-011-30
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAMILTON GARY
5799 S BROWN RD
LAKE CITY, MI 49651

PCL B OF SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-145 DESC AS BEG N0°13'19"E
1172.75FT FROM SW COR OF SW1/4 TH N70°24'24"E 1399.29FT, N 0°14'22"W 1005.65 FT,
N89°36'34"W 1316.14FT, N0°1319"E 527.43 FT TO POB SEC32 T22N R8W 23.16A
SPLIT ON 10/26/2022 FROM 009-032-011-00;

Split/Comb. on 10/26/2022 completed 10/26/2022 TIM ;
Parent Parcel(s): 009-032-011-00;
Child Parcel(s): 009-031-011-50, 009-031-011-30;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	23.16 Acres		5000	100	115,800
		23.16 Total Acres			Total Est. Land Value =	115,800

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2025

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1776 SF Floor Area = 1776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,776		
			Total:	268,472	265,787

Other Additions/Adjustments

Exterior					
Stone Veneer			344	12,584	12,458
Basement, Outside Entrance, Above Grade			1	1,980	1,960
Plumbing					
Average Fixture(s)			1	1,422	1,408
3 Fixture Bath			1	4,478	4,433
Water/Sewer					
2000 Gal Septic			1	9,318	9,225
Water Well, 150 Feet			1	8,441	8,357
Porches					
WCP (1 Story)			624	21,416	21,202
CCP (1 Story)			480	12,322	12,199
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			728	28,188	27,906
Common Wall: 1 Wall			1	-2,589	-2,563
Door Opener			1	527	522
Built-Ins					
Appliance Allow.			1	2,713	2,686
			Totals:	369,272	365,580

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv:	449,663	
80% Completed => Est. True Cash Value 2026 =	359,731	

2026 Est. T.C.V. 009-032-011-30 = 475,531
Est. TCv/Total Floor Area = 267.75, Most recent sale 11/04/2022 for 108,000
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-032-011-30

Page: 2

	44,500	44,500	44,500	34,284	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	179,900	15,100	1,700	179,900	890	1,310
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	237,800	237,800	237,800	213,764	213,764	0

009-032-011-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAMILTON GARY
10915 W WATERGATE RD
LAKE CITY, MI 49651

PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 145 BEG N0°13'19" 1172.75 FT FROM SW COR OF SW 1/4 TH N0°13'19"E 399.92 FT, N 68°26'57" E 120.27 FT, N 69°14'40"E 479.53FT, S 0°13'20"W 414.63FT, S 70°24'24" W 594.65 FT TO POB SEC32 T22N R8W 5.23 A
SPLIT ON 10/26/2022 FROM 009-032-011-00;

Split/Comb. on 10/26/2022 completed 10/26/2022 TIM ;
Parent Parcel(s): 009-032-011-00;
Child Parcel(s): 009-031-011-50, 009-031-011-30;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
Residentia 3 - 7 @\$9000		5.23 Acres			9000	100	47,070
		5.23 Total Acres			Total Est. Land Value =		47,070

2026 Est. T.C.V. 009-032-011-50							=	47,070
Est. TCV/Total Floor Area = 26.50, Most recent sale 11/04/2022 for 108,000								
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM			
15,700	15,700	15,700	8,041		2.70			
2026	New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses	
	0	7,800	0		217		0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
23,500	23,500	23,500	8,258		8,258		0	

009-032-011-60
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FERRITTO EVAN
W WATERGATE RD
LAKE CITY, MI 49651

SURVEY S6P97 SEC 32 T22N R8W (0*2021) BEG S 89 DEG 36'33"E 775.94 FT FROM SW COR
OF SW 1/4, TH N 0 DEG 14'21"E 645.33 FT, S 89 DEG 36'33"E 270 FT, S 0 DEG
14'21"W 645.33 FT, N 89 DEG 36'33"W 270 FT TO POB. 4A. SPLIT/COMBINED ON
12/10/2021 FROM 009-032-011-00;

Split/Comb. on 12/13/2021 completed 12/13/2021 TIM SPLIT PART TO 001-65;
Parent Parcel(s): 009-032-011-00;
Child Parcel(s): 009-021-011-60;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	270.00	645.33	0.9277	1.1270	110	100	31,053
270 Actual Front Feet, 4.00 Total Acres			Total Est. Land Value =			31,053	

2026 Est. T.C.V. 009-032-011-60				=	31,053		
Est. TCV/Total Floor Area = 17.48, Most recent sale 11/26/2024 for 210,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
12,700	12,700	12,700		12,700	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,800	0	0	342	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
15,500	15,500	15,500		13,042	13,042	13,042	

009-032-011-65
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FERRITTO EVAN
10848 W CADILLAC RD
LAKE CITY, MI 49651

SEC 32 T22N R82 (0*2021) NEW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS
S-6P70 DESC AS: BEG S89°36'33"E 1045.94 FT FROM SW COR TH N 0°14'21"W 645.33FT,
N89°36'33"W 270 FT TO POB. 4AC
SPLIT ON 4/27/21PART FROM 009-032-011-00

Split/Comb. on 04/27/2021 completed 04/27/2021 TIM ;
Parent Parcel(s): 009-032-011-00;
Child Parcel(s): 009-032-011-65;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	270.00	645.33	0.9277	1.1270	110	100	31,053
270 Actual Front Feet, 4.00 Total Acres			Total Est. Land Value =			31,053	

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	240 50	792
Total Estimated Land Improvements True Cash Value =			792

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2023

(11) Heating System: Radiant (in-floor)
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	960	
Total:			109,526	108,430

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	988	978	
3 Fixture Bath	1	3,128	3,097	
Water/Sewer				
1000 Gal Septic	1	4,109	4,068	
Water Well, 100 Feet	1	5,150	5,098	
Totals:			122,901	121,671

Notes: POLE FOUNDATION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 149,655

2026 Est. T.C.V. 009-032-011-65					=	181,500
Est. TCV/Total Floor Area = 189.06, Most recent sale 11/26/2024 for 210,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,200	77,200	77,200	77,200	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,600	0	0	2,084	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,800	90,800	90,800	79,284	79,284	79,284	

009-032-011-70	2026 Est. T.C.V.	CALLAHAN SUPPLY LLC
Property Class: 201		10429 W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

A PART OF THE SOUTHWEST 1/4 OF SEC 32 T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE WEST 1/4 4 CORNER OF SAID SECTION 32; THENCE N89°43'28"E, ALONG THE NORTH LINE OF SAID SECTION, 234.94 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE, ALONG SAID CENTERLINE, S30°50'09"E 129.96 FEET; THENCE 84.00 FEET ALONG A CURVE TO THE RIGHT (RADIUS = 250.00 FEET, CHORD BEARING AND DISTANCE = S21°12'35"E 83.61 FEET); THENCE N89°43'28"E 424.80 FEET; THENCE N00°30'13"W 190.00 FEET TO THE NORTH LINE OF SAID SECTION; THENCE N89°43'28"E, ALONG SAID LINE, 561.92 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE S00°29'11"E, ALONG SAID LINE, 424.35 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR HIGHWAY M-55; THENCE, ALONG SAID RIGHT-OF-WAY, 1338.13 FEET ALONG A CURVE TO THE LEFT (RADIUS = 17263.73 FEET, CHORD BEARING AND DISTANCE = S69°56'42"W 1337.80 FEET); THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY; S67°43'28"W 60.36 FEET TO THE WEST LINE OF SAID SECTION; THENCE N00°30'13"W, ALONG SAID LINE, 899.68 FEET TO THE POINT OF BEGINNING. CONTAINING 17.67± ACRES.

SPLIT ON 12/08/2015 FROM 009-032-011-00 (0@2015);

2 SILO TANKS - REPORTED ON PPS.

Split/Comb. on 12/08/2015 completed 12/08/2015 TIM SPLIT LAND NORTH OF M55;

Parent Parcel(s): 009-032-011-00;

Child Parcel(s): 009-032-011-70;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 10A M/L	3800	16.31 Acres	3800	100		61,967
COMMERCIAL ROW		1.36 Acres	0	100		0
		17.67 Total Acres			Total Est. Land Value =	61,967

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Metal Prefab/Conc.		21.18	60 95	1,207
		Total Estimated Land Improvements True Cash Value =		1,207

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average

Stories: 1 Story Height: 20 Perimeter: 400

Base Rate for Upper Floors = 28.14

(10) Heating system: Space Heaters, Steam w/ Boiler Cost/SqFt: 4.88 100%

Adjusted Square Foot Cost for Upper Floors = 33.02

Total Floor Area: 10,000 Base Cost New of Upper Floors = 330,200

Reproduction/Replacement Cost = 330,200

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0

Total Depreciated Cost = 297,180

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

	Cost		# or	Height	Storys	
Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Cost New =						0

Architectural Multiplier: 0.00

Parcel Number: 009-032-011-70

Page: 2

Reproduction/Replacement Cost = 0

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI1/FOUWC/REI/12	24.98	2120	1.00	100	52,958
/CI1/BLOFWC/REI/ABOG/12	18.67	1210	1.00	100	22,591

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 611,276

Replacement Cost/Floor Area= 40.57 Est. TCV/Floor Area= 61.13

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 2020

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: S Quality: Average

Stories: 2 Story Height: 12 Perimeter: 360

Overall Building Height: 24

Base Rate for Upper Floors = 28.25

(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.42 50%

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.58 50%

Combined Heating System adjustment: 9.00 100%

Adjusted Square Foot Cost for Upper Floors = 37.25

Total Floor Area: 8,000

Base Cost New of Upper Floors = 298,000

Reproduction/Replacement Cost = 298,000

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 244,360

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 7: Sheds & Farm Buildings

Item Description	Cost		# or Height		Storys		Cost
	Col.	Rate	SqFt	Adj.	Adj.		

(13) Roof Structure:

Steel joists, Light gauge truss joists 1 Up 4.81 1600 1.000 1.000 7,696

Total Cost of Upper Stories = 7,696

2 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Total Cost New = 7,696

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 7,696

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 6,311

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 411,100

Replacement Cost/Floor Area= 38.21 Est. TCV/Floor Area= 51.39

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,022,376

2026 Est. T.C.V. 009-032-011-70 = 1,085,550

Est. TCV/Total Floor Area = 60.31, Most recent sale 12/15/2015 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
488,300	488,300	488,300	334,019	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	54,500	0	0	9,018	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
542,800	542,800	542,800	343,037	343,037		0

009-032-011-902026 Est. T.C.V.SCHEPERS MANAGEMENT LLC
Property Class: 201S BROWN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

.SEC 32 T22N, R8W BEG N89°43'28"E 234.94 FT FROM W/4 COR, TH N89°43'28"E 520 FT

S00°30'13"E 190FT, S89°43'28"W 424.8 FT, N21°12'35"W 83.61 FT, N30°50'09"W
129.96 FT TO POB. 2.04 Ac. M/L
Split on 12/05/2007 from 009-032-011-00;

Add PB for 09..No permit in file.

Split/Comb. on 12/05/2007 completed 12/05/2007 RAY ;
Parent Parcel(s): 009-032-011-00;
Child Parcel(s): 009-032-011-90;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			* Factors *		190' X 467.697 '	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 10A M/L	3800		2.04 Acres	3800	100	7,752
		2.04	Total Acres		Total Est. Land Value =	7,752

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007

Costs are taken from the Sheds - Material Storage, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
Stories: 1 Story Height: 12 Perimeter: 140

Base Rate for Upper Floors = 32.51

Adjusted Square Foot Cost for Upper Floors = 32.51

Total Floor Area: 1,200 Base Cost New of Upper Floors = 39,012

Reproduction/Replacement Cost = 39,012

Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 75 /100/100/100/75.0
Total Depreciated Cost = 29,259

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 31,015
Replacement Cost/Floor Area= 32.51 Est. TCV/Floor Area= 25.85

Total Estimated True Cash Value of Commercial/Industrial Buildings = 31,015

2026 Est. T.C.V. 009-032-011-90				=	38,767	
Est. TCV/Total Floor Area = 32.31, Most recent sale 04/14/2016 for 25,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
18,100	18,100	18,100		12,857	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	1,300	0		0	347	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
19,400	19,400	19,400		13,204	13,204	0

009-032-011-95
Property Class: 202
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WATERGATE PROPERTIES LLC
W WATERGATE RD
LAKE CITY, MI 49651

SEC 32 T22N R8W BEG S 0D 30' 13"E 1061.2 FT, N 67D 43' 28"E 120.27 FT, N 68D 31' 38"E 479.6 FT FROM W 1/4 COR TH N 70D 40' 10"E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT, N 0D 30' 13" W 414.63 FT TO POB. --7.5 A-- SPLIT ON 12/10/2005 FROM 009-032-011-00;

Split/Comb. on 12/10/2005 completed 12/10/2005 RAY ;
Parent Parcel(s): 009-032-011-00;
Child Parcel(s): 009-032-011-95;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		7.50 Acres		9000	100	67,500
		7.50 Total Acres		Total Est. Land Value =		67,500

2026 Est. T.C.V. 009-032-011-95 = 67,500						
Est. TCV/Total Floor Area = 56.25, Most recent sale 05/09/2023 for 75,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
22,500	22,500	22,500	22,500		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	607	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,800	33,800	33,800	23,107	23,107	0	

009-032-012-002026 Est. T.C.V.

Property Class: 401

Map #:LAKE TOWNSHIP

STILLWELL BOBBIE J & WONSEY STEFAN
10766 W CADILLAC RD
CADILLAC, MI 49601

. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres				Total Est. Land Value =	56,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		23.49	310 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
			Total Estimated Land Improvements True Cash Value =	950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1987

(11) Heating System: Wall Furnace
Ground Area = 1234 SF Floor Area = 1234 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	868		
Addition	Siding	Crawl	366		
		Total:		85,911	55,842
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,010	656
3 Fixture Bath			1	2,944	1,914
Water/Sewer					
1000 Gal Septic			1	4,689	3,048
Water Well, 50 Feet			1	3,344	2,174
Deck					
Treated Wood			45	1,627	1,058
w/Roof (Roof portion)			203	3,347	2,176
w/Roof (Roof portion)			192	3,195	2,077
w/Roof (Roof portion)			320	4,838	3,145
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			768	19,776	12,854
Built-Ins					
Appliance Allow.			1	2,713	1,763
Fireplaces					
Wood Stove			1	2,503	1,627
		Totals:		135,897	88,334

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 83,034

2026 Est. T.C.V. 009-032-012-00				=	139,984
Est. TCV/Total Floor Area = 113.44					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
59,100	59,100	59,100	24,717	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-032-012-00

Page: 2

0	10,900	0	0	667	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,000	70,000	70,000	25,384	25,384	0

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-032-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FEISTER MATTHEW J
10656 W CADILLAC RD
CADILLAC, MI 49601

SEC 32 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.

LOC ALLOWANCE DUE TO PROXIMITY TO STANHOPE COMM'L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00 Acres			5600	100		56,000
		10.00 Total Acres					Total Est. Land Value =	56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.98	144	50	1,726
				Total Estimated Land Improvements True Cash Value = 1,726

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1664 SF Floor Area = 1664 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Basement	832		
1 Story	Siding	Crawl Space	832		
			Total:	212,319	180,470

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,949

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163
2 Fixture Bath	1	2,502	2,127

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 50 Feet	1	3,344	2,842

Porches

WCP (1 Story)	256	8,712	7,405

Deck

Treated Wood	170	3,505	2,979

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	832	27,814	23,642
Storage Over Garage	208	2,452	2,084
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	2	935	795

Built-Ins

Appliance Allow.	1	1,897	1,612
	Totals:	272,644	231,745

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 285,046

2026 Est. T.C.V. 009-032-013-00

= 342,772

Est. TCV/Total Floor Area = 205.99, Most recent sale 09/10/2013 for 94,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-032-013-00

Page: 2

	147,100	147,100	147,100	83,553	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,300	0	0	2,255	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	171,400	171,400	171,400	85,808	85,808	85,808

009-032-015-00	2026 Est. T.C.V.	SZEGDA LLC
Property Class: 301		10640 W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * 330X1316

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600		9.97 Acres		5600	100		55,832
			9.97 Total Acres		Total Est.	Land Value =		55.832

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.85	490	50	1,923
D/W/P: Asphalt Paving	2.98	7700	50	11,473
Total Estimated Land Improvements True Cash Value =				13,396

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1965

Description of Occupancy: CAL 94

Costs are taken from the Industrial - Light Manufacturing cost schedules.

```
<<<<          Calculator Cost Computations          >>>>
```

Class: S Quality: Average

Stories: 1 Story Height: 12 Perimeter: 597

Base Rate for Upper Floors = 57.12

(10) Heating system: Space Heaters, Gas with Fan	Cost/SqFt:	4.69	100%

Adjusted Square Foot Cost for Upper Floors = 61.81

Total Floor Area: 15,750 Base Cost New of Upper Floors = 973,509

Reproduction/Replacement Cost = 973,509

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0

Total Depreciated Cost = 477,019

ECF (301 - INDUSTRIAL) 0.780 => TCV of Bldg: 1 = 372,075

Replacement Cost/Floor Area= 61.81 Est. TCV/Floor Area= 23.62

Total Estimated True Cash Value of Commercial/Industrial Buildings = 372,075

2026 Est. T.C.V. 009-032-015-00 = 441,303

Est. TCV/Total Floor Area = 28.02, Most recent sale 09/30/2019 for 160,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
225,400	225,400	225,400	162,623	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,700	0	0	4,390	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	220,700	220,700	220,700	167,013	167,013	0

009-032-016-002026 Est. T.C.V.

WOLVERINE POWER SUPPLY COOPERATIVE

Property Class: 20110125 W WATERGATE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 32 T22N R8W S 3/4 OF N 1/2 OF SE 1/4. 59.59 A. 2004 SURVEY IN ASSESSOR'S FILE.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMMERCIAL 80A M/L	3800		59.59 Acres		3800	100		226,442
		59.59	Total Acres				Total Est. Land Value =	226,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.62	112000	100	293,440
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/OUTL/2AVG/FLO1	1,885.00	4	100	7,540
				Total Estimated Land Improvements True Cash Value = 300,980

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 2015

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Excellent

Stories: 1 Story Height: 10 Perimeter: 1514

Overall Building Height: 32

Base Rate for Upper Floors = 249.46

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 39.38 100%

Adjusted Square Foot Cost for Upper Floors = 288.84

Total Floor Area: 38,257

Base Cost New of Upper Floors = 11,050,152

38,257 Sq.Ft. of Sprinklers @ 7.13, Cost New = 272,772

Reproduction/Replacement Cost = 11,322,924

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 84 /100/100/100/84.0

Total Depreciated Cost = 9,511,256

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 15,598,460

Replacement Cost/Floor Area= 295.97 Est. TCV/Floor Area= 407.73

Total Estimated True Cash Value of Commercial/Industrial Buildings = 15,598,460

2026 Est. T.C.V. 009-032-016-00 = 16,125,882

Est. TCV/Total Floor Area = 421.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,993,400	6,993,400	6,993,400	5,565,774	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,069,500	0	0	150,275	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,062,900	8,062,900	8,062,900	5,716,049	5,716,049	0

009-032-017-40
Property Class: 202
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WOLVERINE POWER SUPPLY COOPERATIVE
10125 W WATERGATE RD
CADILLAC, MI 49601

. SEC 32 T22N R8W THE E'LY 1572.53 FT OF N 1/4 OF N 1/2 OFSE 1/4 LYING S OF HWY
M-55 EXC E'LY 578.61 FT THOF, ALSO THAT PART OF S 1/2 OF NE 1/4 LYING S OF HWY
M-55 EXC E'LY 578.61 FT THOF. 9.04A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 10A M/L	3800	9.04 Acres	3800	100		34,352
9.04 Total Acres			Total Est. Land Value =			34,352

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 10 Perimeter: 200

Base Rate for Upper Floors = 31.18
Adjusted Square Foot Cost for Upper Floors = 31.18

Total Floor Area: 2,400 Base Cost New of Upper Floors = 74,832
Reproduction/Replacement Cost = 74,832
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 32,926

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/PAV/495A	7.98	160	1.00	100	1,277
/CI16/SUBDC/RESSI/STRI/PAVACSA	3.22	16000	1.00	100	51,520
/CI16/YARI/OUTL/2AVG/POLS	131.75	80	1.00	100	10,540
/CI16/YARI/OUTL/2AVG/FLO3	2157.50	4	1.00	100	8,630

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 111,187
Replacement Cost/Floor Area= 61.17 Est. TCV/Floor Area= 46.33

Total Estimated True Cash Value of Commercial/Industrial Buildings = 111,187

2026 Est. T.C.V. 009-032-017-40				=	145,539	
Est. TCV/Total Floor Area = 60.64						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
70,300	70,300	70,300		65,358	2.70	
2026 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	2,500	0		0	1,764	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
72,800	72,800	72,800		67,122	67,122	0

03/24/2026

12:40 PM

Valuation Report

DB: Lake2026

009-032-017-80

2026 Est. T.C.V.

WOLVERINE POWER SUPPLY COOPERATIVE

Property Class: 202

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 32 T22N R8W THE E 578.61 FT OF N 1/4 OF N 1/2 OF SE 1/4. 4.3834A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
COMMERCIAL 20A M/L	3800		4.38 Acres		3800 100		16,655
		4.38	Total Acres		Total Est. Land Value =		16,655

2026 Est. T.C.V. 009-032-017-80 = 16,655

Est. TCV/Total Floor Area = 6.94

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
8,100	8,100	8,100	7,144	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	192	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,300	8,300	8,300	7,336	7,336	0

009-032-017-902026 Est. T.C.V.WOLVERINE POWER SUPPLY COOPERATIVE
Property Class: 20210435 W WATERGATE RD
Map #:LAKE TOWNSHIPCADILLAC, MI 49601

. SEC 32 T22N R8W N 1/4 OF N 1/2 OF SE 1/4 EXC E'LY 1572.53 FT THOF & EXC HWY M-55. 5.5366A. 2017-02136 NOW KNOWN AS NOW KNOWN AS: PART OF THE NORTH 1/4. OF THE NORTH 1/2: OF THE SOUTHEAST 1/4, SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00DEG15'24"E, ALONG THE NORTH-SOUTH 1/4.LINE, 2566.52 FEET TO THE NORTH RIGHT-OF WAY LINE OF M-55; THENCE CONTINUING ALONG SAID 1/4 LINE, N00°15'24"E, 64.59 FEET TO THE EAST-WEST 1/4 LINE; THENCE S89°33'00"E, ALONG SAID 1/4 LINE, 290.67 FEET TO THE NORTH RIGHT-OF-WAY LINE OF M-55; THENCE 297.56 FEET ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT (RADIUS=L7,263.73 FEET, LONG CHORD & BEARING=S77°54'48"W, 297.56 FEET) TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 32, T22N, RSW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN; THENCE N00°15'24"E, ALONG THE NORTH-SOUTH 1/4. LINE 2302.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°15'24"E, 110.42 FEET TO THE SOUTH

RIGHT-OF-WAY LINE OF M-55; THENCE 1080.21 FEET, ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT (RADIUS=L7,1L3. 73 FEET, LONG CHORD & BEARING= N7C)006'05"E 1080.03 FEET); THENCE S00°19'03"W, 322.81 FEET; THENCE N89°33'26"W, 1059.29 FEET TO THE POINT OF BEGINNING.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 2-4A 9000			5.54 Acres		9000 100	49,833
			5.54 Total Acres		Total Est. Land Value =	49,833

2026 Est. T.C.V. 009-032-017-90					=	49,833
Est. TCV/Total Floor Area = 20.76, Most recent sale 07/03/2017 for 182,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
24,900	24,900	24,900	3,103		2.70	
2026	New Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
	0	0	0		83	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
24,900	24,900	24,900	3,186		3,186	0

009-032-018-002026 Est. T.C.V.MICH STATE HWY COMM
Property Class: 402M 55
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 32 T22N R8W THAT PART OF SEC LYING 75 FT EITHER SIDE OF BEG N 30' 13" W 1653.45 FT OF SW COR TH N 67 DEG 43' 28" E 90.32 FT TH ON A 17188.73 FT RADIUS RH CURVE 2673.5 FT CHORD BEARING N 72 DEG 10' 49" E 2670.81 FT TH CONTINUING SAME CURVATURE TO E SEC LINE ALSO THOSE PARTS BETWEEN ABOVE DESC AND BEG N 23' 44" W 460 FT OF E 1/4 POST TH S 52 DEG 36' 4" W 233.18 FT TH S 84 DEG 48'8"W 33.5 FT & BEG N 23'44"W 60 FT OF E 1/4 POST, TH N 60 DEG 6'11"W 216.12 FT, TH S 84 DEG 48'8"W 20.5 FT, ALSO THAT PART OF SE 1/4 N OF ABOVE DESC 19.44A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	19.44 Acres	5000	100		97,200
		19.44 Total Acres	Total Est.	Land Value =		97,200

2026 Est. T.C.V. 009-032-018-00						
= 0						
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-032-019-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOOMEY JOSEPH A
10432 W CADILLAC RD
CADILLAC, MI 49601

. SEC 32 T22N R8W E 3/4 OF SW 1/4 OF SE 1/4 EXC BEG 250 FTW OF SE COR THEREOF TH
W 418 FT N 418 FT E 418 FT S 418 FT TO POB. 25.9889 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18 -29 @\$5000		25.56 Acres		5000	100	127,795
Residentia ROW @ ZERO		0.19 Acres		0	100	0
Residentia 9000/A		0.24 Acres		9000	100	2,178
		25.99 Total Acres		Total Est. Land Value =		129,973

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		6.60	900 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
	Total Estimated Land Improvements True Cash Value =			940

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1973

(11) Heating System: Wall Furnace
Ground Area = 1064 SF Floor Area = 1064 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
Addition	Siding	Crawl	84		
		Total:		53,919	18,872
Other Additions/Adjustments					
	Skirting, Metal or Vinyl, Vertical		168	1,875	656
Plumbing					
	Average Fixture(s)		1	783	274
Water/Sewer					
	1000 Gal Septic		1	4,109	1,438
	Water Well, 50 Feet		1	3,344	1,170
Built-Ins					
	Appliance Allow.		1	1,607	562
Deck					
	w/Roof (Roof portion)		1152	14,031	4,911
Unit-in-Place Cost Items					
	OUT BLDG		1000	1,010	727
					*72% Good
		Totals:		80,678	28,610

Notes: 1973 RICHARDSON MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 26,893

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Garages - Service/Repair Shed cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 136

Base Rate for Upper Floors = 34.85

Parcel Number: 009-032-019-00

Page: 2

Adjusted Square Foot Cost for Upper Floors = 34.85

Total Floor Area: 1,140	Base Cost New of Upper Floors =	39,729
	Reproduction/Replacement Cost =	39,729
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	Total Depreciated Cost =	13,905
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	12,932
Replacement Cost/Floor Area= 34.85	Est. TCV/Floor Area= 11.34	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 12,932

2026 Est. T.C.V. 009-032-019-00					=	170,738
Est. TCV/Total Floor Area = 77.47						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
66,000	66,000	66,000	32,032	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,400	0	0	864	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,400	85,400	85,400	32,896	32,896	32,896	

009-032-020-002026 Est. T.C.V. PEAK RUSSEL L
Property Class: 40110380 W CADILLAC RD
Map #:LAKE TOWNSHIPCADILLAC, MI 49601

A PARCEL BEGINNING 459.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209,00 FEET; THENCE NORTH 418 00 FEET, THENCE EAST 209.00 FEET; THENCE SOUTH 418,00 FEET TO THE POINT OF BEGINNING CONTAINING 2.01f ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT- OF-WAY ALONG THE SOUTH 33 FEET THEREOF.

SPLIT ON 11/20/2011 INTO 009-032-020-00, 009-032-020-50;
FORMERLY: SEC 32 T22N R8W BEG 250 FT W OF SE COR OF E 3/4 OF SW 1/4 OF SE 1/4 TH W 418 FT N 418 FT E 418 FT S 418 FT TO POB. 4.0111 A.

Split/Comb. on 11/20/2011 completed 11/20/2011 TIM DIVISION ;
Parent Parcel(s): 009-032-020-00;
Child Parcel(s): 009-032-020-10, 009-032-020-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	209.00	418.00	0.9891	1.0111	110 100	22,990
209 Actual Front Feet, 2.01 Total Acres					Total Est. Land Value =	22,990

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Split, 6 ft.		31.31	90 0	0
D/W/P: Asphalt Paving		2.89	690 0	0
D/W/P: Crushed Rock		2.18	690 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1991

(11) Heating System: Forced Air w/ Ducts
Ground Area = 3121 SF Floor Area = 3193 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	2,832	
1.25 Story	Siding	Crawl Space	289	
Total:			372,078	279,058

Other Additions/Adjustments			
Recreation Room	960	17,453	13,090
Basement, Outside Entrance, Below Grade	2	4,585	3,439

Plumbing			
Average Fixture(s)	2	2,371	1,778
3 Fixture Bath	4	14,883	11,162

Water/Sewer			
1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Porches			
WGEP (1 Story)	130	11,122	8,341
WPP	60	2,194	1,645
WPP	200	4,282	3,211
WPP	48	1,927	1,445

Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	600	22,044	16,533
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 1 Car	1	2,651	1,988
Built-Ins			
Appliance Allow.	5	9,484	7,113
Totals:		474,875	356,153
Notes: MULTI FAMILY DWELLING - 5 APARTMENTS			
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		438,068	

2026	Est. T.C.V. 009-032-020-00					=	463,408
Est. TCV/Total Floor Area = 145.13, Most recent sale 10/07/2017 for 0							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	196,000	196,000	196,000	95,329	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	35,700	0	0	2,573	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	231,700	231,700	231,700	97,902	97,902	39,161	

009-032-020-502026 Est. T.C.V.PARKS BRENDA
Property Class: 40110360 W CADILLAC RD
Map #:LAKE TOWNSHIPCADILLAC, MI 49601

A PARCEL BEGINNING 250.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209.00 FEET; THENCE NORTH 418.00 FEET; THENCE EAST 209.00 FEET; THENCE SOUTH 418.00 FEET TO THE POB. CONTAINING 2.00± ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH 33 FEET THEREOF

SPLIT ON 11/20/2011 FROM 009-032-020-00;
SEC 32 T22N R8W BEG 250 FT W OF SE COR OF E 3/4 OF SW 1/4 OF SE 1/4 TH W 418 FT N 418 FT E 418 FT S 418 FT TO POB. 4.0111 A.

Split/Comb. on 11/20/2011 completed 11/20/2011 TIM DIVISION ;
Parent Parcel(s): 009-032-020-00;
Child Parcel(s): 009-032-020-10, 009-032-020-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	209.00	418.00	0.9891	1.0111	110 100	22,990
209 Actual Front Feet, 2.01 Total Acres					Total Est. Land Value =	22,990

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low-10 Blt 1976

(11) Heating System: Wall Furnace
Ground Area = 892 SF Floor Area = 892 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	500		
Addition	Siding	Crawl	392		
			Total:	58,036	20,313
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			120	1,339	469
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 50 Feet			1	3,344	1,170
			Totals:	66,828	23,390
Notes:					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				21,987	

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Wall Furnace
Ground Area = 500 SF Floor Area = 500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	500		
			Total:	32,030	11,210
Other Additions/Adjustments					
Deck					
Treated Wood			35	1,372	480

Parcel Number: 009-032-020-50

Page: 2

Totals:

33,402

11,690

Notes: EAST UNIT

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

10,989

2026 Est. T.C.V. 009-032-020-50					=	55,966
Est. TCV/Total Floor Area = 40.21, Most recent sale 12/09/2011 for 12,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,400	22,400	22,400	12,499	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,600	0	0	337	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000	28,000	28,000	12,836	12,836	12,836	

009-032-021-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LUTKE ROBERT J & PAMELA
10500 W CADILLAC RD
CADILLAC, MI 49601

. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4. 10 A.

NEW BEAUTY SHOP FOR 94 (1S SL)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Residentia 8 - 17 @\$5600		10.00	Acres	5600	100 56,000
		10.00	Total Acres	Total Est. Land Value =	56,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	256 50	788
Wood Frame		21.32	264 50	2,814
Total Estimated Land Improvements True Cash Value =				3,602

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 728 SF Floor Area = 728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	728		
			Total:	108,689	65,213

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	711

Water/Sewer				
1000 Gal Septic		1	4,386	2,632
Water Well, 50 Feet		1	3,344	2,006

Porches				
CCP (1 Story)		72	2,027	1,216

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		440	15,818	9,491

Built-Ins				
Appliance Allow.		1	1,897	1,138

Fireplaces				
Exterior 1 Story		1	5,597	3,358

Breezeways				
Frame Wall		168	9,878	5,927

		Totals:	152,821	91,692

Notes: 10500

	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	112,781

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 1955

(11) Heating System: Wall/Floor Furnace
Ground Area = 352 SF Floor Area = 352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Parcel Number: 009-032-021-00

Page: 2

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	352		
			Total:	45,208	27,124

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	988	593

Porches					
WPP			60	1,963	1,178

Built-Ins					
Appliance Allow.			1	1,607	964

Totals:

49,766

29,859

Notes: 10470

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

36,727

2026 Est. T.C.V. 009-032-021-00

=

209,110

Est. TCV/Total Floor Area = 193.62

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,600	90,600	90,600	47,166	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,000	0	0	1,273	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
104,600	104,600	104,600	48,439	48,439	48,439	

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-032-022-00	2026 Est. T.C.V.	DTE GAS COMPANY
Property Class: 302		W CADILLAC RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 32 T22N R8W W 1/4 OF SE 1/4 OF SE 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		660*660	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		9.75 Acres	5600	100		54,600
Residentia ROW @ ZERO		0.25 Acres	0	100	RIGHT OF WAY	0
	10.00	Total Acres	Total Est. Land Value =			54,600

2026 Est. T.C.V. 009-032-022-00	=	54,600

Est. TCV/Total Floor Area = 50.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,400	24,400	24,400	8,374	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	226	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,300	27,300	27,300	8,600	8,600	0

009-032-023-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GIBBS-CURROW JUDY A
5960 S LACHANCE RD
CADILLAC, MI 49601

REMAINDER PCL AS DESC IN BOOK OF SURVEYS S-6 P163 SEC32T22NR8W 2.88 AC.
6/20/2023 SPLIT PART TO -20
FORMERLY 2020-01450 AFF E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXCEPT HE
NORTH 250 FEET THEROF, SEC3,T22N R8W LAKE TOWNSHIP MISSAUKEE.
FORMERLY SEC 32 T22N R8W (0*1998) E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4
EXC N 200 FT THOF 5.2273A. EXCEPT 2013-03848WD THE SOUTH 50 FEET OF THE NORTH
250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY,
MICHIGAN .56A M/L

Split/Comb. on 06/20/2023 completed 06/20/2023 TIM ;
Parent Parcel(s): 009-032-023-00;
Child Parcel(s): 009-032-023-23;

2013-03848 WD 11/12/2013 SOLD 50' TO ADJACENT PARCEL TO THE NORTH 032-023-50.
98 SPLIT 2.27 AC TO 023-50 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	330.12	380.02	0.8822	0.9873	110	100		31,629	
330 Actual Front Feet, 2.88	Total Acres				Total Est. Land Value =			31,629	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	402	0	0
D/W/P: Asphalt Paving	3.10	3681	0	0
Metal Prefab	14.42	480	50	3,461
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				8,461

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1530 SF Floor Area = 1530 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,146		
1 Story	Siding	Slab	384		
Total:				235,055	188,032
Other Additions/Adjustments					
Recreation Room			570	10,813	8,650
Plumbing					
Average Fixture(s)			1	1,422	1,138
3 Fixture Bath			1	4,478	3,582
Water/Sewer					
1000 Gal Septic			1	4,689	3,751
Water Well, 50 Feet			1	3,344	2,675
Porches					
CCP (1 Story)			30	1,044	835
Deck					
Treated Wood			192	3,882	3,106
Garages					

Parcel Number: 009-032-023-00

Page: 2

Class: C Exterior: Pole (Unfinished)			
Base Cost	576	16,111	12,889
Door Opener	1	527	422
Built-Ins			
Appliance Allow.	1	2,713	2,170
Fireplaces			
Interior 1 Story	1	5,235	4,188
2nd on Same Stack	1	4,280	3,424
Totals:		293,593	234,862

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 288,880

2026	Est. T.C.V. 009-032-023-00					=	328,970
Est. TCV/Total Floor Area = 215.01, Most recent sale 08/20/2020 for 229,900							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	147,700	147,700	147,700	116,407	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	16,800	0	0	3,142	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	164,500	164,500	164,500	119,549	119,549	119,549	

009-032-023-202026 Est. T.C.V.DYKHOUSE KEVIN & AMY
Property Class: 4015928 S LACHANCE RD
Map #:LAKE TOWNSHIPCADILLAC, MI 49601

PCL A AS SHOWN IN BOOK OF SURVEY S-6 P 162 SEC32T22NR8W 1.73 AC
SPLIT ON 06/20/2023 FROM 009-032-023-00

Split/Comb. on 06/20/2023 completed 06/20/2023 TIM;
Parent Parcel(s): 009-032-023-00;
Child Parcel(s): 009-032-023-23;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	130.33	345.32	1.0102	0.9639	110	100		13,960
A 200' @ 110/FF	61.73	493.44	1.0102	1.0539	110	100		7,229
192 Actual Front Feet, 1.73 Total Acres					Total Est. Land Value =			21,189

Cost Est. for Res. Bldg: 1Single FamilyGRG

ClsC

Blt 2025

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener			3	1,581	1,565
Base Cost			2016	47,678	47,201
Totals:				49,259	48,766

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:59,982

2026 Est. T.C.V. 009-032-023-20				=	81,171
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/11/2023 for 19,030					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
8,700	8,700	8,700	8,700	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
30,000	1,900	0	30,000	234	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
40,600	40,600	40,600	38,934	38,934	38,934

009-032-023-25
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VAN HOUTEN JAMES A
5800 S LACHANCE RD
CADILLAC, MI 49601

. SEC 32 T22N R8W N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC N 220 FT OF E 200 FT THOF. 13.9899A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		13.99 Acres	5600	100		78,344
		13.99 Total Acres	Total Est. Land Value =			78,344

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1408 SF Floor Area = 1408 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,408	
			Total:	204,238 122,546
Other Additions/Adjustments				
	Basement, Outside Entrance, Below Grade		1	2,727 1,636
Plumbing				
	Average Fixture(s)		1	1,422 853
	3 Fixture Bath		1	4,478 2,687
Water/Sewer				
	1000 Gal Septic		1	4,689 2,813
	Water Well, 50 Feet		1	3,344 2,006
Porches				
	WCP (1 Story)		272	10,004 6,002
Deck				
	Treated Wood		140	3,160 1,896
	w/Roof (Roof portion)		192	3,195 1,917
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
	Base Cost		624	25,272 15,163
	Common Wall: 1 Wall		1	-2,589 -1,553
Class: C Exterior: Pole (Unfinished)				
	Door Opener		1	527 316
	Base Cost		1152	27,245 16,347
Built-Ins				
	Appliance Allow.		1	2,713 1,628
			Totals:	290,425 174,257

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 214,336

2026 Est. T.C.V. 009-032-023-25					=	292,680
Est. TCV/Total Floor Area = 207.87						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
137,600	137,600	137,600	88,103	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	8,700	0	0	2,378	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,300	146,300	146,300	90,481	90,481	90,481	

009-032-023-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VERMILYEA WILLIAM V & BEVERLY
5900 S LACHANCE RD
CADILLAC, MI 49601

SEC 32 T22N R8W (0*1998) N 200 FT OF E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4. 2.2727A. & 2013-03848 WD THE SOUTH 50 FEET OF THE NORTH 250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN .56A M/L

PUCHASE 50' FROM ADJACENT PIN

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	250.00	495.00	0.9457	1.0547	110	100	27,431
250 Actual Front Feet, 2.84 Total Acres			Total Est. Land Value =				27,431

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	80 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	1,352	
Total:			153,999	115,499

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,066
3 Fixture Bath		1	4,478	3,358

Water/Sewer				
1000 Gal Septic		1	4,689	3,517
Water Well, 50 Feet		1	3,344	2,508

Deck				
Treated Wood		160	3,446	2,584
Treated Wood		20	896	672
w/Roof (Roof portion)		270	4,196	3,147

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		936	33,874	25,405

Built-Ins				
Appliance Allow.		1	2,713	2,035

Fireplaces				
Wood Stove		1	2,503	1,877

Totals: 215,560 161,668

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 160,052

2026 Est. T.C.V. 009-032-023-50 = 188,433
Est. TCV/Total Floor Area = 139.37, Most recent sale 11/12/2013 for 1,000

Parcel Number: 009-032-023-50

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	101,700	101,700	101,700	41,974	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-7,500	0	0	1,133	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	94,200	94,200	94,200	43,107	43,107	43,107

03/24/2026
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Valuation Report

DB: Lake2026

009-032-023-65
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CROSS BECKA L
5726 S LACHANCE RD
CADILLAC, MI 49601

. SEC 32 T22N R8W N 220 FT OF E 200 FT OF N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4.
1.0101A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	220.00	200.00	0.9765	0.8409	110	100		19,871
220 Actual Front Feet, 1.01 Total Acres								Total Est. Land Value = 19,871

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	125	0	0
D/W/P: 3.5 Concrete	6.58	90	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1256 SF Floor Area = 1256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
1 Story	Siding	Slab	80		
Total:				193,123	144,841

Other Additions/Adjustments

Recreation Room	1200	22,764	17,073
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Deck

Treated Wood	280	4,978	3,733
Treated Wood	20	896	672

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	856	31,586	23,689
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	400	18,692	14,019

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 291,740 218,801

Notes: MODULAR (MRBC)

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 269,125

Parcel Number: 009-032-023-65

Page: 2

2026	Est.	T.C.V.	009-032-023-65	=	291,371	
Est. TCV/Total Floor Area = 231.98, Most recent sale 12/11/2013 for 106,200						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	125,300	125,300	125,300	56,820	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,400	0	0	1,534	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	145,700	145,700	145,700	58,354	58,354	58,354

3/24/2026

Valuation Report

DB: Lake2026

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009-032-023-75

2026 Est. T.C.V.

BOOMS KELLY & SUSAN

Property Class: 401

10170 W CADILLAC RD

Map #:

LAKE TOWNSHIP

CADILLAC, MI 49601

SEC 32 T22N R8W (2*1999) W 253.25 FT OF S 396 FT OF W 1/2 OF S 1/2 OF E 3/4 OF SE 1/4. 2.3023A.

99 SPLIT 5.14 AC TO 023-85 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	253.25	396.00	0.9427	0.9975	110	100		26,195
253 Actual Front Feet, 2.30 Total Acres					Total Est. Land Value =			26,195

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3500	71	7,703
Total Estimated Land Improvements True Cash Value =				7,703

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1982

(11) Heating System: Forced Hot Water

Ground Area = 1584 SF Floor Area = 1584 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,584		
			Total:	255,333	165,957

Other Additions/Adjustments

Recreation Room	1226	23,257	15,117
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Deck

Treated Wood	440	6,688	4,347

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	728	34,092	22,160
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Storage Over Garage	800	10,592	6,885
Door Opener	2	1,054	685
Base Cost	2000	69,660	45,279

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

GENERATOR	1	1	1	*100% Good

Parcel Number: 009-032-023-75

Page: 2

Totals:

433,614

281,839

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

346,662

2026 Est. T.C.V. 009-032-023-75				=	380,560	
Est. TCV/Total Floor Area = 240.25, Most recent sale 05/12/2023 for 357,500						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
168,800	168,800		168,800	151,453	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,500	0	0	4,089	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
190,300	190,300		190,300	155,542	155,542	155,542

03/24/2026

Valuation Report

DB: Lake2026

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009-032-023-85

2026 Est. T.C.V.

EISENGA BRYAN R & DIANE K TRUST

Property Class: 401

10122 W CADILLAC RD

Map #:

LAKE TOWNSHIP

CADILLAC, MI 49601

SEC 32 T22N R8W (0*1999) W 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC W

253.25 FT OF S 396 FT THOF. 5.1448A.

ADD 40X80 PB FOR 07.. ON 032-023-75 IN ERROR..

99 SPLIT FROM 023-75 FOR 00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	241.75	927.60	0.9537	1.2340	110	100		31,297
242 Actual Front Feet, 5.15 Total Acres								Total Est. Land Value = 31,297

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1300	50	2,015
D/W/P: 4in Concrete	6.96	650	50	2,262
Total Estimated Land Improvements True Cash Value =				4,277

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1999

(11) Heating System: Forced Hot Water

Ground Area = 2512 SF Floor Area = 2512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,512		
Total:				380,578	277,820

Other Additions/Adjustments

Recreation Room	2000	37,940	27,696
Basement, Outside Entrance, Above Grade	1	1,980	1,445

Plumbing

Average Fixture(s)	1	1,422	1,038
3 Fixture Bath	3	13,434	9,807
2 Fixture Bath	1	2,996	2,187

Water/Sewer

1000 Gal Septic	1	4,689	3,423
Water Well, 100 Feet	1	5,734	4,186

Porches

CCP (1 Story)	84	2,536	1,851

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	770	35,443	25,873
Common Wall: 1 Wall	1	-2,589	-1,890
Door Opener	2	1,054	769

Class: C Exterior: Pole (Unfinished)

Door Opener	3	1,581	1,154
Base Cost	3200	75,680	55,246

Built-Ins

Appliance Allow.	2	5,426	3,961

Fireplaces

Interior 1 Story	1	5,235	3,822

Deck

Parcel Number: 009-032-023-85			Page: 2
Treated Wood	763	9,721	7,096
	Totals:	582,860	425,484
Notes: 2 KITCHENS			
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			523,345

2026 Est. T.C.V. 009-032-023-85					=	558,919
Est. TCV/Total Floor Area = 222.50, Most recent sale 10/17/2025 for 550,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
283,000	283,000	283,000	219,549	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,500	0	0	59,951	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
279,500	279,500	279,500	225,476	279,500	279,500	

DB: Lake2026

009-033-001-00	2026 Est. T.C.V.	LUCAS DAVID R & DONNA M TRUSTEES OF
Property Class: 401		W WATERGATE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

access thru 033-002-00...same owner

04 split 16.5 Ac. to 001-50
04 split 23.5 Ac. to 001-70

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR	\$1400	40.00	Acres		1400	100		56,000
		40.00	Total Acres		Total Est.	Land Value =		56,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1975

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Deck

w/Roof (Roof portion)	960	14,285	9,285

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1800	42,570	27,670

No Concrete Floor	1440	-9,374	-6,093

Totals: 47,481 30,862

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 37,960

2026 Est. T.C.V. 009-033-001-00 = 93,960

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/06/2004 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
45,100	45,100	45,100	42,056	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,900	0	0	1,135	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,000	47,000	47,000	43,191	43,191	43,191

009-033-001-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SECORD MICHAEL L & GRUBAUGH M
S BLODGETT RD
LAKE CITY, MI 49651

SEC 33 T22N R8W N/2 OF NE/4 OF NE/4 EXC E 250 FT LYING S OF A LINE 50 FT S OF THE N SEC LINE OF SEC 33. 16.5 A M/L

ZERO SPLIT RIGHTS RECEIVED FROM PARENT TRAC. NO SPLITS UNTIL 2014. -PER DALES RESEARCH AT THE COUNTY EQ. -TIM

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		16.50 Acres		5600	100	92,400
		16.50 Total Acres			Total Est. Land Value =	92,400

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		17.88	480 95	8,153
	Total Estimated Land Improvements True Cash Value =			8,153

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Totals:			0	0

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 0

2026 Est. T.C.V. 009-033-001-50 = 100,553						
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/07/2018 for 42,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
45,300	45,300	45,300	22,619	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	610	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,300	50,300	50,300	23,229	23,229	0	

009-033-001-70
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RICHARDSON CHRISTOPHER & LISA
5228 S BLODGETT RD
Lake City, MI 49651

SEC 33 T22N R8W (5*2004) PCL 009-033-001-70 OF SURVEY IN BOOK OF SURVEYS
5-6 P 221 DESC AS: S/2 OF S/2 OF NE/4 OF NE/4. 9.9098 A M/L
SPLIT ON 09/14/2006 INTO 009-033-001-80, 009-033-001-90;

Split/Comb. on 09/14/2006 completed 09/14/2006 RAY ;
Parent Parcel(s): 009-033-001-70;
Child Parcel(s): 009-033-001-80, 009-033-001-90;

05 SPLIT 1 AC TO 003-001-95 FOR 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		9.91 Acres	5600	100		55,496
		9.91 Total Acres	Total Est. Land Value =			55,496

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.14	874	50	3,557
Total Estimated Land Improvements True Cash Value =				3,557

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 1176 SF Floor Area = 1470 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1.25 Story	Siding	Basement	1,176	
			Total:	270,344
				243,307
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	2,094
				1,885
Water/Sewer				
1000 Gal Septic			1	5,433
Water Well, 200 Feet			1	11,938
				10,744
Porches				
WCP (1 Story)			336	15,513
WPP			280	6,843
				13,962
				6,159
Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			672	40,844
				36,760
Common Wall: 1 Wall			1	-3,005
				-2,704
Door Opener			2	1,317
				1,185
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			672	40,844
				36,760
Door Opener			1	659
				593
Class: D Exterior: Pole (Unfinished)				
Base Cost			1200	22,464
				20,218
No Concrete Floor			1200	-6,552
				-5,897
Built-Ins				
Appliance Allow.			1	3,899
				3,509
			Totals:	412,635
				371,371
Notes: LOG SIDING				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				456,787

Parcel Number: 009-033-001-70

Page: 2

2026	Est.	T.C.V.	009-033-001-70	=	515,840	
Est. TCV/Total Floor Area = 350.91, Most recent sale 06/22/2007 for 29,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	213,500	213,500	213,500	104,533	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	8,800	35,600	0	8,800	2,822	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	257,900	257,900	257,900	116,155	116,155	116,155

009-033-001-802026 Est. T.C.V.DORE ROBERT & SANDRA

Property Class: 4015154 S BLODGETT RD

Map #:LAKE TOWNSHIPLake City, MI 49651

SEC 33 T22N R8W (0*2006) N/2 OF S/2 OF NE/4 OF NE/49.91 Ac. M/L

Split on 09/14/2006 from 009-033-001-70;

Split/Comb. on 09/14/2006 completed 09/14/2006 RAY ;

Parent Parcel(s): 009-033-001-70;

Child Parcel(s): 009-033-001-80, 009-033-001-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		9.91 Acres			5600	100		55,496
		9.91 Total Acres					Total Est. Land Value =	55,496

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	960	50	1,085
D/W/P: 4in Ren. Conc.	8.17	400	50	1,634
D/W/P: 3.5 Concrete	6.58	250	50	822
Total Estimated Land Improvements			True Cash Value =	3,541

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 2006

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1512 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,512		
			Total:	216,783	184,261

Other Additions/Adjustments

Recreation Room	814	15,442	13,126

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Deck

Treated Wood w/Roof (Deck Portion)	180	3,721	3,163
Treated Wood w/Roof (Roof portion)	180	3,022	2,569

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	22,665
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:

310,040263,530

Notes:

Parcel Number: 009-033-001-80

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

324,142

2026 Est. T.C.V. 009-033-001-80						=	383,179
Est. TCV/Total Floor Area = 253.43, Most recent sale 10/08/2024 for 389,900							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
165,900	165,900		165,900	165,900	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	25,700	0	0	4,479	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
191,600	191,600		191,600	170,379	170,379	170,379	

009-033-001-902026 Est. T.C.V.2026
Property Class: 102SECORD MICHAEL & GRUGBAUGH
Map #:LAKE TOWNSHIPLake City, MI 49651

SEC33 T22N (0*2017) R82 BEG S0DEG23'40"E 225' FROM NE COR OF NE1/4 TH
S0DEG23'40"E 175', N89DEG44'39"W 250', N0DEG23'40"W 175', S89DEG 44'39"E 250' TO
POB 1.00 A
SPLIT ON 10/30/2017 TO 009-033-001-92
FORMERLY SEC 33 T22N R8W (0*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225
FT THEREOF. 2.471 AC. M/L
SPLIT ON 09/14/2006 FROM 009-033-001-70;

Split/Comb. on 10/30/2017 completed 10/30/2017 TIM ;
Parent Parcel(s): 009-033-001-90;
Child Parcel(s): 009-033-001-92;

SPLIT ON 10/30/2017 PART TO 009-033-001-92

SPLIT/COMB. ON 09/14/2006 COMPLETED 09/14/2006 RAY ;
PARENT PARCEL(S): 009-033-001-70;
CHILD PARCEL(S): 009-033-001-80, 009-033-001-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 1 - 2 ACRES		1.00 Acres	9000	100		9,000
		1.00 Total Acres	Total Est. Land Value =			9,000

2026 Est. T.C.V. 009-033-001-90 = 9,000						
Est. TCV/Total Floor Area = 5.95, Most recent sale 05/14/2018 for 25,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,000	5,000	5,000	401		2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses	
0	-500	0	0		10	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
4,500	4,500	4,500	411		411	411

009-033-001-92
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SECORD MICHAEL & GRUGBAUGH
S BLODGETT RD
Lake City, MI 49651

SEC33 T22N R8W (0*2017) BEG S0DEG23'40"E 400' FROM NE COR OF NE1/4 TH
S0DEG23'40"E FROM NE COR OF NE1/4 TH S0DEG23'40"E 255.54 FT, N89DEG 45'56"W 250
FT, N0DEG23'40"W 255.63 FT, S89DEG44'39"E 250 FT TO POB 1.47A
SPLIT ON 10/30/2017 FROM 009-033-001-90;
FORMERLY SEC 33 T22N R8W (0*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225
FT THEREOF. 2.471 AC. M/L
SPLIT ON 09/14/2006 FROM 009-033-001-70;

Split/Comb. on 10/30/2017 completed 10/30/2017 TIM ;
Parent Parcel(s): 009-033-001-90;
Child Parcel(s): 009-033-001-92;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 1 - 2 ACRES		1.00 Acres			9000 100	9,000
AGRICULTRU SURPLUS 2600/		0.47 Acres			2600 100	1,214
		1.47 Total Acres			Total Est. Land Value =	10,214

2026 Est. T.C.V. 009-033-001-92					=	10,214
Est. TCV/Total Floor Area = 6.76, Most recent sale 05/14/2018 for 25,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,500	5,500	5,500	591		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
5,100	5,100	5,100	606	606	606	606

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-033-001-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANTCLIFF JOHN & MARY
5020 S BLODGETT RD
LAKE CITY, MI 49651

SEC 33 T22N R8W 1.004 AC (0*2005)
E 250 FT OF N 225 FT OF NE/4 OF NE/4 EXC N 50 FT THEREOF.

05 Split 1 Ac from 001-70 for 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	175.00	250.00	1.0339	0.8891	110	100		17,697
175 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								17,697

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	200	50	733
Metal Prefab	15.08	120	50	905
Total Estimated Land Improvements True Cash Value =				1,638

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2005

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
Total:				146,715	124,707

Other Additions/Adjustments

Recreation Room	320	5,818	4,945
Basement, Outside Entrance, Below Grade	1	2,293	1,949

Plumbing

Average Fixture(s)	1	1,185	1,007

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Deck

Treated Wood w/Roof (Deck Portion)	80	2,133	1,813
Treated Wood w/Roof (Roof portion)	80	1,349	1,147
Treated Wood	64	1,908	1,622
w/Roof (Roof portion)	192	2,903	2,468

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	21,341	18,140
Door Opener	1	468	398

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	320	14,624	12,430
Door Opener	1	468	398

Built-Ins

Appliance Allow.	1	1,897	1,612
Totals:		212,903	180,967

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 222,589

2026 Est. T.C.V. 009-033-001-95 = 241,924

Est. TCV/Total Floor Area = 232.62, Most recent sale 06/17/2005 for 13,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	103,800	103,800	103,800	60,257	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,200	0	0	1,626	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	121,000	121,000	121,000	61,883	61,883	61,883

009-033-002-012026 Est. T.C.V.LUCAS FAMILY TRUST
Property Class: 4019350 W WATERGATE RD
Map #:LAKE TOWNSHIPMC BAIN, MI 49657

THAT PART OF S ½ OF NE ¼ LYING N OF A LINE BEG AT E ¼ COR TH N0°19’49”E, 1129.55FT, N89° 40’21”W 70FT, S0°19’49”W 227.71FT, S 53°20’52W 145.77FT, S 85°31’40” TO N-S ¼ LINE EXC THAT PART LYING E ¼ OF A LINE BEG AT E ¼ COR TH N°19”49”E 1129.55FT, N89°40”21W 70FT, S0°1949” W 227.71FT, S 53°20’52”W 145.77FT S 85°31’40”W 1249.25FT, N0°16’23”E 617.02 FT TO N LINE OF S ½ OF NE 14 OF SEC 33 T22N R82W 20.1313A
SPLIT ON 12/16/2024 FROM 009-033-002-00;

Split/Comb. on 12/16/2024 completed 12/16/2024 TIM ;
Parent Parcel(s): 009-033-002-00;
Child Parcel(s): 009-033-002-01, 009-330-021-0;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Residentia 18	-29 @\$5000	20.13 Acres	5000	100	100,655
20.13 Total Acres Total Est. Land Value =					100,655

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	850	0	0
Wood Frame	28.80	100	50	1,440
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,390

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1976

(11) Heating System: Electric Baseboard
Ground Area = 1308 SF Floor Area = 1308 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,308	
Total:			200,603	120,361
Other Additions/Adjustments				
Recreation Room			450	8,537 5,122
Plumbing				
Average Fixture(s)			1	1,422 853
2 Fixture Bath			1	2,996 1,798
Water/Sewer				
1000 Gal Septic			1	4,689 2,813
Water Well, 100 Feet			1	5,734 3,440
Porches				
CCP (1 Story)			48	1,531 919
Deck				
Treated Wood			380	6,080 3,648
w/Roof (Roof portion)			616	9,166 5,500
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			484	21,267 12,760
Common Wall: 1 Wall			1	-2,589 -1,553
Class: C Exterior: Pole (Unfinished)				
Base Cost			1568	37,083 22,250

Parcel Number: 009-033-002-01

Page: 2

Built-Ins			
Appliance Allow.	1	2,713	1,628
Fireplaces			
Interior 1 Story	1	5,235	3,141
Totals:		304,467	182,680

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 224,697

2026 Est. T.C.V. 009-033-002-01			=	327,742
Est. TCV/Total Floor Area = 250.57				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
135,100	135,100	135,100	65,539	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	28,800	0	1,769	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
163,900	163,900	163,900	67,308	67,308

009-033-002-10
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RICHARDSON CHRISTOPHER D & LISA J
9350 W WATERGATE RD
MC BAIN, MI 49657

SEC 33 T22N R8W (0*2025) ADDITIONAL PCL OF SURVEY RECORDED IN BOOK OF SURVEYS S-6
P 221 DESC AS: BEG N 00 DEG 19'49"E 1129.55 FT, N 89 DEG 40'21"W 70 FT, S 00 DEG 19'49"W 227.71 FT, S 53 DEG 20'52"W 145.77 FT, S 85 DEG 31'40"W 485.53 FT FROM E 1/4 COR, TH S 85 DEG 31'40"W 288.72 FT, N 00 DEG 16'23"E 275 FT, S 85 DEG 31'37"W 475 FT, N 00 DEG 16'23"E 342.02 FT, S 89 DEG 02'48"E 761.70 FT, S 00 DEG 19'49"W 544.78 FTTO POB. 7.17A.
SPLIT/COMBINED ON 12/16/2024 FROM 009-033-002-00;

Split/Comb. on 12/16/2024 completed 12/16/2024 TIM ;
Parent Parcel(s): 009-033-002-00;
Child Parcel(s): 009-033-002-01, 009-330-021-0;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	7.17 Acres	5000	100		35,850
		7.17 Total Acres	Total Est. Land Value =			35,850

2026 Est. T.C.V. 009-033-002-10			=	35,850
Est. TCV/Total Floor Area = 27.41				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
13,300	13,300	13,300	13,300	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	4,600	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
17,900	17,900	17,900	13,659	17,900 17,900

009-033-003-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RICHARDSON CHRISTOPHER D & LISA J
W WATERGATE RD
LAKE CITY, MI 49651

SEC 33 T22N R8W (4*TRACT*2006) PCL 009-033-003-00 OF SURVEY IN BOOK OF SURVEYS
5-6 P 221 DESC AS: E 7.3 A OF THAT PART OF S 1/2 OF NE 1/4 LYING N OF BEG ON E
SEC LINE 1129.55 FT N OF 1/4 POST TH 5 89 DEG 40'21"W 70 FT TH S 00 DEG 19'49"W
227.71 FT TH S 53 DEG 20'52"W 145.77 FT TH S 85 DEG 31'40"W TO N & S 1/4 LINE
EXC BEG NO DEG 23'40"W 1161.07 FT N OF E 1/4 COR, TH N 89 DEG 47'13"W 330 FT, N
0 DEG 23'40"W 150 FT, S 89 DEG 47'13"E 330 FT, S 0 DEG 23'40"E 150 FT TO POB.
6.16A.
2006 PARCEL 009-033-003-00 SPLIT ON 11/07/2006

Split/Comb. on 10/12/2006 completed 10/12/2006 RAY ;
Parent Parcel(s): 009-033-003-00;
Child Parcel(s): 009-033-003-90;
Part of tract w/009-033-003-00.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		6.16 Acres		9000	100	55,440
		6.16 Total Acres		Total Est. Land Value =		55,440

2026 Est. T.C.V. 009-033-003-00 = 55,440						
Est. TCV/Total Floor Area = 42.39, Most recent sale 11/13/2019 for 30,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
18,500	18,500	18,500	8,752		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	236	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,700	27,700	27,700	8,988	8,988	8,988	

009-033-003-902026 Est. T.C.V.RICHARDSON CHRISTOPHER D & LISA J
Property Class: 402W WATERGATE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 33 T22N R8W (0*2006) PCL 009-033-003-90 OF SURVEY IN BOOK OF SURVEYS 5-6 P
221 DESC AS: BEG N O DEG
23'40"W 1161.07 FT N OF E 1/4 COR, TH N 89 DEG 47'13"W 330 FT, N O DEG 23'40"W
150 FT, S 89 DEG 47'13"E 330 FT, S 0 DEG 23'40"E 150 FTTO POB. 1.14A.
2006 SPLIT OF 009-033-003-00 ON 11/07/2006

Split/Comb. on 10/12/2006 completed 10/12/2006 RAY ;
Parent Parcel(s): 009-033-003-00;
Child Parcel(s): 009-033-003-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 1 -	2.99@	\$9000	1.14 Acres	9000	100	10,260
	1.14	Total Acres	Total Est. Land Value =			10,260

2026 Est. T.C.V. 009-033-003-90 = 10,260						
Est. TCV/Total Floor Area = 7.84, Most recent sale 11/13/2019 for 30,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
5,100	5,100	5,100	3,296	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	88	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,100	5,100	5,100	3,384	3,384	3,384	

009-033-004-002026 Est. T.C.V.

OUWINGA ROGER & KAY TRUST

Property Class: 402W WATERGATE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 33 T22N R8W BEG ON N R/W LINE OF M-55 1437.5 FT E'LY OF N & S 1/4 LINE TH
N 275 FT E'LY 237.5 FT S 275 FT TO SD R/W LINE TH W'LY 237.5 FT TO POB. 1.4994
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	237.50	275.00	0.9579	0.9106	110	100		22,789	
238 Actual Front Feet, 1.50 Total Acres					Total Est. Land Value =			22,789	

2026 Est. T.C.V. 009-033-004-00					=	22,789	
Est. TCV/Total Floor Area = 17.42							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
9,300	9,300	9,300	2,700	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,100	0	0	72	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
11,400	11,400	11,400	2,772	2,772	2,772		

03/24/2026

Valuation Report

DB: Lake2026

12:40 PM

009-033-004-50

2026 Est. T.C.V.

OUWINGA ROGER L & KAY F TRUST

Property Class: 401

9150 W WATERGATE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 33 T22N R7W BEG ON N R/W LINE OF M-55 1437.5 FT E'LY OF N-S 1/4 LINE TH N

275 FT W'LY 237.5 FT S 275 FT TO SD R/W TH E'LY 237.5 FT TO POB. 1.4994 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	235.70	275.00	0.9598	0.9106	110	100		22,659
236 Actual Front Feet, 1.49 Total Acres								Total Est. Land Value = 22,659

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	64	0	0
D/W/P: 3.5 Concrete	6.58	90	0	0
D/W/P: Patio Blocks	15.58	452	0	0
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,621

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1886 SF Floor Area = 1886 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,566		
1 Story	Brick	Crawl Space	320		
Total:				270,854	162,498

Other Additions/Adjustments

Recreation Room	1200	22,764	13,658
Plumbing			
Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798
Water/Sewer			
1000 Gal Septic	1	4,689	2,813
Water Well, 50 Feet	1	3,344	2,006
Porches			
CCP (1 Story)	120	3,497	2,098
Deck			
Treated Wood	338	5,631	3,379
Treated Wood	200	3,984	2,390
Treated Wood	19	851	511

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	13,531
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	1	527	316

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Parcel Number: 009-033-004-50

Page: 2

Totals:

348,469

209,067

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

257,152

2026 Est. T.C.V. 009-033-004-50				=	283,432	
Est. TCV/Total Floor Area = 150.28						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	119,600	119,600	119,600	66,451	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,100	0	0	1,794	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,700	141,700	141,700	68,245	68,245	68,245

009-033-005-002026 Est. T.C.V.MICH STATE HWY COMM
Property Class: 402W WATERGATE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 33 T22N R8W BEG ON E SEC LINE 454.54 FT N OF E 1/4 POST TH S 89 DEG 36' 20" W 70 FT N 23' 40" W 140.95 FT N 60 DEG 4' 3" W 134.9 FT S 84 DEG 48' 8" W 2623.07 FT S 5 DEG 11' 52" E 65 FT S 84 DEG 48' 8" W 50 FT N 5 DEG 11' 52" W 45 FT S 84 DEG 48' 8" W 1025 FT N 5 DEG 11' 52" W 20 FT S 84 DEG 48' 8" W 1213.92 FT S 52 DEG 37' 44" W 333.35 FT N ON SEC LINE 400 FT S 60 DEG 4' 26" E 215.96 FT N 84.48' 8" E 2226.32 FT N 5 DEG 11' 52" E 65 FT N 84 DEG 48' 08" E 50 FT, S 5 DEG 11' 52" E 65 FT, N 84 DEG 48' 08" E 2635.68 FT, N 52 DEG 37' 27" E 145.77 FT, N 23' 40" W 227.71 FT, N 89 DEG 36' 20" E 70 FT, S ON SEC LINE 675 FT TO POB. 20.47A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 18	-29 @\$5000	20.47 Acres	5000	100		102,350
		20.47 Total Acres	Total Est. Land Value =			102,350

2026 Est. T.C.V. 009-033-005-00						
				=		0
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-033-006-00
Property Class: 101
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KANIPE TERRY R & REBECCA RUTH
5460 BLODGETT RD
MC BAIN, MI 49657

THAT PART OF LAND IN MISSAUKEE COUNTY IN THE NW 1/4 OF SEC 33, T22N R8W
DESCRIBED IN LIBER S-5 P 151 AS PARCEL #1 & #2 22.83 A
FORMERLY SEC 33 T22N R8W (1*2000) S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 R/W EXC
W 940 FT THOF. 24.3959A.

ADD BSM'T FOR 06 CHG DEP TO 65%

00 SPLIT 6.68 AC TO 006-70 FOR 01
01 SPLIT 2.5 AC TO 006-60 FOR 02
REMAINING 1 DIV GIVEN TO 033-006-70 PER JIM SPRAGUE

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 18 - 29 Acres		18.83 Acres	3800	100		71,554
AGRICULTRU SURPLUS 2600/		4.00 Acres	2600	100		10,400
		22.83 Total Acres	Total Est. Land Value =			81,954

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.41	1940 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1392 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Crawl Space	384		
Total:			163,500	118,580	*93% Good

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	770

Water/Sewer				
1000 Gal Septic		1	4,386	2,851
Water Well, 50 Feet		1	3,344	2,174

Porches				
CCP (1 Story)		64	1,822	1,184

Deck				
Treated Wood		144	3,146	2,045

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		720	25,121	16,329
Common Wall: 1 Wall		1	-2,421	-1,574

Built-Ins				
Appliance Allow.		1	1,897	1,233

Totals: 201,980 143,592

Notes: MODULAR

Parcel Number: 009-033-006-00

Page: 2

ECF (101 AGRICULTURE) 1.140 => TCV:

163,695

Ag. Bld 10, 4 Wall Utility Shed, 3 Wall

Class:D,Pole

Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	2.95	3072	9,062
Default Walls	5.02	3072	15,421

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Depr. Cost = 13,466

ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 10,099

Total Estimated True Cash Value of Agricultural Buildings

= 10,099

2026 Est. T.C.V. 009-033-006-00

= 258,173

Est. TCV/Total Floor Area = 185.47

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
108,900	108,900	108,900	77,598	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,200	0	0	2,095	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,100	129,100	129,100	79,693	79,693	79,693	

009-033-006-60
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FIELD OF DREAMZ LLC
9343 W WATERGATE RD
MC BAIN, MI 49657

SEC 33 T22N R8W (0*2001) W 940 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M55 EXC W 690 FT THOF. 2.5A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
INFO FOR SIZE 0	250.00	435.60	1.0000	0.0000	0 100*	0
COMMERCIAL 2-4A	9000		2.50 Acres		9000 100	22,500
* denotes lines that do not contribute to the total acreage calculation.						
250 Actual Front Feet, 2.50 Total Acres			Total Est. Land Value =			22,500

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.67	33000 100	88,110
Total Estimated Land Improvements True Cash Value =				88,110

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 2002

Description of Occupancy: CAL 148 - 10 UNITS

Costs are taken from the Multiple Residences cost schedules.

<<<<<Calculator Cost Computations>>>>>

Class: D,SidingQuality: Low Cost

Total Floor Area: 6450# of Units: 10

Overall Building Height: 10

Base Rate for Upper Floors = 65.86

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 17.22 100%

Adjusted Square Foot Cost for Upper Floors = 83.08

Total Floor Area: 6,450

Base Cost New of Upper Floors = 535,866

Reproduction/Replacement Cost = 535,866

Eff.Age:15Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0

Total Depreciated Cost = 380,465

<<<<<Segregated Cost Computations>>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Miscellaneous Built-in Construction:						
Appliance Allowance, Multiple Residences						
	1 Up	1310.00	10	1.000	1.000	13,100
(40) Exterior Wall:						
Balcony:						
Wood	1 Up	25.50	800	1.000	1.000	20,400
Total Cost of Lump-Sum Items =						33,500
Total Cost New =						33,500

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 33,500

Eff.Age:15Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0

Total Depreciated Cost = 23,785

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 428,505

Replacement Cost/Floor Area= 88.27Est. TCV/Floor Area= 66.43

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 2002

Description of Occupancy: 2011 CONVERSION TO 4 UNITS

Parcel Number: 009-033-006-60

Page: 2

Costs are taken from the Multiple Residences cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: D,Siding Quality: Low Cost
Total Floor Area: 2908 # of Units: 4
Overall Building Height: 12

Base Rate for Upper Floors = 69.71

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 18.22 100%
Adjusted Square Foot Cost for Upper Floors = 87.93

Total Floor Area: 2,908 Base Cost New of Upper Floors = 255,701

Reproduction/Replacement Cost = 255,701
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
Total Depreciated Cost = 181,548

<<<<<< Segregated Cost Computations >>>>>>
Costs taken from Segregated Cost Section 2: Multiples & Motels
Cost # or Height Storys
Item Description Col. Rate SqFt Adj. Adj. Cost

(39) Miscellaneous
Miscellaneous Built-in Construction:
Appliance Allowance, Multiple
Residences 1 Up 1310.00 4 1.000 1.000 5,240

Total Cost of Lump-Sum Items = 5,240
Total Cost New = 5,240

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 5,240
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
Total Depreciated Cost = 3,720

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 196,384
Replacement Cost/Floor Area= 89.73 Est. TCV/Floor Area= 67.53

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2005
Description of Occupancy: CARPORT

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 8 Perimeter: 140

Base Rate for Upper Floors = 28.38

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 28.38

Total Floor Area: 1,000 Base Cost New of Upper Floors = 28,380

Reproduction/Replacement Cost = 28,380
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
Total Depreciated Cost = 19,298

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 20,456
Replacement Cost/Floor Area= 28.38 Est. TCV/Floor Area= 20.46

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2003
Description of Occupancy: CARPORT

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: D,Pole Quality: Average

Parcel Number: 009-033-006-60

Page: 3

Stories: 1

Story Height: 8

Perimeter: 160

Base Rate for Upper Floors = 27.89

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 27.89

Total Floor Area: 1,200

Base Cost New of Upper Floors =

33,468

Reproduction/Replacement Cost =

33,468

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost =

22,758

ECF (201B COMMERCIAL GROUP B)

1.060 => TCV of Bldg: 4 =

24,124

Replacement Cost/Floor Area= 27.89 Est. TCV/Floor Area= 20.10

Total Estimated True Cash Value of Commercial/Industrial Buildings =

669,469

2026 Est. T.C.V. 009-033-006-60				=	780,079
Est. TCV/Total Floor Area = 67.49, Most recent sale 09/03/2021 for 840,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
328,100	328,100	328,100	270,301	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
	0	61,900	0	0	7,298 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
390,000	390,000	390,000	277,599	277,599	0

009-033-006-702026 Est. T.C.V.2026

FIELD OF DREAMZ LLC

Property Class: 2019419 W WATERGATE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 33 T22N R8W E 300 FT OF W 690 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M-55.
EXC BEG AT NE COR THEREOF, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL
WITH E-W /4 LINE TO A POINT LYING S OF THE POB, N TO POB 2.19AC. M/L
SPLIT 0.65 AC. & 1HS/B ON 06/30/2008 INTO 009-033-006-80;

SPLIT ON 10/16/2010 INTO 009-033-006-79;

00 SPLIT FOR 006-00 FOR 01
02 SPLIT 2.75 AC TO 006-90 FOR 03
MODEL HOUSE ON CHILD..ADD TO ROLL FOR 05
ADD BSM'T TO 28X52 HOUSE FOR 06
CHG FROM 401 TO 201 FOR 07 15900 ADJ 76500 ADD'N FOR BLDG#3 54100 ADD'N FOR
#4

Split/Comb. on 10/16/2010 completed 12/16/2010 Tim TAXPAYER REQUEST;
Parent Parcel(s): 009-033-006-70;
Child Parcel(s): 009-033-006-79;

PARCEL # 2: 57-009-033-006-79
RANCH HOUSE ON CRAWL SPACE.
THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW
X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC
33 T22N R8W, .67 ACRES + OR -.
PARCEL # 3: 57-009-033-006-70
BACK PARCEL WITH 2 DUPLEXES.
THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE
X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.
PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.
PARCEL # 3 IS OWNED BY THE HICKS.
FOR 2011: SPLIT RANCH HOUSE ON CRAWL SPACE FROM DUPLEXES. RANCH HOUSE TO BE -79
DUPLEXES TO REMAIN -70 (MISSAUKEE NOT USING RETIRING PARCELS)-TIM

00 SPLIT FROM 006-00 FOR 01
02 SPLIT 2.75 AC TO 006-90 FOR 03
04 SPLIT 1.27 AC TO 006-85 FOR 05 1 REMAINING DIV GIVEN TO 006-70 PER JIM
SPRAGUE
SPLIT/COMB. ON 06/30/2008 COMPLETED 06/30/2008 RAY ;
PARENT PARCEL(S): 009-033-006-70;
CHILD PARCEL(S): 009-033-006-80;

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			* Factors *		250X300	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
INFO FOR SIZE 0	250.00	300.04	1.0000	0.0000	0 100*	0
COMMERCIAL 2-4A	9000		1.72 Acres		9000 100	15,498
* denotes lines that do not contribute to the total acreage calculation.						
250 Actual Front Feet, 1.72 Total Acres			Total Est. Land Value =		15,498	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	6400	100	18,496
Total Estimated Land Improvements True Cash Value =				18,496

Cost Est. for Res. Bldg: 1 Duplex 1S Cls CD Blt 2005
Exterior Units: 2 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = 780 SF Floor Area = 780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	780		
			Total:	170,276	72,367

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			2	2,371	2,015
3 Fixture Bath			1	3,721	3,163

Water/Sewer					
2000 Gal Septic			1	8,792	7,473
Water Well, 100 Feet			1	5,415	4,603

Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			408	20,327	17,278
Common Wall: 1 Wall			1	-2,421	-2,058
Door Opener			1	468	398
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			408	20,327	17,278
Common Wall: 1 Wall			1	-2,421	-2,058
Door Opener			1	468	398

Built-Ins					
Appliance Allow.			1	1,897	1,612

Porches					
CCP (1 Story)			16	740	629
CCP (1 Story)			16	740	629
			Totals:	291,124	247,454

Notes:					
ECF (201B COMMERCIAL GROUP B) 0.990 => TCV:				244,979	

Cost Est. for Res. Bldg: 2 Duplex 1S			Cls CD	Blt 2005
Exterior Units: 2	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts
Ground Area = 780 SF Floor Area = 780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	780		
			Total:	170,276	72,367

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			2	2,371	2,015
3 Fixture Bath			1	3,721	3,163

Water/Sewer					
2000 Gal Septic			1	8,792	7,473
Water Well, 100 Feet			1	5,415	4,603

Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			408	20,327	17,278
Common Wall: 1 Wall			1	-2,421	-2,058
Door Opener			1	468	398
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			408	20,327	17,278
Common Wall: 1 Wall			1	-2,421	-2,058
Door Opener			1	468	398

Parcel Number: 009-033-006-70

Page: 3

Built-Ins			
Appliance Allow.	2	3,794	3,225
Porches			
CCP (1 Story)	16	740	629
CCP (1 Story)	16	740	629
Totals:		294,918	250,680

Notes:

ECF (201B COMMERCIAL GROUP B) 0.990 => TCV: 248,173

2026 Est. T.C.V. 009-033-006-70		=	527,146
Est. TCV/Total Floor Area = 168.96, Most recent sale 09/03/2021 for 840,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
233,300	233,300	233,300	169,592
			2.70
2026 New Eq.	Adjustment	Loss	Additions
0	30,300	0	0
			4,578
2026 Assessed	MBOR	S.E.V.	Capped
263,600	263,600	263,600	174,170
			174,170
			0

009-033-006-792026 Est. T.C.V.BLOK DEREK & STACEY
Property Class: 4019419 W WATERGATE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

-79: THE EAST 300 FT OF THE WEST 690 FT EXCEPT THE EAST 170 FT THEREOF OF SW 1/4 OF THE NE 1/4 LYING SOUTH OF HWY M-55 AND EXCEPT THE SOUTH 250 FT THEREOF SEC 33 T22N R8W, .67 ACRES MOL

HISTORY-SEC 33 T22N R8W (0*2000) E 300 FT OF W 690 FT OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55 EXC E 170 FT THOF & EXC S 250 FT THOF. .67A. 2008 Parcel
009-033-006-70 Split on 05/15/2008 2010 Split of 009-033-006-70 on 12/20/2010

-80: THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW 1/4 OF THE NE 1/4 LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.

SEC 33 T22N R8W
E 300 FT OF W 690 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M-55. EXC BEG AT NE COR THEREOF, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL WITH E-W /4 LINE TO A POINT LYING S OF THE POB, N TO POB 2.19AC. M/L
SPLIT 0.65 AC. & 1HS/B ON 06/30/2008 INTO 009-033-006-80;

SPLIT ON 10/16/2010 FROM 009-033-006-70;

00 SPLIT FOR 006-00 FOR 01
02 SPLIT 2.75 AC TO 006-90 FOR 03
MODEL HOUSE ON CHILD..ADD TO ROLL FOR 05
ADD BSM'T TO 28X52 HOUSE FOR 06
CHG FROM 401 TO 201 FOR 07 15900 ADJ 76500 ADD'N FOR BLDG#3 54100 ADD'N FOR #4

Split/Comb. on 10/16/2010 completed 12/16/2010 Tim TAXPAYER REQUEST;
Parent Parcel(s): 009-033-006-70;
Child Parcel(s): 009-033-006-79;

PARCEL # 2: 57-009-033-006-79
RANCH HOUSE ON CRAWL SPACE.
THE EAST 300 FT. OF THE WEST 690 FT. EXCEPT THE EAST 170 FT. THEREOF, OF THE SW X OF THE NE X LYING SOUTH OF HWY. M-55 AND EXCEPT THE SOUTH 250 FT. THEREOF. SEC 33 T22N R8W, .67 ACRES + OR -.
PARCEL # 3: 57-009-033-006-70
BACK PARCEL WITH 2 DUPLEXES.
THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW X OF THE NE X LYING SOUTH OF HWY M-55 SEC 33 T22N R8W. 1.72 ACRES +OR-.
PARCELS #1 AND #2 ARE OWNED BY JIM AND PAT SPRAGG.
PARCEL # 3 IS OWNED BY THE HICKS.
FOR 2011: SPLIT RANCH HOUSE ON CRAWL SPACE FROM DUPLEXES. RANCH HOUSE TO BE -79 DUPLEXES TO REMAIN -70 (MISSAUKEE NOT USING RETIRING PARCELS)-TIM

00 SPLIT FROM 006-00 FOR 01
02 SPLIT 2.75 AC TO 006-90 FOR 03
04 SPLIT 1.27 AC TO 006-85 FOR 05 1 REMAINING DIV GIVEN TO 006-70 PER JIM SPRAGUE
SPLIT/COMB. ON 06/30/2008 COMPLETED 06/30/2008 RAY ;
PARENT PARCEL(S): 009-033-006-70;
CHILD PARCEL(S): 009-033-006-80;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	130.00	224.50	1.1137	0.8655	110 100	13,785
130 Actual Front Feet, 0.67 Total Acres					Total Est. Land Value =	13,785

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Concrete	6.47	308 0	0

Parcel Number: 009-033-006-79

Page: 2

Fencing: Wire Mesh, #11	3.20	448	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size % Good		Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
Total:				169,877	144,395

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 100 Feet	1	5,415	4,603

Deck

Treated Wood	129	2,927	2,488
Treated Wood	80	2,133	1,813
Treated Wood	16	702	597

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	17,610	14,968
Door Opener	2	935	795

Built-Ins

Appliance Allow.	1	1,897	1,612

Fireplaces

Prefab 1 Story	1	2,147	1,825

Totals: 212,935 180,994

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 222,623

2026 Est. T.C.V. 009-033-006-79		=	237,358
Est. TCV/Total Floor Area = 163.02, Most recent sale 09/16/2020 for 130,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
101,800	101,800	101,800	73,972
2026 New Eq.	Adjustment	Loss	Additions
0	16,900	0	0
			Tax Adjustment
			1,997
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
118,700	118,700	118,700	75,969
			->Taxable<-
			75,969
			PRE/MBT
			75,969

ALBERTS AMANDA M
9393 W WATERGATE RD
MC BAIN, MI 49657

Notes:

Parcel Number: 009-033-006-80

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

357,011

2026 Est. T.C.V. 009-033-006-80						=	373,315
Est. TCV/Total Floor Area = 170.93, Most recent sale 02/12/2012 for 124,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
157,800	157,800	157,800	73,075		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	28,900	0	0	1,973	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
186,700	186,700	186,700	75,048	75,048		75,048	

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-033-006-85
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KLUNDER TRUST
W WATEGATE RD
LAKE CITY, MI 49651

SEC 33 T22N R8W (0*2004)
E 120 FT OF W 390 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M55.
1.09 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	120.00	390.00	1.1362	0.9937	250	100		33,872
120 Actual Front Feet,	1.07	Total Acres	Total Est. Land Value =				33,872	

2026 Est. T.C.V. 009-033-006-85

=

33,872

Est. TCV/Total Floor Area = 15.51, Most recent sale 08/28/2023 for 20,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
13,500	13,500	13,500	9,279	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	250	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,900	16,900	16,900	9,529	9,529	0

03/24/2026

12:40 PM

Valuation Report

DB: Lake2026

009-033-006-90

Property Class: 201

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MISSAUKEE ENTERPRISES LLC

9475 W WATERGATE RD

Mc Bain, MI 49657

SEC 33 T22N R8W (0*2002) W 270 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 R/W. 2.75A.

07-06 TT Bruced..He felt assessment a little high.. Unable to lease any of the available office space due to slumping economy and real estate.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	270.00	444.00	1.0000	0.0000	0	100*		0
COMMERCIAL 2-4A	9000		2.75 Acres		9000	100		24,768
* denotes lines that do not contribute to the total acreage calculation.								
270 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =								24,768

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.07	7500	100	23,025
Total Estimated Land Improvements True Cash Value =				23,025

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 2002

Description of Occupancy: CAL 140

Costs are taken from the Office Buildings cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average

Stories: 1 Story Height: 10 Perimeter: 260

Overall Building Height: 10

Base Rate for Upper Floors = 129.17

Storage Basement Basement, Base Rate for Basement = 46.93

(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.37 100%

Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 155.54

Adjusted Square Foot Cost for Basement = 46.93

Total Floor Area: 4,000

Base Cost New of Upper Floors = 622,160

Basement Area: 4,000

Base Cost New of Basement = 187,720

Reproduction/Replacement Cost = 809,880

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 510,224

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost	# or	Height	Storys	
	Col.	Rate	SqFt	Adj.	Adj.
(39) Miscellaneous					
Canopies & Marquees:					
Wood Frame	2 Up	45.75	192	1.000	1.000
Total Cost of Lump-Sum Items =					8,784
Total Cost New =					8,784

Architectural Multiplier: 0.95

Reproduction/Replacement Cost = 8,345

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 5,257

ECF (201B COMMERCIAL GROUP B)

1.060 => TCV of Bldg: 1 = 546,411

Replacement Cost/Floor Area= 204.56

Est. TCV/Floor Area= 136.60

Parcel Number: 009-033-006-90

Page: 2

Total Estimated True Cash Value of Commercial/Industrial Buildings =

546,411

2026 Est. T.C.V. 009-033-006-90					=	594,204	
Est. TCV/Total Floor Area = 148.55, Most recent sale 04/27/2023 for 450,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
248,300	248,300	248,300	231,562	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	48,800	0	0	6,252	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
297,100	297,100	297,100	237,814	237,814	0		

009-033-007-00	2026 Est. T.C.V.	CONWAY WILLIAM & NICOLE
Property Class: 401		5045 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SPLIT ON 08/09/2016 TO 009-033-007-10. (NEW PARCEL) A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S89°05'22"E ALONG THE NORTH SECTION LINE, 416.02 FEET; THENCE S00°19'57"W PARALLEL WITH THE WEST SECTION LINE, 314.64 FEET; THENCE N89°40'03"W, 416.00 FEET TO SAID WEST SECTION LINE; THENCE N00°19'57"E ALONG SAID LINE, 318.84 FEET TO THE POINT OF BEGINNING. CONTAINING 3.02 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY FOR LACHANCE ROAD ACROSS THE WESTERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.
SUBJECT TO AND TOGETHER WITH A 33' WIDE EASEMENT ACROSS THE SOUTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

FORMERLY PART OF 009-033-007-00 2012-0375 WD & 2012-03704 WD THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 00'19'59" WEST, ALONG THE WEST SECTION LINE 318.84 FEET; THENCE SOUTH 89'40'01• EAST, 1456.00 FEET; THENCE SOUTH 00"19'59' WEST, 208.00 FEET: THENCE NORTH 89'40'01" WEST, 1040.00 FEET; THENCE SOUTH 00'19'59• WEST, 208.00 FEET; THENCE NORTH 89'40'01" WEST, 416.00 FEET TO THE WEST SECTION LINE (SAID POINT BEING 580.00 FEET NORTH THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION): THENCE NORTH 00'19'59• EAST 416.00 FEET TO THE POINT OF BEGINNING, CONTAINING 70.6 ACRES MORE OR LESS AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY OVER THE WEST 33 FEET THERE-OF AND ANY EASEMENTS AND RESTRICTIONS OF RECORD.

SPLIT ON 11/27/2012 INTO 009-033-007-75;
SEC 33 T22N R8W (5*2002) N 1/2 OF N 1/2 OF NW 1/4 EXC BEG 580 FT N OF SW COR, TH E 416 FT, N 208 FT, E 1984 FT, N 160 FT, W 2400 FT, S 368 FT TO POB. 69.1982 AC.

SOME OLD OUT BLDGS...NO VALUE.
7-09 LTR REQUESTING CLASS CHG TO AG..CAN'T DO SAME YR AS COMBO, BUT WILL DO NEXT YEAR. MAKES NO DIFFERENCE IN TAXES.

Split/Comb. on 08/09/2016 completed 08/09/2016 TIM ;
Parent Parcel(s): 009-033-007-00;
Child Parcel(s): 009-033-007-10;

SPLIT/COMB. ON 11/27/2012 COMPLETED 11/27/2012 TIM EXEMPT TRANSFER;
PARENT PARCEL(S): 009-033-007-00;
CHILD PARCEL(S): 009-033-007-75;
SPLIT FOR PART OF SEWER FIELD OF ADJ PIN ON THIS PART OF LAND

02 SPLIT 39+AC & BLDGS TO 007-40 FOR 03 EXEMPT 1983 DEED
009-033-007-40 COMBINED WITH THIS PCL ON 10-12-09

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	318.84	416.00	0.8899	1.0099	110	100		31,520
319 Actual Front Feet, 3.04			Total Acres		Total Est. Land Value =			31,520

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	580	0	0
Wood Frame	20.80	320	50	3,328
Wood Frame	20.05	400	50	4,010
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value

Parcel Number: 009-033-007-00

Page: 2

LAND IMPROVE 1000	1,000.00	2	100	2,000
OUTDOOR FURNACE	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				11,838

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = 1624 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,624		
			Total:	218,943	197,047

Other Additions/Adjustments

Recreation Room	812	14,762	13,286
Basement, Outside Entrance, Above Grade	2	3,495	3,145

Plumbing

Average Fixture(s)	1	1,185	1,066
3 Fixture Bath	1	3,721	3,349
Separate Shower	1	1,146	1,031

Water/Sewer

1000 Gal Septic	1	4,386	3,947
Water Well, 100 Feet	1	5,415	4,873

Porches

WPP	89	2,642	2,378
WPP	64	2,280	2,052
WPP	16	784	706

Deck

Treated Wood	64	1,908	1,832	*96% Good
Treated Wood	48	1,628	1,563	*96% Good
Treated Wood	16	702	674	*96% Good

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	672	23,910	21,519	
Door Opener	2	935	841	
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	320	14,624	13,162	

Built-Ins

Appliance Allow.	1	1,897	1,707

Local Cost Items

GENERATOR	1	1	1	*95% Good

Totals: 304,364 274,179

Notes: REDMAN MODEL NEW MOON. MC233 BOCA

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 337,240

2026 Est. T.C.V. 009-033-007-00 = 380,598

Est. TCV/Total Floor Area = 234.36, Most recent sale 07/02/2019 for 188,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
163,100	163,100	163,100	105,843	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	27,200	0	0	2,857	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
190,300	190,300	190,300	108,700	108,700	108,700

009-033-007-10
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARKER AMBER N
5221 S LACHANCE RD
LAKE CITY, MI 49651

SEC33 T22N R82 S 237 FT OF W 416 FT OF N1/2 OF NW 1/4 FOR FULLY DESCRIBED AS
LEGAL DESCRIPTION: PARCEL 'B" (NEW PARCEL)
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE
TOWNSHIP, MISSAU\EE COUNTY, MICHIGAN,
BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID
SECTION; THENCE S00" 19'57"W ALONG THE WEST SECTION LINE, I077.89 FEET TO THE
POINT OF BEGINNING; THENCE S89°05'58"E, 416.00 FEET; THENCE S00°19'57"W
PARALLEL WITH SAID WEST SECTION LINE, 237.00 FEET TO THE NORTH 1/26TH LINE;
THENCE N89°05'58"W ALONG SAID LINE, 416.00 FEET TO SAID WEST SECTION LINE;
THENCE N00°L 9'57"E ALONG SAID LINE, 237.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.26 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY FOR LACHANCE
ROAD ACROSS THE WESTERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF
ANY. 2.26A
SPLIT ON 08/09/2016 FROM 009-033-007-00;
FORMERLY SEC 33 T22N R8W N 1/2 OF NW 1/4 EXC BEG 318.84 FT S OF NW COR, TH E
1456 FT, S 208 FT, W 1040 FT, S 208 FT, W 416 FT, N 368 FT TO POB. AND EXCEPT
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE
TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S89°05'22"E ALONG THE
NORTH SECTION LINE, 416.02 FEET; THENCE S00°19'57"W PARALLEL WITH THE WEST
SECTION LINE, 314.64 FEET; THENCE N89°40'03"W, 416.00 FEET TO SAID WEST SECTION
LINE; THENCE N00°19'57"E ALONG SAID LINE, 318.84 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH A 33' WIDE EASEMENT ACROSS THE SOUTHERLY 33' OF PARCEL "A", AS
DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS,
EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

FORMERLY 2012-0375 WD & 2012-03704 WD THE NORTH 1/2 OF THE NORTHWEST 1/4 OF
SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE
COUNTY, MICHIGAN. DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID
SECTION 33; THENCE SOUTH 00'19'59" WEST, ALONG THE WEST SECTION LINE 318.84
FEET; THENCE SOUTH 89'40'01• EAST, 1456.00 FEET; THENCE SOUTH 00"19'59' WEST,
208.00 FEET: THENCE NORTH 89'40'01" WEST, 1040.00 FEET; THENCE SOUTH 00'19'59•
WEST, 208.00 FEET; THENCE NORTH 89'40'01" WEST, 416.00 FEET TO THE WEST SECTION
LINE (SAID POINT BEING 580.00 FEET NORTH THE SOUTHWEST CORNER OF THE NORTH 1/2
OF THE NORTHWEST 1/4 OF SAID SECTION): THENCE NORTH 00'19'59• EAST, 416.00 FEET
TO THE POINT OF BEGINNING, CONTAINING 70.6 ACRES MORE OR LESS AND SUBJECT TO A
COUNTY ROAD RIGHT-OF-WAY OVER THE WEST 33 FEET THERE-OF AND ANY EASEMENTS AND
RESTRICTIONS OF RECORD.

SPLIT ON 11/27/2012 INTO 009-033-007-75;
SEC 33 T22N R8W (5*2002) N 1/2 OF N 1/2 OF NW 1/4 EXC BEG 580 FT N OF SW COR, TH
E 416 FT, N 208 FT, E 1984 FT, N 160 FT, W 2400 FT, S 368 FT TO POB. 69.1982 AC.

Split/Comb. on 12/18/2017 completed 12/18/2017 TIM ;
Parent Parcel(s): 009-033-007-10;
Child Parcel(s): 009-033-007-20;

Split/Comb. on 08/09/2016 completed 08/09/2016 TIM ;
Parent Parcel(s): 009-033-007-00;
Child Parcel(s): 009-033-007-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		237 X 416	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		2.26 Acres		9000	100	20,367
			2.26 Total Acres		Total Est. Land Value =	20,367

Land Improvement Cost Estimates

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	28,200	28,200	28,200	24,537	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	9,300	0	0	662	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	37,500	37,500	37,500	25,199	25,199	0	

009-033-007-20
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EISENGA BRYAN R & DIANE K TRUST
5221 S LACHANCE RD
LAKE CITY, MI 49651

LEGAL DESCRIPTION: REMAINDER PARCEL SEC 33 T22N R.8W N 1/2 OF NW 1/4 EXC BEG 318.84 FT S OF NW COR., THE E 1456 FT, S 208FT, W 1040 FT. S 208FT. W 416 FT. N 368 FT TO POB.
AND EXCEPT
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN,
BEING MORE PARTICULARLY DESCRIBED AS: BEGINNNING AT THE NORTHWEST CORNER. OF SAID SECTION; THENCE S89DEG 05'22"E
ALONG THE NORTH SECTION LINE, 416.02 FEET: THENCE S 0DEG 19'57"W PARALLEL WITH THE WEST SECTION LINE, 314.64 FEET;
THENCE N89°40'03"W, 416.00 FEET TO SAID WEST SECTION LINE; THENCE N00DEG 19'57'E ALONG SAID LINE, 318.84 FEET TO THE
POINT OF BEGINNING.
AND EXCEPT
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN,
BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER. OF SAID SECTION; THENCE S89DEG 19'57''W
ALONG THE WEST SECTION LINE, 1077.89 FEET TO THE POINT OF BEGINNING; THENCE S89°05'58'E, 416.00 FEET; THENCE
S00°19'57'W PARALLEL WITH SAID WEST SECTION LINE, 237.00 FEET TO THE NORTH 1/16TH LINE; THENCE N89°05'58"W ALONG SAID
LINE, 416.00 FEET TO SAID WEST SECTION LINE; THENCE N00°19'57'E ALONG SAID LINE, 237.00 FEET TO THE POINT OF BEGINNING
SPLIT ON 12/18/2017 FROM 009-033-007-10;

Split/Comb. on 12/18/2017 completed 12/18/2017 TIM ;

Parent Parcel(s): 009-033-007-10;

Child Parcel(s): 009-033-007-20;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 18 - 29 Acres		21.66 Acres	3800	100		82,327
AGRICULTRU SURPLUS 2600/		44.00 Acres	2600	100		114,400
AGRICULTRU ROW		0.12 Acres	0	100		0
		65.78 Total Acres	Total Est. Land Value =			196,727

2026 Est. T.C.V. 009-033-007-20					=	196,727
Est. TCV/Total Floor Area = 267.29, Most recent sale 01/25/2018 for 138,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
85,300	85,300	85,300		85,300	2.70	
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	13,100	0	0	2,303	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
98,400	98,400	98,400		87,603	87,603	87,603

009-033-007-81	2026 Est. T.C.V.	WONSEY RONALD D
Property Class: 401		5079 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 33 T22N R8W BEG S 00 DEG 19'57"E 318.84 FT FROM NW COR OF NW 1/4, TH S 89 DEG 40'03"E 416 FT, S 00 DEG 19'57"W 208 FT, N 89 DEG 40'03"W 416 FT, N 00 DEG 19'57"E 208 FT TO POB. 1.99A. SPLIT ON 05/16/2024 FROM 009-033-007-80;		
Split/Comb. on 05/16/2024 completed 05/16/2024 TIM ; Parent Parcel(s): 009-033-007-80; Child Parcel(s): 009-033-007-81, 009-033-007-90; -----		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS * Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/FF 208.00 383.00 0.9902 0.9892 110 100		22,412
208 Actual Front Feet, 1.83 Total Acres	Total Est. Land Value =	22,412
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Wood Frame	18.53 320 50	2,965
Wood Frame	19.19 240 50	2,303
Total Estimated Land Improvements	True Cash Value =	5,268
Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1995		
(11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Building Areas		
Stories Exterior Foundation	Size Cost New Depr. Cost	
1 Story Siding Piers	1,344	
Total:	133,128	99,846
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,185	889
3 Fixture Bath	1 3,721	2,791
Water/Sewer		
1000 Gal Septic	1 4,386	3,289
Water Well, 100 Feet	1 5,415	4,061
Built-Ins		
Appliance Allow.	1 1,897	1,423
Garages		
Class: CD Exterior: Pole (Unfinished)		
Base Cost	1200 25,428	19,071
Carports		
Aluminum	400 5,268	3,951
Totals:	180,428	135,321
Notes: 1995 SCHULTS		
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:		133,968

2026 Est. T.C.V. 009-033-007-81	=	161,648
Est. TCV/Total Floor Area = 120.27		
2025 Assessed MBOR S.E.V.	Base for Cap IRM	
67,800 67,800 67,800	37,445 2.70	
2026 New Eq. Adjustment Loss	Additions Tax Adjustment Losses	
0 13,000 0	0 1,011 0	

Parcel Number: 009-033-007-81

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	80,800	80,800	80,800	38,456	38,456	38,456

009-033-007-90
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EISENGA BRYAN R & DIANE K
S LACHANCE RD
LAKE CITY, MI 49651

SEC 33 T22N R8W BEG S 00 DEG 19'57"W 318.84 FT & S 89 DEG 40'03"E 416 FT FROM NW
COR OF NW 1/4, TH S 89 DEG 40'03"E 1040 FT, S 00 DEG 19'57"W 208 FT, N 89 DEG
40'03"W 1040 FT, N 00 DEG 19'57"E 208 FT TO POB. 4.97A.
SPLIT ON 05/14/2024 FROM 009-033-007-80;

Split/Comb. on 05/16/2024 completed 05/16/2024 TIM ;
Parent Parcel(s): 009-033-007-80;
Child Parcel(s): 009-033-007-81, 009-033-007-90;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 3 -7 Acres		2.48 Acres	3800	100		9,435
AGRICULTRU INFERIOR		2.48 Acres	1400	100		3,476
		4.97 Total Acres	Total Est. Land Value =			12,912

2026 Est. T.C.V. 009-033-007-90 = 12,912						
Est. TCV/Total Floor Area = 9.61, Most recent sale 09/06/2024 for 32,305						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,700	5,700	5,700	5,700		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	153	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,500	6,500	6,500	5,853	5,853	5,853	

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM		
	69,600		69,600	69,600	38,123	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		13,100	0	0	1,029	0	
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
	82,700		82,700	82,700	39,152	39,152	39,152	

009-033-009-002026 Est. T.C.V.MERRITT JAMES M TRUST
Property Class: 101S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 33 T22N R8W THAT PART OF S 1/2 OF NW 1/4 LYING S'LY OF HWY M-55 EXC E 840 FT THOF, ALSO N 1/2 OF NW 1/4 OF SW 1/4. 28.809A.

STEEL FRAME BLDG COMP FOR 96

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU IRRIGATED	4000/	28.81 Acres	4000	100		115,240
	28.81	Total Acres	Total Est. Land Value =			115,240

Ag. Bld 1 1995, 4 Wall Equipment ShedClass:D,PoleQuality:Average
Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	10.30	4800	49,440
Space Heater	3.33	4800	15,984

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/75/100/45Depr. Cost =29,441
ECF (101 AGRICULTURE)0.750 => TCV of Bldg: 1 =22,081

Total Estimated True Cash Value of Agricultural Buildings = 22,081

2026 Est. T.C.V. 009-033-009-00 = 137,321						
Est. TCV/Total Floor Area = 105.63, Most recent sale 06/01/2021 for 215,001						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
67,300	67,300	67,300	39,563		2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	1,068	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,700	68,700	68,700	40,631	40,631	40,631	

009-033-009-20	2026 Est. T.C.V.	LEROY PAUL & GRACE
Property Class: 401		9525 W WATERGATE RD
Map #:	LAKE TOWNSHIP	MC BAIN, MI 49657
. SEC 33 T22N R8W E 410 FT OF S 1/2 OF NW 1/4 LYING S'LY OF RELOCATED HWY M55 R/W. 4.5340A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/FF 410.00	481.71	0.8357
410 Actual Front Feet, 4.53	Total Acres	
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		Value
		39,484
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 3.5 Concrete	6.58	576 50
Total Estimated Land Improvements	True Cash Value =	1,895
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls C	Blt 1989
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1682 SF Floor Area = 1682 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Basement
		Size
		1,682
		Total:
		250,168
		175,116
Other Additions/Adjustments		
Basement Living Area	700	24,619
		17,233
Exterior		
Brick Veneer	104	1,722
		1,205
Basement, Outside Entrance, Below Grade	1	2,727
		1,909
Plumbing		
Average Fixture(s)	1	1,422
3 Fixture Bath	1	4,478
		995
		3,135
Water/Sewer		
1000 Gal Septic	1	4,689
Water Well, 100 Feet	1	5,734
		3,282
		4,014
Deck		
Treated Wood	636	8,516
Treated Wood	160	3,446
		5,961
		2,412
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	504	21,864
Common Wall: 1 Wall	1	-2,589
		15,305
		-1,812
Built-Ins		
Appliance Allow.	1	2,713
		1,899
Porches		
CCP (1 Story)	20	988
		692
	Totals:	330,497
		231,346
Notes:		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		
		284,556
2026 Est. T.C.V. 009-033-009-20 = 325,935		
Est. TCV/Total Floor Area = 193.78, Most recent sale 09/19/2008 for 129,500		

Parcel Number: 009-033-009-20

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	138,600	138,600	138,600	85,729	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	24,400	0	0	2,314	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	163,000	163,000	163,000	88,043	88,043	88,043	

009-033-009-252026 Est. T.C.V.STRZYNSKI STANLEY JR
Property Class: 4019629 W WATERGATE RD
Map #:LAKE TOWNSHIPMC BAIN, MI 49657

. SEC 33 T22N R8W W 430 FT OF E 840 FT OF S 1/2 OF NW 1/4 LYING S'LY OF THE
RELOCATED HWY M55 R/W. 3.4205A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	430.00	346.45	0.8258	0.9647	110 100	37,683
430 Actual Front Feet, 3.42 Total Acres					Total Est. Land Value =	37,683

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	200	0	0
Wood Frame	21.76	216	50	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1600 SF Floor Area = 1600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,300		
1 Story	Siding	Crawl Space	300		
			Total:	207,674	145,371

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	829	
3 Fixture Bath	1	3,721	2,605	

Water/Sewer				
1000 Gal Septic	1	4,386	3,070	
Water Well, 50 Feet	1	3,344	2,341	

Deck				
Treated Wood	80	2,133	1,493	
Treated Wood w/Roof (Deck Portion)	160	3,371	2,360	
Treated Wood w/Roof (Roof portion)	160	2,486	1,740	
Treated Wood	188	3,741	2,619	
Treated Wood	43	1,559	1,091	

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	720	22,428	15,700	

Built-Ins				
Appliance Allow.	1	1,897	1,328	
			Totals:	257,925 180,547

Notes: MODULAR

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 222,073

2026 Est. T.C.V. 009-033-009-25					=	262,106
Est. TCV/Total Floor Area = 163.82						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
117,500	117,500	117,500	63,069	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,600	0	0	1,702	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,100	131,100	131,100	64,771	64,771	64,771	

009-033-009-302026 Est. T.C.V.EISENGA BRYAN R & DIANE K TRUST
Property Class: 102S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 33 T22N R8W (2*2007) PCLS A, J & I OF SURVEY RECORDED IN BOOK OF SURVEYS
S-5 P 68 DES AS: BEG N0°28'27"W 1642.80 FT FROM SW COR OF W/2 OF SW/4, TH
N0°28'27"W 328.56 FT, S89°52'59"E 1317.90 FT, S0°27'33"E 655.90 FT, N89°56'10"W
658.86 FT, N 0°28'00"W 328.25 FT, N89°54'35"W 658.90 FT TO POB. 14.89 AC. M/L

SPLIT ON 05/23/2007 INTO 009-033-009-55;
SPLIT ON 07/01/2008 INTO 009-033-009-50;
SPLIT ON 12/08/2008 INTO 009-033-009-41, 009-033-009-44, 009-033-009-47;

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;
Parent Parcel(s): 009-033-009-30;
Child Parcel(s): 009-033-009-41, 009-033-009-44, 009-033-009-47;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-033-009-30;
Child Parcel(s): 009-033-009-50;

Split/Comb. on 05/23/2007 completed 05/23/2007 RAY ;
Parent Parcel(s): 009-033-009-30;
Child Parcel(s): 009-033-009-55;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 8 - 17 Acres		14.89 Acres	3800	100		56,582
		14.89 Total Acres	Total Est. Land Value =			56,582

2026 Est. T.C.V. 009-033-009-30 = 56,582						
Est. TCV/Total Floor Area = 35.36, Most recent sale 08/18/2009 for 50,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
23,800	23,800	23,800	21,159		2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses	
0	4,500	0	571		0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,300	28,300	28,300	21,730	21,730	21,730	

009-033-009-41
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EISENGA BRYAN R & DIANE K TRUST
S LACHANCE RD
LAKE CITY, MI 49651

PA 116 2014 SEC 33 T22N,R8W (0*2008) PCL D OF SURVEY RECORDED IN BOOK OF SURVEYS
S-5 P 68 DESC AS: BEG N0°28'27"W 657.12 FT FROM SW COR OF SEC 33, TH N0°28'27"W
328.56 FT, S89°57'46"E 658.81 FT, S0°28'00"E 328.26 FT, N89°59'22"W 658.77 FT TO
POB 4.97 AC. M/L
SPLIT ON 12/08/2008 FROM 009-033-009-30;

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;
Parent Parcel(s): 009-033-009-30;
Child Parcel(s): 009-033-009-41, 009-033-009-44, 009-033-009-47;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 3 -7 Acres			4.97 Acres		3800 100	18,886
		4.97	Total Acres		Total Est. Land Value =	18,886

2026 Est. T.C.V. 009-033-009-41 = 18,886						
Est. TCV/Total Floor Area = 11.80, Most recent sale 11/26/2008 for 1						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
8,000	8,000	8,000	7,048		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	190	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,400	9,400	9,400	7,238	7,238	7,238	

009-033-009-44
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EISENGA BRYAN R & DIANE K TRUST
S LACHANCE RD
LAKE CITY, MI 49651

PA 116 2014 SEC 33 T22N, R8W (0*2008) PCL G OF SURVEY RECORDED IN BOOK OF
SURVEYS S-5 P68 DESC AS: BEG N0°28'27"W 657.12 FT & N89°59'22"E 658.77 FT FROM
SW COR SEC 33 TH N0°28'00"W 328.26 FT, S89°57'46"E 658.81 FT, S0°27'33"E 327.95
FT, N89°59'22"W 658.77 FT TO POB. 4.96 AC. M/L
SPLIT ON 12/08/2008 FROM 009-033-009-30;

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;
Parent Parcel(s): 009-033-009-30;
Child Parcel(s): 009-033-009-41, 009-033-009-44, 009-033-009-47;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 3 -7 Acres			4.96 Acres		3800 100	18,848
			4.96 Total Acres		Total Est. Land Value =	18,848

2026 Est. T.C.V. 009-033-009-44 = 18,848						
Est. TCV/Total Floor Area = 11.78, Most recent sale 11/26/2008 for 1						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
7,900	7,900	7,900	7,048		2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	1,500	0	0	190	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,400	9,400	9,400	7,238	7,238	7,238	

009-033-009-47
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EISENGA BRYAN R & DIANE K TRUST
X S LACHANCE RD
LAKE CITY, MI 49651

SEC 33 T22N R8W (0*2008) PCL H OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P68
DESC AS: BEG N 0 DEG 28'27"W 985.68 FT & S 89 DEG 57'46"E 658.81FT FROM SW COR
SEC 33, TH N 0 DEG 28'00"W 328.26 FT, S 89 DEG 56'10"E 658.86 FT, S 0 DEG
27'33"E 327.95 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 4.96A. 2007 PARCEL
009-033-009-30 SPLIT ON 05/18/2007 2008 PARCEL 009-033-009-30 SPLIT ON
04/23/2008 2008 SPLIT OF 009-033-009-30 ON 12/08/2008

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;
Parent Parcel(s): 009-033-009-30;
Child Parcel(s): 009-033-009-41, 009-033-009-44, 009-033-009-47;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU SURPLUS 2600/			4.96 Acres		2600 100	12,896
			4.96 Total Acres		Total Est. Land Value =	12,896

2026 Est. T.C.V. 009-033-009-47 = 12,896						
Est. TCV/Total Floor Area = 8.06, Most recent sale 11/30/2015 for 17,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,700	5,700	5,700	5,087		2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	700		0	137	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,400	6,400	6,400	5,224	5,224	5,224	

009-033-009-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

THOM MICHAEL W & TAMI L
9820 S LACHANCE RD
LAKE CITY, MI 49651

SEC 33 T22N R8W; SE/4 OF SW/4 OF SW/4 10.00 Ac. M/L
Split on 07/01/2008 from 009-033-009-30;

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
Parent Parcel(s): 009-033-009-30;
Child Parcel(s): 009-033-009-50;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	658.77	656.50	0.7423	1.1319	110	100	60,883
659 Actual Front Feet, 9.93 Total Acres					Total Est. Land Value =		60,883

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1500	0	0
D/W/P: 3.5 Concrete	6.58	140	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = 2280 SF Floor Area = 2280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	2,280	
Total:			350,896	315,792

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	1,280	
3 Fixture Bath	1	4,478	4,030	
2 Fixture Bath	1	2,996	2,696	

Water/Sewer				
1000 Gal Septic	1	4,689	4,220	
Water Well, 100 Feet	1	5,734	5,161	

Porches				
CCP (1 Story)	84	2,536	2,282	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Common Wall: 1 Wall	1	-2,589	-2,330	
Door Opener	3	1,581	1,423	
Base Cost	1120	39,010	35,109	

Built-Ins				
Appliance Allow.	1	2,713	2,442	

Fireplaces				
Direct-Vented Gas	1	2,963	2,667	

Deck				
Composite w/Roof (Deck Portion)	140	3,307	2,976	
Composite w/Roof (Roof portion)	140	2,430	2,187	
Composite	100	2,555	2,299	

Parcel Number: 009-033-009-50

Page: 2

Totals:

424,721

382,234

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

470,148

2026	Est. T.C.V. 009-033-009-50				=	532,931	
Est. TCV/Total Floor Area = 233.74, Most recent sale 02/27/2008 for 33,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	225,100	225,100	225,100	131,447	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	41,400	0	0	3,549	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	266,500	266,500	266,500	134,996	134,996	134,996	

009-033-009-552026 Est. T.C.V.

Property Class: 401

Map #:LAKE TOWNSHIP

REPINE JUSTIN A & RACHEL M
5721 S LACHANCE RD
Lake City, MI 49651

SEC 33 T22N R8W (0*2007) BEG N 0 DEG 28'27"W 985.69 FT FROM SW COR SEC 33, TH N 0 DEG 28'27"W 657.12 FT, S 89 DEG 54'35"E 658.9 FT, S 0 DEG 28'00"E 656.51 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 9.93A. 2007 Split of 009-033-009-30 on 05/18/2007

. SEC 33 T22N R8W BEG N 0 DEG 28'27" W 985.69 FT FROM SW COR OF SEC 33 TH N 0 DEG 28'27" W 657.12 FT, TH S 89 DEG 54' 35" E 658.9 FT, TH S 0 DEG 28' 00" E 656.51 FT, TH N 89 DEG 57' 46" W 658.81 FT TO POB. 9.93 AC. M/L.
SPLIT ON 05/23/2007 FROM 009-033-009-30;

Split/Comb. on 05/23/2007 completed 05/23/2007 RAY ;
Parent Parcel(s): 009-033-009-30;
Child Parcel(s): 009-033-009-55;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600		9.39 Acres		5600	100	52,601
		9.39 Total Acres			Total Est. Land Value =	52,601

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2008

(11) Heating System: Forced Heat & Cool
Ground Area = 2102 SF Floor Area = 2102 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	2,102	
Total:			288,836	245,502
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,209
3 Fixture Bath		1	4,478	3,806
2 Fixture Bath		1	2,996	2,547
Water/Sewer				
2000 Gal Septic		1	9,318	7,920
Water Well, 100 Feet		1	5,734	4,874
Porches				
CCP (1 Story)		204	5,649	4,802
CCP (1 Story)		206	5,696	4,842
Garages				
Class: C Exterior: Block Foundation: 42 Inch (Finished)				
Base Cost		832	38,821	32,998
Door Opener		1	527	448
Built-Ins				
Appliance Allow.		1	2,713	2,306
Totals:			366,190	311,254
Notes:				

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					382,842	
2026 Est. T.C.V. 009-033-009-55					= 437,868	
Est. TCV/Total Floor Area = 208.31, Most recent sale 03/28/2024 for 390,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
189,000	189,000	189,000	189,000	189,000	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,900	0	0	5,103	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
218,900	218,900	218,900	218,900	194,103	194,103	194,103

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-033-009-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LACHONCE TODD ROBERT
9944 W CADILLAC RD
CADILLAC, MI 49601

SEC 33 T22N R8W (4*1998) SW 1/4 OF SW 1/4 OF SW 1/4 EXC N 208.71 FT THOF & EXC W 208.71 FT THOF. 4.6754A

PART SPLIT TO 009-65 IN 93
SPLIT 2.16 AC TO 009-63 FOR 98

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	448.00	448.00	0.8174	1.0287	110	100		41,439
448 Actual Front Feet, 4.61 Total Acres								Total Est. Land Value = 41,439

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.21	240	50	2,905
Total Estimated Land Improvements True Cash Value =				2,905

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C

Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1080 SF Floor Area = 1620 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,080		
Total:				214,677	139,539

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773
Plumbing			
Average Fixture(s)	1	1,422	924
Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174
Porches			
CCP (1 Story)	210	5,790	3,763
WGEP (1 Story)	28	4,733	3,076
Foundation: Shallow	28	-449	-292
Deck			
Treated Wood	388	6,161	4,005
Treated Wood	88	2,306	1,499
Built-Ins			
Appliance Allow.	1	2,713	1,763
Totals:		248,113	161,272

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 198,365

2026 Est. T.C.V. 009-033-009-60

=

242,709

Est. TCV/Total Floor Area = 149.82

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
101,700	101,700	101,700	28,304	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,700	0	0	764	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,400	121,400	121,400	29,068	29,068	29,068

009-033-009-63
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DYKHOUSE KEVIN & AMY
S LACHANCE RD
LAKE CITY, MI 49651

SEC 33 T22N R8W (2*1998) BEG N 0 DEG 28'27"W 208.71 FT FROM SW COR OF SW 1/4, TH
N 0 DEG 28'27"W 239.63FT, N 89 DEG 46'46"E 208.71 FT, S 0 DEG 28'27"E 240.29 FT,
S 89 DEG 57'42"W 208.71 FT TO POB. 1.15A.

REMOVE NEG SIZE ADJ FOR 04 1S/SL PERMITTED AS GRG FOR 04
REMOVE FINISH GRG FROM LARGER PART FOR 08.

97 SPLIT FROM 009-60 & 65 FOR 98
03 SPLIT 1 AC TO 009-64 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					240.29 X 208.71				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	240.29	208.71	0.9552	0.8499	110	100		21,457	
240 Actual Front Feet, 1.15 Total Acres					Total Est. Land Value =			21,457	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2003

(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1	4,689 3,751
Water Well, 100 Feet			1	5,734 4,587

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Common Wall: 1 Wall			1	-2,589 -2,071
Door Opener			2	1,054 843
Base Cost			1472	51,270 41,016
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			576	28,771 23,017
Door Opener			1	527 422
Totals:			89,456	71,565

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 88,025

2026 Est. T.C.V. 009-033-009-63					=	110,422
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2011 for 55,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,000	49,000	49,000	30,736	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,200	0	0	829	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,200	55,200	55,200	31,565	31,565	31,565	

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-033-009-64
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DYKHOUSE KEVIN & AMY
9970 W CADILLAC RD
CADILLAC, MI 49601

SEC 33 T22N R8W (0*2003) BEG AT SW COR OF SW 1/4, TH N 0 DEG 28' 27"W 208.71 FT,
N 89 DEG 57'42"E 208.71 FT, S 0 DEG 28'27"E 208.71 FT, S 89 DEG 57'42"W 208.71
FT TO POB. 1A.

NEW HOME FOR 04

03 SPLIT FROM 009-63 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	208.70	208.70	0.9894	0.8499	110	100		19,304
209 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 19,304

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2260	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1448 SF Floor Area = 1448 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,448		
Total:				231,121	196,431

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	40	2,880	2,448
WCP (1 Story)	100	5,025	4,271

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	676	32,326	27,477
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 288,853 245,503

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 301,969

2026 Est. T.C.V. 009-033-009-64 = 323,623
Est. TCV/Total Floor Area = 223.50, Most recent sale 05/01/2003 for 10,900
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-033-009-64

Page: 2

	137,500	137,500	137,500	79,897	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,300	0	0	2,157	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	161,800	161,800	161,800	82,054	82,054	82,054

03/24/2026		Valuation Report		DB: Lake2026	
12:40 PM					
009-033-009-65		2026 Est. T.C.V.		DEZEEUW BROOKE & TINA-MARIE J	
Property Class: 401				5895 S LACHANCE RD	
Map #:		LAKE TOWNSHIP		CADILLAC, MI 49601	
SEC 33 T22N R8W (4*1998) N 208.71 FT OF SW 1/4 OF SW 1/4 OF SW 1/4. 3.1623A.					
NEW HOME FOR 97					
96HS @ 7-97 BOR					
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
A 200' @ 110/FF	208.70	658.70	0.9894	1.1328	110 100 25,731
209 Actual Front Feet, 3.16 Total Acres			Total Est. Land Value =		25,731
Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.			8.17	2360 50	9,640
D/W/P: 3.5 Concrete			6.58	137 50	450
Wood Frame			25.46	180 50	2,291
Wood Frame			23.76	284 50	3,374
Total Estimated Land Improvements True Cash Value =					15,755
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1995					
(11) Heating System: Forced Heat & Cool					
Ground Area = 832 SF Floor Area = 1040 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	832		
			Total:	158,281	126,624
Other Additions/Adjustments					
Recreation Room			450	8,537	6,830
Plumbing					
Average Fixture(s)			1	1,422	1,138
3 Fixture Bath			1	4,478	3,582
Water/Sewer					
1000 Gal Septic			1	4,689	3,751
Water Well, 100 Feet			1	5,734	4,587
Porches					
CCP (1 Story)			256	6,820	5,456
WCP (1 Story)			36	2,691	2,153
Foundation: Shallow			36	-525	-420
Deck					
Treated Wood			148	3,272	2,618
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	23,910	19,128
Common Wall: 1 Wall			1	-2,589	-2,071
Door Opener			1	527	422
Built-Ins					
Appliance Allow.			1	2,713	2,170
Local Cost Items					
SOLAR POWER SYSTEM			1	1	1 *100% Good
Totals:				219,961	175,969
Notes:					

Parcel Number: 009-033-009-65

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						216,442
2026 Est. T.C.V. 009-033-009-65						= 257,928
Est. TCV/Total Floor Area = 248.01, Most recent sale 12/04/2014 for 127,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
111,000	111,000	111,000	73,680	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,000	0	0	1,989	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
129,000	129,000	129,000	75,669	75,669	75,669	

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	186,900	186,900	186,900	88,846	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	31,000	0	0	2,398	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
	217,900	217,900	217,900	91,244	91,244		91,244

009-033-009-90	2026 Est. T.C.V.	K2 TOWERS II LLC
Property Class: 201		5415 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016 SPLIT FROM 033-009-70 (TOWER PARCEL) PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'11" EAST .ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 641.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°20'11" EAST .ALONG SAID WEST LINE A DISTANCE OF 287.95 FEET; THENCE SOUTH 89°44'50" EAST A DISTANCE OF 682.56 FEET; THENCE SOUTH 00920'11" WEST A DISTANCE OF 288.95 FEET; THENCE NORTH 8F)-39'49" WEST A DISTANCE OF 682.55 FEET TO THE POINT OF BEGINNING. CONTAINING 196,882 SQUARE FEET OR 4.520 ACRES. SUBJECT TO ANY EASEMENTS, RESTRIC11ONS AND RIGHT OF WAYS, OF RECORD. IF ANY.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			* Factors *		287.95 X 682.55	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 4-6A 9000		4.51 Acres	9000	100		40,608
			4.51 Total Acres	Total Est. Land Value =		40,608

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016

<<<<<< Segregated Cost Computations >>>>>>						
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses						
		Cost		# or Height Storys		
Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Cost New =						0
Architectural Multiplier: 0.00						

		Reproduction/Replacement Cost =	0
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall	%Good: 98 /100/100/100/98.0	
		Total Depreciated Cost =	0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost	
COM TOWER STEEL 180'	1.00	180000	1.00	100	180,000	
/CI16/YARI/CHALF/06'/211	20.20	281	1.00	100	5,676	
/CI16/YARI/CHALF/06'/GATW15	1280.00	1	1.00	100	1,280	
/CI16/YARI/CHALF/06'/GATW5	660.00	1	1.00	100	660	
/CI16/YARI/CHALF/06'/3	4.04	300	1.00	100	1,212	
/CI16/YARI/CHALF/06'/211	20.20	165	1.00	100	3,333	
/CI4/ROOC/ALUSCCOTPBA	11.75	64	1.00	100	752	
/CI11/WELSP/01000	11500.00	1	1.00	100	11,500	

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 335,237

Total Estimated True Cash Value of Commercial/Industrial Buildings = 335,237

2026 Est. T.C.V. 009-033-009-90				=	375,845	
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/22/2019 for 45,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
204,600	204,600	204,600	168,234	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-16,700	0	0	4,542	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
187,900	187,900	187,900	172,776	172,776	0	

009-033-009-95
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CARLSON CARL A
5415 S LACHANCE RD
LAKE CITY, MI 49651

SEC 33 T22N R8W S 500 FT OF W 400 FT OF S 1/2 OF NW 1/4 LYING N'LY OF HWY M-55.
89A M/L

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
INFO FOR SIZE 0	126.39	306.74	1.0000	0.0000	0 100*	0
COMMERCIAL <2A M/L		0.89 Acres	18000	100		16,020
* denotes lines that do not contribute to the total acreage calculation.						
126 Actual Front Feet, 0.89 Total Acres			Total Est. Land Value =			16,020

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.11	288 94	1,925
Total Estimated Land Improvements True Cash Value =				1,925

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1980

Description of Occupancy: CAL 196 GUN SHOP

Costs are taken from the Stores - Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost

Stories: 1 Story Height: 10 Perimeter: 220

Overall Building Height: 8

Base Rate for Upper Floors = 58.28

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 40.36 100%

Adjusted Square Foot Cost for Upper Floors = 98.64

Total Floor Area: 2,184

Base Cost New of Upper Floors = 215,430

Reproduction/Replacement Cost = 215,430

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 75,401

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 123,657

Replacement Cost/Floor Area= 98.64 Est. TCV/Floor Area= 56.62

Total Estimated True Cash Value of Commercial/Industrial Buildings = 123,657

2026 Est. T.C.V. 009-033-009-95				=	141,602	
Est. TCV/Total Floor Area = 64.84						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	62,700	62,700	62,700	35,130	2.70	
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	8,100	0	0	948	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	70,800	70,800	70,800	36,078	36,078	0

009-033-010-002026 Est. T.C.V.EISENGA BRYAN R & DIANE K TRUST
Property Class: 102S BLODGETT RD
Map #:LAKE TOWNSHIPMC BAIN, MI 49657

PA 116 2014 SEC 33 T22N R8W (6*2023) REMAINDER PCL OF THE SURVEY RECORDED IN
BOOK OF SURVEYS S-6 P-168 39.11A.

SPLIT ON 8/14/2023 TO 009-033-010-25 FORMERLY . SEC 33 T22N R8W S 300 FT OF E
1/2 OF SW 1/4 & S 300 FT OF SE 1/4 & BEG 300 FT N OF SE COR OF SE 1/4, TH N 650
FT, W 950 FT, S 650 FT, E 950 FT TO POB. 41.4485 A.

Split/Comb. on 08/15/2023 completed 08/15/2023 TIM ;
Parent Parcel(s): 009-033-010-00;
Child Parcel(s): 009-033-010-25;

Land Value Estimates for Land Table Ag 1 .A - Agriculture

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		20.39 Acres	3800	100				77,490
AGRICULTRU SURPLUS 2600/		18.72 Acres	2600	100				48,667
		39.11 Total Acres			Total Est. Land Value =			126,156

2026 Est. T.C.V. 009-033-010-00					=	126,156
Est. TCV/Total Floor Area = 57.76, Most recent sale 12/03/2008 for 175,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
54,200	54,200	54,200		38,028	2.70	
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	8,900	0		0	1,026	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
63,100	63,100	63,100		39,054	39,054	39,054

Parcel Number: 009-033-010-25

Page: 2

	78,200		78,200		78,200		42,135		2.70		
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
	0		14,600		0		0		1,137		0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
	92,800		92,800		92,800		43,272		43,272		43,272

009-033-010-30
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EISENGA BRUCE L & FRED A G TRUSTS
M 55
LAKE CITY, MI 49651

PA 116 1983 SEC 33 T22N R8W (14*1999) BEG S 89 DEG 57'27"W 1317.35 FT & N 0 DEG 27'35"W 300 FT FROM S 1/4 COR TH N 0 DEG 27'35"W 2323.58 FT, S 89 DEG 49'48"E3013.60 FT, S 0 DEG 01'30"W 1669.66 FT, S O DEG 26'55"W 650 FT, N 89 DEG 47'38" W 1681.9 FT, N 89 DEG 57'27"W 1317.43 FT TO POB. 160.03A.

SPLIT 36 AC & BLDGS TO 010-80 FOR 99

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU IRRIGATED	4000/	160.00	Acres	4000	100	640,000
	160.00	Total Acres		Total Est. Land Value =		640,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Agricultural Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
8' DIAMETER WELL		15,750.00	1 88	13,860
Total Estimated Land Improvements True Cash Value =				13,860

2026 Est. T.C.V. 009-033-010-30					=	653,860
Est. TCV/Total Floor Area = 507.66, Most recent sale 08/01/1998 for 55,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
326,900	326,900	326,900	121,413	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	3,278	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
326,900	326,900	326,900	124,691	124,691	124,691	

009-033-010-812026 Est. T.C.V.EISENGA BRYAN R & DIANE K TRUST
Property Class: 1015640 S BLODGETT RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

PA 116 1983 LEGAL DESCRIPTION OF 35.4 ACRE REMAINDER PARCEL: A PARCEL OF LAND SITUATED IN THE SOUTHEAST½ OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE EAST¼ CORNER THENCE 500° 16'37"W, ALONG THE EAST LINE OF SAID SECTION, 586.16 FEET; THENCE N90°00'00"W A DISTANCE OF 202.00 FEET; THENCE 500°16'37"W, PARALLEL WITH SAID EAST LINE, 160.00 FEET; THENCE N90° 00'00"E A DISTANCE OF 202.00 FEET TO SAID EAST SECTION LINE; THENCE 500°16'37"W, ALONG SAID LINE, 923.24 FEET; THENCE N89° 04' 14"W A DISTANCE OF 950.00 FEET; THENCE N00°45'02"E A DISTANCE OF 1668.98 FEET TO THE E-W ¼ LINE; THENCE S89° 05'24"E, ALONG SAID LINE, A DISTANCE OF 93G. 19 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 35.40 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY FOR S. BLODGET ROAD ACROSS THE EASTERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.

SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT ON 09/22/2025 FROM 009-033-010-80;

Split/Comb. on 09/22/2025 completed 09/22/2025 TIM ;
Parent Parcel(s): 009-033-010-80;
Child Parcel(s): 009-033-010-81, 009-033-010-85;

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES			34.14 Acres		3800 100	129,717
AGRICULTRU ROW			1.26 Acres		0 100	0
		35.40 Total Acres			Total Est. Land Value =	129,717

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements True Cash Value =				13,860

Ag. Bld 1	0, 4 Wall Commodity Barn	Class:D,Pole	Quality:Average
Height: 14 ft			
Description	Rate	Size	Cost New
Base Cost	8.89	4608	40,965
Default Walls	7.74	4608	35,666
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/40/100/14			Depr. Cost = 10,728
ECF (101 AGRICULTURE)			0.750 => TCV of Bldg: 1 = 8,046

Ag. Bld 2	0, 4 Wall Equipment Shop	Class:D,Pole	Quality:Average
Height: 12 ft			
Description	Rate	Size	Cost New
Base Cost	14.18	3360	47,645
Default Walls	6.39	3360	21,470
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/40/100/18			Depr. Cost = 12,441
ECF (101 AGRICULTURE)			0.750 => TCV of Bldg: 2 = 9,331

Ag. Bld 3	0, 4 Wall Utility Shed, 3 Wall	Class:D,Pole	Quality:Low Cost
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	3.17	1564	4,958
Default Walls	5.39	1564	8,430

Parcel Number: 009-033-010-81

Page: 2

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/40/100/14	Depr. Cost =	1,874
ECF (101 AGRICULTURE)	0.750 => TCV of Bldg: 3 =	1,406

Total Estimated True Cash Value of Agricultural Buildings	=	18,783

2026 Est. T.C.V. 009-033-010-81	=	162,360

Est. TCV/Total Floor Area = 126.06						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	43,900	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
81,200		0	0	0	45,085	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,200	81,200	81,200	45,085	45,085	45,085	

009-033-010-852026 Est. T.C.V.EISENGA NATHAN W
Property Class: 4015640 S BLODGETT RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

A PARCEL OF LAND SITUATED IN THE SOUTHEAST¼ OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST¼ CORNER THENCE 500° 16'37"W, ALONG THE EAST LINE OF SAID SECTION, 586.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING 500° 16'37"W, ALONG SAID LINE, 160.00 FEET; THENCE N90°00'00"W A DISTANCE OF 202.00 FEET; THENCE N00°16'37"E, PARALLEL WITH SAID EAST LINE, 160.00 FEET; THENCE N90°00'00"E A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 0.74 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY FOR S. BLODGET ROAD ACROSS THE EASTERLY 33 FEET THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.

SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

SPLIT ON 09/22/2025 FROM 009-033-010-80;

Split/Comb. on 09/22/2025 completed 09/22/2025 TIM ;
Parent Parcel(s): 009-033-010-80;
Child Parcel(s): 009-033-010-81, 009-033-010-85;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	160.00	169.00	1.0574	0.8062	110 100	15,004
160 Actual Front Feet, 0.62 Total Acres					Total Est. Land Value =	15,004

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1900

(11) Heating System: Wall/Floor Furnace
Ground Area = 848 SF Floor Area = 848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	528		
1 Story	Siding	Crawl Space	320		
			Total:	109,571	70,267

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	711
Water/Sewer					
1000 Gal Septic			1	4,386	2,632
Water Well, 100 Feet			1	5,415	3,249
Deck					
Treated Wood			96	2,355	1,413
Treated Wood			30	1,270	762
Built-Ins					
Appliance Allow.			1	1,897	1,138
			Totals:	126,079	75,648

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 93,047

2026 Est. T.C.V. 009-033-010-85				=	108,051
Est. TCV/Total Floor Area = 127.42					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	25,293	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-033-010-85

Page: 2

54,000	0	0	0	25,975	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,000	54,000	54,000	25,975	25,975	25,975

009-034-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TWOMBLY SAIGE MICAH
8371 W BLUE RD
LAKE CITY, MI 49651

. SEC 34 T22N R8W BEG ON SEC LINE S 88 DEG 05' 20" E 789.63 FT E OF 1/4 COR
COMMON TO SECS 27 & 34 TH S 05 DEG 58' 20" E 202.2 FT N 65DEG 56' 40" E 189.11
FT N 28 DEG 56' 40"E 56.92 FT N'LY ALG THRD OF CLAM RIVER TO PT BEING N 47 DEG
23' 50" W 132.23 FT FR PREVIOUS PT S 82 DEG 57' 40" W 124.88FT BEING CTR BLUE RD
TO POB. .75 A.

ADD 100 FT RIVER FRONTAGE FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	175.00	186.69	1.0339	0.8265	250	100	37,389
175 Actual Front Feet, 0.75 Total Acres					Total Est. Land Value =		37,389

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1070	0	0
Wood Frame	24.21	240	50	2,905
Wood Frame	28.80	100	50	1,440
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,295

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 783 SF Floor Area = 1174 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Basement	783	
Total:				162,097 121,572
Other Additions/Adjustments				
Recreation Room			405	7,683 5,762
Basement, Outside Entrance, Below Grade			1	2,727 2,045
Plumbing				
Average Fixture(s)			1	1,422 1,066
3 Fixture Bath			1	4,478 3,358
Water/Sewer				
1000 Gal Septic			1	4,689 3,517
Water Well, 100 Feet			1	5,734 4,300
Deck				
Treated Wood			84	2,246 1,684
Treated Wood			72	2,062 1,546
Treated Wood			128	2,977 2,233
Treated Wood			550	7,744 5,808
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost			896	19,828 14,871
No Concrete Floor			896	-5,367 -4,025
Built-Ins				
Appliance Allow.			1	2,713 2,035
Fireplaces				

Parcel Number: 009-034-001-00

Page: 2

Interior 1 Story	1	5,235	3,926
Totals:		226,268	169,698

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

208,728

2026 Est. T.C.V. 009-034-001-00	=	251,412
Est. TCV/Total Floor Area = 214.15, Most recent sale 01/06/2021 for 185,000		
2025 Assessed	MBOR	S.E.V.
107,200	107,200	107,200
		Base for Cap
		IRM
		86,387
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	18,500	0
		Tax Adjustment
		2,332
		Losses
		0
2026 Assessed	MBOR	S.E.V.
125,700	125,700	125,700
		Capped
		->Taxable<-
		PRE/MBT
		88,719
		88,719
		88,719

009-034-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EDGECOMB DALE E III & LINDSEY K
8257 W BLUE RD
LAKE CITY, MI 49651

. SEC 34 T22N R8W COMM AT NE COR SEC 34 S 89 DEG 56'20" W 473.4 FT, N 53 DEG 0'28" W 353.63 FT, N 77 DEG 45'28" W 319.8 FT, S 60 DEG 42' 32" W 173.88 FT AS POB, TH S 35 DEG 17'28" E TO C/L OF CLAM RIVER, TH FOLLOWC/L OF RIVER UPSTREAM TO C/L OF BLUE ROAD, TH FOLLOW C/L OF BLUE RD NE'LY TO POB, EXC BEG AT NE'LY COR THOF, TH S 35 DEG 17'28" E 97 FT TO THREAD OF CLAM RIVER AS POB, TH N 35 DEG 17'28" W 97 FT, S 60 DEG 42'32" W 121.45 FT TH ALG THE ARC OF A CURVE TO THE RIGHT RAD 882.16 FT A DISTANCE OF 28.57 FT (LONG CHORD S 61 DEG 38'12" W 28.57 FT) S 31 DEG 17'28" E 139.96 FT N 80 DEG 38'52"E 95 FT TO THREAD OF RIVER, N'LY ALG THREAD TO POB, & EXC COMM AT NE COR SEC 34, S 89 DEG 56'20"W 473.4 FT, N 53 DEG 0'28"W 353.63 FT, N 77 DEG 45'28"W 319.8 FT, S 60 DEG 42'32"W 295.33 FT, THALG ARC OF A CURVE TO RT RADIUS 882.16 FT A DIST OF 77.31 FT TO A PT (LONG CHORD S 63 DEG 13'10"W 77.28 FT AS POB) TH S 27 DEG 47"28"E 283.37 FT, S 46 DEG 12'32"W 105 FT TO C/L OF CLAM RIVER, TH N'LY ALG C/L OF RIVER TO C/L OF BLUE RD TH FOLLOW C/L OF BLUE RD NE'LY TO POB.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
				* Factors *		IRR SHAPE	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100	50,000
Residentia 1 - 2.99@\$9000		2.98 Acres			9000	100	26,856
200 Actual Front Feet, 4.82 Total Acres				Total Est. Land Value =		76,856	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		29.49	96 71	2,010
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				4,385

Cost Est. for Res. Bldg: 1

Single Family

1.5S

Cls C 10

Blt 1991

(11) Heating System: Forced Hot Water
Ground Area = 922 SF Floor Area = 1383 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Crawl Space	922	
Total:			191,670	162,909
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,209
Water/Sewer				
1000 Gal Septic			1	4,689 3,986
Water Well, 100 Feet			1	5,734 4,874
Porches				
WSEP (1 Story)			120	7,308 6,212
WCP (1 Story)			128	6,143 5,222
Deck				
Treated Wood			159	3,433 2,918
Balcony				
Wood Balcony			80	3,494 2,970
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			864	31,804 27,033

Parcel Number: 009-034-002-00

Page: 2

Built-Ins			
Appliance Allow.	1	2,713	2,306
Fireplaces			
Direct-Vented Gas	1	2,963	2,519
Totals:		261,373	222,158

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 273,254

2026 Est. T.C.V. 009-034-002-00		=	354,495
Est. TCV/Total Floor Area = 256.32, Most recent sale 11/30/2022 for 327,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
153,000	153,000	153,000	137,432
			IRM
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	24,200	0	0
			Tax Adjustment
			3,710
2026 Assessed	MBOR	S.E.V.	Capped
177,200	177,200	177,200	141,142
			->Taxable<-
			141,142
			PRE/MBT
			0

009-034-002-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EDGECOMB DALE III & LINDSEY
8261 W BLUE RD
LAKE CITY, MI 49651

. SEC 34 T22N R8W COMM AT NE COR OF SEC 34 TH S 89 DEG 56'20" W ALONG THE CENTERLINE OF BLUE RD 473.40 FT TH N 53 DEG 00' 28" W 353.63 FT TH N 77 DEG 45' 28" W 319.80 FT TH S 60 DEG 42' 32" W 295.33 FT TH S 71 DEG 25' 02" W 327.83 FT TO A PT ON CENTERLINE OF BLUE RD WHICH IS THE POB. TH E'LY ALONG THE ARC OF 882.16 FT RADIUS CURVE TO THE LEFT 236.40 FT (CHORD N 74 DEG 26' 55" E 235.70 FT) TH S 27 DEG 47' 28" E 139.09 FT TH S 46 DEG12' 32"W 80.26 FT TO AN IRON AT THE TOP OF BANK OF E'LY SIDE OF CLAM RIVER, TH CONT S 46 DEG 12'32"W 58 FT M/L TO THREAD OF CLAM RIVER, TH NW'LY & UP- STREAM ALG THREAD OF CLAM RIVER 350 FT M/L TO A PT WHICH IS S 82 DEG 07'32"W FROM POB, TH N 82 DEG 07'32"E 54 FT M/L TO POB. APPROX .9A.

GLASS SOLAR ROOM FOR 97

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	264.00	148.50	0.9329	0.7806	250 100	48,064
264 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =						48,064

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	46	0	0
D/W/P: 4in Concrete	6.96	114	0	0
D/W/P: 4in Concrete	6.96	138	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1972

(11) Heating System: Electric Baseboard
Ground Area = 1238 SF Floor Area = 1498 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Basement	1,040	
1 Story	Siding	Crawl Space	198	
Total:			220,269	143,184
Other Additions/Adjustments				
Plumbing				
2 Fixture Bath			1 2,996	1,947
Water/Sewer				
1000 Gal Septic			1 4,689	3,048
Water Well, 100 Feet			1 5,734	3,727
Porches				
CPP			348 5,794	3,766
Deck				
Treated Wood			260 4,742	3,082
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			576 21,479	13,961
Door Opener			2 1,054	685
Built-Ins				
Appliance Allow.			1 2,713	1,763

Parcel Number: 009-034-002-80

Page: 2

Fireplaces			
Exterior 1 Story	1	6,387	4,152
Breezeways			
Frame Wall	108	7,290	4,738
Solar Room	180	27,077	24,640
Totals:	310,224	208,693	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 256,692

2026 Est. T.C.V. 009-034-002-80		=	305,706
Est. TCV/Total Floor Area = 204.08, Most recent sale 09/11/2019 for 285,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
125,800	125,800	125,800	104,058
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	27,100	0	0
			2,809
2026 Assessed	MBOR	S.E.V.	Capped
152,900	152,900	152,900	106,867
			->Taxable<-
			106,867
			PRE/MBT
			0

009-034-003-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BALL SAMUEL & RACHEL
8015 W BLUE RD
LAKE CITY, MI 49651

2017-01412 S-5P0219 4/27/2017 SPLIT TO 003-00, 03-10, 03-20. PARCEL #1 BOOK OF SURVEYS S-5 P219
FOMERLY 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L
FORMERLY 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 70 FEET ALONG THE EAST LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 138.85 FEAT ALONG THE SAID EAST LINE OF SECTION 34; THENCE SOUTH 89 DEGREES 56 MINUTES 54 SECONDS WEST 283.98 FEET; THENCE SOUTH 79 DEGREES 18 MLNUTEA 08 SECONDS WEST 283.08 FEET TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 56 DEGREES 19 MINUTES 07 SECONDS WEST 59.23 FEET ALONG AN INTERMEDIATE LRAVERM LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 11 DEGREES 35 MINUTES 53 SECONDS EAST 81 .73 FEET CONTINUING ALONG AN INTERMEDIATE TRAVEN~B LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 13 DEGREES 34 MINUTES 51 SECONDS WEST 81.16 FEET ALONG AN INTERMEDIATE TRAVERSE LINE ON THE BAM OF THE CLAM RIVER; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST 613.82 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING FORMERLY ABBREVIATED AS: SEC 34 T22N R8W (0*1998) BEG S 0 DEG 05'53"E 70 FT FROM NE COR TH S 0 DEG 05'53"E 138.85 FT, S 89 DEG 56'54"W 283.98 FT, S 79 DEG 18'08"W 283.08 FT, N 56 DEG 19'07"W 59.23 FT, N 11 DEG 35'53"E 81.73 FT, N 13 DEG 34'51"W 81.16 FT, S 89 DEG 59'11"E 613.82 FT TO POB. 2.28A.

Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ;
Parent Parcel(s): 009-034-003-00;
Child Parcel(s): 009-034-003-10, 009-034-000-320;

4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219
4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219
4/21/2017 COMBINE WITH 034-003-90 REQUEST BY TAXPAYER SAM BALL
98 SPLIT FOR 034-30 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	178.08	521.02	1.0294	1.0683	250	100	48,962
178 Actual Front Feet, 2.13 Total Acres					Total Est. Land Value =		48,962

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
Wood Frame		24.62	200	50 2,462
Total Estimated Land Improvements True Cash Value =				2,462

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2020

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,299
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			2400	75,696 72,668

Parcel Number: 009-034-003-00

Page: 2

Totals:

71,218

68,369

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

84,094

2026 Est. T.C.V. 009-034-003-00					=	135,518
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2013 for 24,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
58,600	58,600	58,600	53,957	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,200	0	0	1,456	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,800	67,800	67,800	55,413	55,413		0

009-034-003-10
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BALL SAMUEL & RACHEL
W BLUE RD
LAKE CITY, MI 49651

4/27/2017 SPLIT FROM 009-034-003-00 TO 003-10, 003-20. PARCEL #2 BOOK OF SURVEYS S-5 P219 2017-01412

FORMERLY PART OF 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L
FORMERLY PART OF 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 70 FEET ALONG THE EAST LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 138.85 FEAT ALONG THE SAID EAST LINE OF SECTION 34; THENCE SOUTH 89 DEGREES 56 MINUTES 54 SECONDS WEST 283.98 FEET; THENCE SOUTH 79 DEGREES 18 MLNUTEA 08 SECONDS WEST 283.08 FEET TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 56 DEGREES 19 MINUTES 07 SECONDS WEST 59.23 FEET ALONG AN INTERMEDIATE LRAVERM LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 11 DEGREES 35 MINUTES 53 SECONDS EAST 81 .73 FEET CONTINUING ALONG AN INTERMEDIATE TRAVEN~B LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 13 DEGREES 34 MINUTES 51 SECONDS WEST 81.16 FEET ALONG AN INTERMEDIATE TRAVERSE LINE ON THE BAM OF THE CLAM RIVER; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST 613.82 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING
FORMERLY ABBREVIATED AS: SEC 34 T22N R8W (0*1998) BEG S 0 DEG 05'53"E 70 FT FROM NE COR TH S 0 DEG 05'53"E 138.85 FT, S 89 DEG 56'54"W 283.98 FT, S 79 DEG 18'08"W 283.08 FT, N 56 DEG 19'07"W 59.23 FT, N 11 DEG 35'53"E 81.73 FT, N 13 DEG 34'51"W 81.16 FT, S 89 DEG 59'11"E 613.82 FT TO POB. 2.28A.

Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ;
Parent Parcel(s): 009-034-003-00;
Child Parcel(s): 009-034-003-10, 009-034-000-320;

4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	143.06	207.05	1.0874	0.8482	110 100	14,514
143 Actual Front Feet, 0.68 Total Acres					Total Est. Land Value =	14,514
2026 Est. T.C.V. 009-034-003-10 = 14,514						
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,900	5,900	5,900	4,254		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	114	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,300	7,300	7,300	4,368	4,368	0	

009-034-003-20	2026 Est. T.C.V.	CLEMENTS RALPH & GALE
Property Class: 401		5018 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SPLIT ON 04/27/2017 FROM 009-034-003-00; PARCEL #3 BOOK OF SURVEYS S-5 P219 2017-01412

FORMERLY PART OF 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L

FORMERLY PART OF 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 70 FEET ALONG THE EAST LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 138.85 FEAT ALONG THE SAID EAST LINE OF SECTION 34; THENCE SOUTH 89 DEGREES 56 MINUTES 54 SECONDS WEST 283.98 FEET; THENCE SOUTH 79 DEGREES 18 MLNUTEA 08 SECONDS WEST 283.08 FEET TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 56 DEGREES 19 MINUTES 07 SECONDS WEST 59.23 FEET ALONG AN INTERMEDIATE LRAVERM LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 11 DEGREES 35 MINUTES 53 SECONDS EAST 81 .73 FEET CONTINUING ALONG AN INTERMEDIATE TRAVEN~B LINE ON THE BANK OF THE CLAM RIVER; THENCE NORTH 13 DEGREES 34 MINUTES 51 SECONDS WEST 81.16 FEET ALONG AN INTERMEDIATE TRAVERSE LINE ON THE BAM OF THE CLAM RIVER; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST 613.82 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING

FORMERLY ABBREVIATED AS: SEC 34 T22N R8W (0*1998) BEG S 0 DEG 05'53"E 70 FT FROM NE COR TH S 0 DEG 05'53"E 138.85 FT, S 89 DEG 56'54"W 283.98 FT, S 79 DEG 18'08"W 283.08 FT, N 56 DEG 19'07"W 59.23 FT, N 11 DEG 35'53"E 81.73 FT, N 13 DEG 34'51"W 81.16 FT, S 89 DEG 59'11"E 613.82 FT TO POB. 2.28A.

Split/Comb. on 05/02/2017 completed 05/02/2017 TIM ;

Parent Parcel(s): 009-034-003-00;

Child Parcel(s): 009-034-003-10, 009-034-000-320;

4/27/2017 SPLIT TO 003-00, 03-10, 03-20 BOOK OF SURVEYS S-5 P219

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	143.14	206.94	1.0872	0.8481	110 100	14,518
143 Actual Front Feet, 0.68 Total Acres					Total Est. Land Value =	14,518

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		10.25	1900 50	9,737
Total Estimated Land Improvements True Cash Value =				9,737

Cost Est. for Res. Bldg: 1 Single Family HUD Cls BC Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1304 SF Floor Area = 1304 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,304		
			Total:	217,232	184,646
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,094	1,780
3 Fixture Bath			1	6,585	5,597
Water/Sewer					
1000 Gal Septic			1	5,433	4,618
Water Well, 50 Feet			1	3,351	2,848

Deck

Treated Wood	136	3,284	2,791

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	680	34,768	29,553
Door Opener	1	659	560

Built-Ins

Appliance Allow.	1	3,899	3,314

Totals:

	277,305	235,707

Notes: 2017 MOVED FROM ADJ PIN 034-003-00 PERMIT 20170084

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:

	233,350

2026	Est. T.C.V. 009-034-003-20					=	257,605
Est. TCV/Total Floor Area = 197.55, Most recent sale 09/15/2021 for 187,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	101,600	101,600	101,600	80,135	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	27,200	0	0	2,163	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	128,800	128,800	128,800	82,298	82,298	82,298	

009-034-003-30
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STEFANKO DONALD & KAYLA
5086 S DICKERSON RD
LAKE CITY, MI 49651

SEC 34 T22N R8W (2*1998) BEG S 0 DEG 05'53"E 208.85 FT FROM NE COR TH S 0 DEG 05'53"E 339.45 FT, S 83 DEG 31'22"W 447.25 FT, N 40 DEG 19'28"E 145.93 FT, N 23 DEG 13'59"W 128.12 FT, N56 DEG 19'07"W 254.17 FT, N 79 DEG 18' 08"E 283.08 FT, N 89 DEG 56'54"E 283.98 FT TO POB. 3.8A.

98 SPLIT FROM 003-00 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
		* Factors *		399.45' X 487.636'					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	339.45	487.64	0.8761	1.0508	250	100		78,125	
339 Actual Front Feet, 3.80 Total Acres								Total Est. Land Value = 78,125	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.10	2400 0	0
D/W/P: 4in Ren. Conc.		8.17	410 0	0
Wood Frame		27.63	128 94	3,325
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =				8,075

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1972

(11) Heating System: Forced Heat & Cool
Ground Area = 1785 SF Floor Area = 3124 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding	Basement	1,785	
Total:				421,770 295,243
Other Additions/Adjustments				
Recreation Room			1786	33,880 23,716
Exterior				
Stone Veneer			144	5,268 3,688
Basement, Outside Entrance, Above Grade			1	1,980 1,386
Plumbing				
Average Fixture(s)			1	1,422 995
3 Fixture Bath			1	4,478 3,135
2 Fixture Bath			1	2,996 2,097
Separate Shower			1	1,310 917
Water/Sewer				
1000 Gal Septic			1	4,689 3,282
Water Well, 100 Feet			1	5,734 4,014
Porches				
WCP (1 Story)			235	9,325 6,527
WCP (1 Story)			207	8,667 6,067
WPP			360	6,422 4,495
WCP (1 Story)			184	8,028 5,620
WPP			342	6,105 4,273
Deck				
Treated Wood			60	1,887 1,321
Treated Wood			82	2,215 1,550
w/Roof (Roof portion)			280	4,315 3,020

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	636	30,897	21,628
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	2	1,054	738
Class: C Exterior: Pole (Unfinished)			
Storage Over Garage	384	5,084	3,559
Base Cost	1315	31,100	21,770
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	379	16,521	11,565
Built-Ins			
Appliance Allow.	1	2,713	1,899
Fireplaces			
Exterior 1 Story	1	6,387	4,471
Direct-Vented Gas	1	2,963	2,074
Breezeways			
Frame Wall	80	5,400	3,780
Totals:		630,021	441,018

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 542,452

2026	Est. T.C.V. 009-034-003-30					=	628,652
Est. TCV/Total Floor Area = 201.23, Most recent sale 09/09/2020 for 460,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	267,300	267,300	267,300	213,582	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	47,000	0	0	5,766	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	314,300	314,300	314,300	219,348	219,348	219,348	

009-034-003-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ARENDS MATTHEW & LINDA
5122 S DICKERSON RD
LAKE CITY, MI 49651

SEC 34 T22N R8W (0*1998) BEG S 0 DEG 05'53"E 548.3 FT FROM NE CORTH S 0 DEG 05'53"E 81.14 FT, S 45 DEG 50'24"W 199.95 FT, S 74 DEG 28'32"W 483.94 FT, N 0 DEG 28'45"W 247.3 FT, S 86 DEG 40'45"E 122.89 FT, N 40 DEG 19' 28"E 119.78 FT, N 83 DEG 31'22"E 447.25 FT TO POB. 3.83A.

HOUSE ETC @50% FOR 01 COMP FOR 02
REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE FACTOR TO MARKIET VALUE

98 SPLIT FROM 003-00 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *				247' X 675.445			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	247.00	675.45	0.9486	1.1399	250	100	66,773
247 Actual Front Feet, 3.83 Total Acres				Total Est. Land Value =		66,773	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		24.46	216 94	4,966
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				6,866

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 1511 SF Floor Area = 2266 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Pine Logs	Basement	1,511	
Total:				320,783 272,664
Other Additions/Adjustments				
Recreation Room			1700	32,249 27,412
Basement, Outside Entrance, Below Grade			1	2,727 2,318
Plumbing				
Average Fixture(s)			1	1,422 1,209
3 Fixture Bath			1	4,478 3,806
Water/Sewer				
1000 Gal Septic			1	4,689 3,986
Water Well, 100 Feet			1	5,734 4,874
Porches				
WCP (1 Story)			255	9,718 8,260
WCP (1 Story)			100	5,025 4,271
Deck				
Treated Wood			378	6,059 5,150
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			676	32,326 27,477
Common Wall: 1 Wall			1	-2,589 -2,201
Door Opener			2	1,054 896
Built-Ins				
Appliance Allow.			1	2,713 2,306

Parcel Number: 009-034-003-60

Page: 2

Fireplaces			
Exterior 1 Story	1	6,387	5,429
	Totals:	432,775	367,857

Notes: TIMBER WITH LOG SIDING

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

452,464

2026 Est. T.C.V. 009-034-003-60				=	526,103
Est. TCV/Total Floor Area = 232.17, Most recent sale 01/31/2014 for 250,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
225,700	225,700	225,700	152,759	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	37,400	0	0	4,124	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
263,100	263,100	263,100	156,883	156,883	156,883

009-034-004-00	2026 Est. T.C.V.	GENTRY JEFFREY P & LORA EILEEN
Property Class: 401		8251 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

ADD 100 FT RIVER FRONTAGE FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	204.73	1.1892	0.8458	250	100		25,147
100 Actual Front Feet, 0.47 Total Acres					Total Est.		Land Value =	25,147

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	48	0	0
D/W/P: Asphalt Paving	3.10	900	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C Blt 1973

(11) Heating System: Forced Heat & Cool
Ground Area = 1481 SF Floor Area = 2246 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Basement	1,481		
1 Story	Siding	Overhang	24		
			Total:	297,305	193,248

Other Additions/Adjustments

Exterior

Brick Veneer	112	1,855	1,206

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP	(1 Story)	82	4,553	2,959
CCP	(1 Story)	136	3,920	2,548

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	540	22,901	14,886
Common Wall: 1 Wall	1	-2,589	-1,683

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Totals:	348,344	226,423

Notes:

Parcel Number: 009-034-004-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						278,500
2026 Est. T.C.V. 009-034-004-00						= 304,597
Est. TCV/Total Floor Area = 135.62, Most recent sale 09/19/2013 for 129,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
128,800	128,800	128,800	73,422	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,500	0	0	1,982	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,300	152,300	152,300	75,404	75,404	75,404	

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-034-005-00	2026 Est. T.C.V.	EDGECOMB DALE III & LINDSEY
Property Class: 402		W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W BEG W'LY ON BLUE RD 1492.38 FT & S 27 DEG 47' 28" E 133.37 FT
FROM NE COR TH S 27 DEG 47' 28" E 150 FT S 46 DEG 12' 32" W TO CLAM RIVER N'LY
ALONG RIVERTO A PT LYING S 46 DEG 12' 32" W OF POB N 46 DEG 12' 32" E TO POB.
APP .46 A.

CHG ACRES FROM .14 TO .45..ADD 175 FT RIVER FRONTAGE FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	175.00	114.50	1.0339	0.7315	250	100		33,087
175 Actual Front Feet, 0.46 Total Acres								
Total Est. Land Value =								33,087

2026 Est. T.C.V. 009-034-005-00	=	33,087					
Est. TCV/Total Floor Area = 14.73, Most recent sale 09/11/2019 for 285,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
13,200	13,200	13,200	10,331	2.70			
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	278	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
16,500	16,500	16,500	10,609	10,609	0		

009-034-006-002026 Est. T.C.V.DEZEEUW KENNETH WELLER & BRENDA KAY
Property Class: 102S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 34 T22N R8W (6*2001) S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 & W'LY OF DICKERSON ROAD EXC W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 & EXC BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W707.99 FT FROM E COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RDSE'LY ALONG DICKERSON RD TO A POINT N 89 89 DEG 58'05"E OF POB, TH S 89 DEG 58' 05"W 966.05 FT TO POB. 44.66A.

01 SPLIT 15.2 AC TO 006-70, 006-60, & 006-50 FOR 02
OLD HOUSE TO 006-70 BANKRUPTCY SLAE NEW HOUSE TO 006-60
(BALDWIN)

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES		34.66 Acres	3800	100		131,708
AGRICULTRU SURPLUS 2600/		10.00 Acres	2600	100		26,000
		44.66 Total Acres	Total Est. Land Value =		157,708	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements True Cash Value =				13,860

2026 Est. T.C.V. 009-034-006-00					=	171,568
Est. TCV/Total Floor Area = 76.39, Most recent sale 04/22/2015 for 131,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
73,900	73,900	73,900	10,292		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,900	0	0	277	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,800	85,800	85,800	10,569	10,569	10,569	

009-034-006-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RICHARDSON KEITH & NICOLE
5331 S DICKERSON RD
LAKE CITY, MI 49651

SEC 34 T22N R8W (0*2001) BEG N 0 DEG 05'53"W 1306.86 FT & S 89 DEG 58'05"W 884.65 FT FROM E 1/4 COR TH S 89 DEG 58'05"W 150.88 FT TO DICKERSON RD, S 40 DEG 14'42"E 423.83 FT, S 60 DEG 05'46"E 326.52 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, N 80 DEG 19'13"W 140.03 FT, N 88 DEG 59'21"W 112.17 FT, N 50 DEG 49'30"W 49.87 FT, N 27 DEG 31' 35"W 110.77 FT TO POB. 2.48A.

01 SPLIT FROM 006-00 FOR 02

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
I 200' @ 250/	262.21	412.00	0.9345	1.0074	250	100	61,715
262 Actual Front Feet, 2.48 Total Acres Total Est. Land Value =							61,715

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	923	50	3,770
D/W/P: Crushed Rock	2.26	250	50	282
Metal Prefab	14.42	1200	50	8,652
Total Estimated Land Improvements True Cash Value =				12,704

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2024

(11) Heating System: Forced Heat & Cool
Ground Area = 1482 SF Floor Area = 1482 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,482	
Total:			218,441	216,262
Other Additions/Adjustments				
Recreation Room			1400	26,558 26,292
Basement, Outside Entrance, Above Grade			1	1,980 1,960
Plumbing				
Average Fixture(s)			1	1,422 1,408
3 Fixture Bath			1	4,478 4,433
2 Fixture Bath			1	2,996 2,966
Water/Sewer				
1000 Gal Septic			1	4,689 4,642
Water Well, 100 Feet			1	5,734 5,677
Porches				
WPP			684	12,079 11,958
CCP (1 Story)			232	6,294 6,231
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			676	32,326 32,003
Common Wall: 1 Wall			1	-2,589 -2,563
Door Opener			1	527 522
Built-Ins				
Appliance Allow.			1	2,713 2,686
Totals:			317,648	314,477
Notes:				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			386,807	

Parcel Number: 009-034-006-50

Page: 2

2026	Est.	T.C.V.	009-034-006-50	=	461,226	
Est. TCV/Total Floor Area = 311.22, Most recent sale 09/16/2020 for 42,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	196,500	196,500	196,500	191,691	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	34,100	0	0	5,175	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	230,600	230,600	230,600	196,866	196,866	0

009-034-006-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DEZEEUW KENNETH
5272 S DICKERSON RD
LAKE CITY, MI 49651

SEC 34 T22N R8W (0*2001) BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W 707.99 FT FROM E 1/4 COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RD, SE'LY ALONG DICKERSON RD TO A POINT N 89 DEG 58'05"E OF POB, TH S 89 DEG 58'05"W 966.05 FT TO POB. 7.5A. EXCEPTING THEEFROM ANY PART OF THE ABOVE PREMISES LYING WITHIN THAT PART CONVEYED TO MICHIGAN STATE HIGHWAY COMMISSION AS RECORDED IN LIBER 182PAG 126 AND LIBER 182P129.

NEW HOUSE IN 94

01 SPLIT FROM 006-00 FOR 02 RESIDUAL FROM BANKRUPTCY SALE

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 30 - 65 ACRES		5.50 Acres	3800	100		20,900
AGRICULTRU SURPLUS 2600/		2.00 Acres	2600	100		5,200
		7.50 Total Acres	Total Est. Land Value =			26,100

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	148,828	111,619
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	889
3 Fixture Bath			1	3,721	2,791
Water/Sewer					
1000 Gal Septic			1	4,386	3,289
Water Well, 100 Feet			1	5,415	4,061
Deck					
Treated Wood			120	2,776	2,082
Treated Wood			240	4,399	3,299
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			672	29,024	21,768
Common Wall: 1 Wall			1	-2,421	-1,816
Built-Ins					
Appliance Allow.			1	1,897	1,423
Fireplaces					
Wood Stove			1	2,107	1,580
			Totals:	201,317	150,985

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV: 185,712

2026 Est. T.C.V. 009-034-006-60 = 211,812
Est. TCV/Total Floor Area = 169.72, Most recent sale 06/28/2017 for 75,000
2025 Assessed MBOR S.E.V. Base for Cap IRM
91,300 91,300 91,300 74,538 2.70

Parcel Number: 009-034-006-60

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,600	0	0	2,012	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	105,900	105,900	105,900	76,550	76,550	76,550

009-034-006-70
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRADLEY RICHARD A & CAROL A TRUST
5360 S DICKERSON RD
LAKE CITY, MI 49651

SEC 34 T22N R8W (0*2001) BEG 660.83 FT N OF E COR TH S 51 DEG 11'58"W 168.29 FT, N 49 DEG 26'53"W 300.79 FT, N 60 DEG 05'46"W 138.51 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, E'LY ALONG RIVER TO E SEC LINE EXC THAT PART OF E 120 FT OF N 1580.9 FT LYING S OF CLAM RIVER. 4.97A.

2016 LAKE TOWNSHIP TRUSTEES:
CAROL BRADLEY
5360 S. DICKERSON RD., LAKE CITY, MI 49651
PHONE: (231) 825-2895

00 SPLIT ROM 006-00 FOR 02 PURCHASED OUT OF BANKRUPTCY
04-06-01 FOR 58800 0 DIV RTS

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		343' ~ CLAM RIVER	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
I 200' @ 250/	343.00	631.18	0.8738	1.1208	250 100	83,983
343 Actual Front Feet, 4.97 Total Acres Total Est. Land Value =						83,983

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1934

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1984 SF Floor Area = 1984 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Brick	Slab	960	
1+ Story	Brick	Mich Bsmnt.	1,024	
Total:			210,442	121,852

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	988	543
2 Fixture Bath		1	2,074	1,141

Water/Sewer				
1000 Gal Septic		1	4,109	2,260
Water Well, 100 Feet		1	5,150	2,832

Porches				
CCP (1 Story)		192	4,458	2,452

Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost		896	17,472	9,610
Class: D Exterior: Pole (Unfinished)				
Base Cost		5200	97,344	53,539

Built-Ins				
Appliance Allow.		1	1,607	884

Fireplaces				
Exterior 1 Story		1	4,873	2,680

Parcel Number: 009-034-006-70

Page: 2

Deck			
w/Roof (Roof portion)	288	3,603	1,982
Totals:		352,120	193,665

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 238,207

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:C Quality:Excellent

Height: 0 ft

Description	Rate	Size	Cost New
Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/0/0/0		Depr. Cost =	0
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =		0

Total Estimated True Cash Value of Agricultural Buildings = 0

2026 Est. T.C.V. 009-034-006-70		=	323,130
Est. TCV/Total Floor Area = 162.87			
2025 Assessed MBOR S.E.V.	Base for Cap	IRM	
138,200 138,200 138,200	72,771	2.70	
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment	Losses
0 23,400 0	0	1,964	0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<-	PRE/MBT
161,600 161,600 161,600	74,735	74,735	74,735

009-034-006-802026 Est. T.C.V.WOODSON HAYLEY A

Property Class: 4015484 S DICKERSON RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 34 T22N R8W S 200 FT OF E 200 FT OF S 1/2 OF NE 1/4 LYING W'LY OF HWY R/W.
.7461A

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	163.35	1.0000	0.7994	250	100		39,970
200 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								39,970

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	14.89	330	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

2026 Est. T.C.V. 009-034-006-80 = 44,970

Est. TCV/Total Floor Area = 22.67, Most recent sale 02/22/2023 for 32,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,500	18,500	18,500	14,434	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	389	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,500	22,500	22,500	14,823	14,823	0

009-034-006-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BIGGER DAVID & CARMEN
8481 W WATERGATE RD
LAKE CITY, MI 49651

. SEC 34 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55
RELOCATED. APP 9A

SPLIT FROM 006-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	330.00	1185.27	0.8823	1.3120	110	100		42,022	
330 Actual Front Feet, 8.98 Total Acres					Total Est. Land Value =			42,022	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	728	0	0
Metal Prefab	14.42	576	50	4,153
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,103

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1993

(11) Heating System: Forced Heat & Cool, Wood Furnace Add-On
Ground Area = 1688 SF Floor Area = 2532 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,688		
			Total:	344,310	258,194
Other Additions/Adjustments					
Exterior					
Stone Veneer			200	7,316	5,487
Plumbing					
Average Fixture(s)			1	1,422	1,066
3 Fixture Bath			1	4,478	3,358
2 Fixture Bath			1	2,996	2,247
Water/Sewer					
1000 Gal Septic			1	4,689	3,517
Water Well, 50 Feet			1	3,344	2,508
Deck					
Treated Wood			80	2,182	1,636
Treated Wood			32	1,353	1,015
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			528	22,551	16,913
Common Wall: 1 Wall			1	-2,589	-1,942
Door Opener			1	527	395
Class: C Exterior: Pole (Unfinished)					
Base Cost			2560	60,544	45,408
Built-Ins					
Appliance Allow.			1	2,713	2,035
Porches					
WPP			704	10,940	8,205
WPP			20	1,039	779

Parcel Number: 009-034-006-90

Page: 2

Breezeways			
Frame Wall	176	11,880	8,910
	Totals:	479,695	359,731

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 442,469

2026 Est. T.C.V. 009-034-006-90				=	489,594
Est. TCV/Total Floor Area = 193.36, Most recent sale 03/22/2022 for 350,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
209,100	209,100	209,100	187,389	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	35,700	0	0	5,059	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
244,800	244,800	244,800	192,448	192,448	192,448

03/24/2026

Valuation Report

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DB: Lake2026

009-034-007-00

2026 Est. T.C.V.

MICH STATE HWY COMM

Property Class: 402

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 34 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NE 1/4.11.1A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 8 - 17 @\$5600		11.10 Acres		5600	100		62,160
		11.10 Total Acres				Total Est. Land Value =	62,160

2026 Est. T.C.V. 009-034-007-00

=

0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-034-007-50	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 402		M-55
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 34 T22N R8W THAT PART OF N 1/2 OF NE 1/4 LYING S'LY & E'LY OF HWY M-55 R/W &
THAT PART OF S 1/2 OF NE 1/4 LYING N'LY OF CLAM RIVER. 7.6A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors * 1500 X 220.704						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 9000/A			7.60 Acres		9000 100	68,400
		7.60 Total Acres			Total Est. Land Value =	68,400

2026 Est. T.C.V. 009-034-007-50					=	0
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
0	0	0	0		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-034-008-00	2026 Est. T.C.V.	DEVOS PATRICIA J TRUST
Property Class: 102		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 34 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU IRRIGATED	4000/	40.00	Acres	4000	100	160,000
	40.00	Total Acres		Total Est.	Land Value =	160,000

2026 Est. T.C.V. 009-034-008-00	=	160,000

Est. TCV/Total Floor Area = 63.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
80,000	80,000	80,000	19,169	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	517	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,000	80,000	80,000	19,686	19,686	19,686

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-034-009-00
Property Class: 101
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BILLETT WILLIAM N
5560 S DICKERSON RD
LAKE CITY, MI 49651

. SEC 34 T22N R8W N 1/2 OF N 1/2 OF SE 1/4. 40 A.

14X70 MH FOR 99 NO PERMIT
28X30 PB FOR 04
REMOVE VALUES FOR FV BARN & 1440 SQ FT PB FOR 2010 (SEE PICS). ALSO HAS OLD MH &
SEVERAL OUT BLDGS OF NO VALUE (SEE PICS). UIP MISC IS 16X30 PLASTIC GREENHOUSE
ATTACHED TO SIDE OF PC GARAGE.

Land Value Estimates for Land Table Ag 1 .A - Agriculture
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 30 - 65 ACRES		40.00 Acres			3800	100		152,000
		40.00 Total Acres					Total Est. Land Value =	152,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.11	760	0	0
Wood Frame	28.05	64	50	897

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,897

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1980

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On
Ground Area = 1092 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,092		
Total:				140,611	84,365

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

2000 Gal Septic	1	8,261	4,957
Water Well, 100 Feet	1	5,150	3,090

Deck

Treated Wood	364	5,646	3,388

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	840	16,573	9,944

Built-Ins

Appliance Allow.	1	1,607	964

Porches

WPP	24	1,108	665

Breezeways

Frame Wall	112	4,632	2,779

Totals:

	184,576	110,745

Notes: PORTABLE CLASSROOM EST 1980 ORIGINAL CONSTRUCTION

ECF (101 AGRICULTURE) 1.140 => TCV: 126,249

Parcel Number: 009-034-009-00

Page: 2

Ag. Bld 1	0, 4 Wall Utility Building	Class:D,Pole	Quality:Low Cost
Height: 12 ft			
Description	Rate	Size	Cost New
Base Cost	4.53	1820	8,245
Default Walls	5.74	1820	10,447
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/25/100/8.75 Depr. Cost = 1,636			
Unit in Place Item(s)	Rate	Quantity/Area	Depr. Depr. Cost
/A22/UOOC	3.64	270	50 491
ECF (101 AGRICULTURE)	0.750 =>	TCV of Bldg: 1 =	1,614

Ag. Bld 2	0, 4 Wall Greenhouse, Framed	Class:D,Frame	Quality:Cheap
Height: 10 ft			
Description	Rate	Size	Cost New
Base Cost	9.64	448	4,319
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 1,512			
ECF (101 AGRICULTURE)	0.750 =>	TCV of Bldg: 2 =	1,134

Ag. Bld 3	0, 4 Wall Utility Shed, 3 Wall	Class:D,Pole	Quality:Low Cost
Height: 12 ft			
Description	Rate	Size	Cost New
Base Cost	3.82	600	2,292
Default Walls	6.50	600	3,900
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Depr. Cost = 2,167			
ECF (101 AGRICULTURE)	0.750 =>	TCV of Bldg: 3 =	1,625

Total Estimated True Cash Value of Agricultural Buildings	=	4,373

2026 Est. T.C.V. 009-034-009-00	=	284,519
Est. TCV/Total Floor Area = 260.55		
2025 Assessed	MBOR	S.E.V.
120,000	120,000	120,000
2026 New	Eq. Adjustment	Loss
0	22,300	0
2026 Assessed	MBOR	S.E.V.
142,300	142,300	142,300
	Base for Cap	IRM
	56,982	2.70
	Additions	Tax Adjustment
	0	1,538
	Capped	->Taxable<-
	58,520	58,520
		PRE/MBT
		58,520

009-034-010-00
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DEZEEUW KENNETH W & BRENDA K
W WATERGATE RD
LAKE CITY, MI 49651

PA 116 1991 SEC 34 T22N R8W NW 1/4 EXC BEG ON W LINE 554.54 FT N OF 1/4 POST TH N 52 DEG 35' 56" E 233.23 FT TH N 84 DEG 48' 8" E 25.25 FT TH N 84 DEG 34' 49" E 178.25 FT TH S 5 DEG 38' 31" E 50 FT TH N 84 DEG 17' 44" E 50.27 FT TH N 5 DEG 46' 1" W 50 FT TH ON A 22993.31 FT RADIUS LH CURVE 702.29 FT TH S 7 DEG 31' 1" E 40 FT TH N 82 DEG 25' 14" E 50.25 FT TH N 7 DEG 38' 31" W 40 FT TH ON A 22993.31 FT RADIUS LH CURVE 1473.36 FT, TH N ON 1/4 LINE 152.89 FT, TH ON A 22843.31 FT RADIUS RH CURVE 1493.32 FT, TH N 7 DEG 38'31"W 20 FT, TH S 82 DEG 35'14"W 49.79 FT TH S 7 DEG 31'1"E 20 FT TH ON A 22843.31 FT RADIUS RH CURVE 697.71 FT THN 5 DEG 46'1"W 80 FT TH S 84 DEG 17'44"W49.66 FT TH S 5 DEG 38'31"E 80 FT TH S 84 DEG 34'49"W 177.08 FT TH S 84 DEG 48'8"W 12.28 FT TH N 60 DEG 5'37"W TO W SEC LINE TH S TO POB & EXC W 50 FT OF N 50 FT OF S 1129.54 FT THOF. 150.01A.

FARMLAND DEV RIGHTS AGREEMENT DATED 3-6-02 REMOVED & REPLACED 12-29-08 FOR A TERM OF 34 YEARS, COMM. ON 1-1-1982 AND ENDING 3-31-2015.

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU IRRIGATED 4000/	115.00	Acres	4000	100		460,000
AGRICULTRU SURPLUS 2600/	2.65	Acres	2600	100		6,895
AGRICULTRU INFERIOR	25.00	Acres	1400	100		35,000
AGRICULTRU ROW	7.35	Acres	0	100		0
	150.00	Total Acres	Total Est. Land Value =			501,895

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements True Cash Value =				13,860

2026 Est. T.C.V. 009-034-010-00					=	515,755
Est. TCV/Total Floor Area = 472.30, Most recent sale 04/16/2008 for 99						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
257,500	257,500	257,500	66,146	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	1,785	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
257,900	257,900	257,900	67,931	67,931	67,931	

009-034-011-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MICH STATE HWY COMM

LAKE CITY, MI 49651

. SEC 34 T22N R8W BEG ON W SEC LINE 554.54 FT N OF 1/4 POST TH N 52 DEG 35' 56"
E 233.23 FT TH N 84 DEG 48' 8" E 25.25 FT TH N 84 DEG 34' 49" E 178.25 FT TH S 5
DEG 38' 31" E 50 FT TH N 84 DEG 17' 44" E 50.27 FT TH N 5 DEG 46' 1" W 50 FT TH
ON A 22993.31 FT RADIUS LH CURVE 702.29 FT TH S 7 DEG 31' 1" E 40 FT TH N 82 DEG
25' 14" E 50.25 FT TH N 7 DEG 38' 31" W 40 FT TH ON A 22993.31 FT RADIUS LH
CURVE 1473.36 FT TH N ON 1/4 LINE 152.89 FT TH ON A 22843.31 FT RADIUS RH CURVE
1493.32 FT TH N 7 DEG 38'31"W 20 FT TH S 82 DEG 35'14"W 49.79 FT TH S 7 DEG
31'1"E 20 FT TH ON A 22843.31 FT RADIUS RH CURVE 697.71 FT THN 5 DEG 46'1"W 80
FT TH S 84 DEG 17'44"W49.66 FT TH S 5 DEG 38'31"E 80 FT TH S 84 DEG 34'49"W
177.08 FT TH S 84 DEG 48'8"W 12.28 FT TH N 60 DEG 5'37"W TO W LINE OF SEC TH S
TO POB, ALSO W 50 FT OFN 50 FT OF S 1129.54 FT OF NW1/4. 9.99A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		9.99 Acres	5600	100		55,944
		9.99 Total Acres	Total Est. Land Value =			55,944

2026 Est. T.C.V. 009-034-011-00				=	0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-034-012-002026 Est. T.C.V.

DEZEEUW KENNETH W & BRENDA K

Property Class: 101W CADILLAC RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

PA 116 1982 SEC 34 T22N R8W SW 1/4 EXC BEG 1800 FT E OF SW COR TH E 135 FT, N 225 FT, W 135 FT, S 225 FT TO POB. 159.3027A.

FARMLAND DEV RIGHTS AGREEMENT DATED 3-6-02 REMOVED & REPLACED 12-29-08 FOR A TERM OF 34 YEARS, COMM. ON 1-1-1982 AND ENDING 3-31-2015.

Added Free-Stall Barn for 09

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU IRRIGATED	4000/	119.91	Acres	4000	100	479,640
AGRICULTRU UNTILLABLE		35.50	Acres	3200	100	113,600
		155.41	Total Acres		Total Est. Land Value =	593,240

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Agricultural Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements True Cash Value =				13,860

Ag. Bld 1 1941, 4 Wall Barn, General Purpose				Class:D,Frame	Quality:Low Cost
Height: 30 ft					
Description	Rate	Size		Cost New	
Base Cost	22.90	1600		36,640	
Default Walls	14.35	1600		22,960	
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/50/100/17.5				Depr. Cost =	10,430
ECF (101 AGRICULTURE)				0.750 => TCV of Bldg: 1 =	7,823

Ag. Bld 2 1961, 4 Wall Barn, General Purpose				Class:D,Frame	Quality:Low Cost
Height: 30 ft					
Description	Rate	Size		Cost New	
Base Cost	21.83	2304		50,296	
Default Walls	13.68	2304		31,519	
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/90/100/31.5				Depr. Cost =	25,772
ECF (101 AGRICULTURE)				0.750 => TCV of Bldg: 2 =	19,329

Ag. Bld 3 1965, Lean-To Utility Shed, Lean-To				Class:D,Pole	Quality:Low Cost
Height: 10 ft					
Description	Rate	Size		Cost New	
Base Cost	2.46	3648		8,974	
Default Walls	4.68	2736		12,804	
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/90/100/31.5				Depr. Cost =	6,860
ECF (101 AGRICULTURE)				0.750 => TCV of Bldg: 3 =	5,145

Ag. Bld 4 1956, 4 Wall Utility Building				Class:D,Frame	Quality:Low Cost
Height: 8 ft					
Description	Rate	Size		Cost New	
Base Cost	7.98	960		7,661	
Default Walls	6.23	960		5,981	
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/75/100/26.25				Depr. Cost =	3,581
ECF (101 AGRICULTURE)				0.750 => TCV of Bldg: 4 =	2,686

Ag. Bld 5 1965, 4 Wall Barn, Free-Stall				Class:D,Pole	Quality:Low Cost
Height: 10 ft					

Parcel Number: 009-034-012-00

Page: 2

Description	Rate	Size	Cost New
Base Cost	8.49	4480	38,035
Default Walls	5.33	4480	23,878
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/75/100/26.25 Depr. Cost = 16,252			
ECF (101 AGRICULTURE)	0.750 =>	TCV of Bldg: 5 =	12,189

Ag. Bld 6 1944, 4 Wall Toolshed

Class:D,Frame

Quality:Low Cost

Height: 8 ft

Description	Rate	Size	Cost New
Base Cost	8.13	280	2,276
Default Walls	7.63	280	2,136
Phy/Ab.Phy/Func/Econ/Comb. % Good=25/100/100/100/25 Depr. Cost = 1,103			
ECF (101 AGRICULTURE)	0.750 =>	TCV of Bldg: 6 =	827

Ag. Bld 7 0, 4 Wall Barn, Free-Stall

Class:D,Pole

Quality:Cheap

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.34	9120	39,581
Default Walls	5.10	9120	46,512
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Depr. Cost = 51,656			
ECF (101 AGRICULTURE)	0.750 =>	TCV of Bldg: 7 =	38,742

Total Estimated True Cash Value of Agricultural Buildings

=

86,741

2026	Est. T.C.V. 009-034-012-00				=	693,841
Est. TCV/Total Floor Area = 635.39, Most recent sale 04/16/2008 for 99						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	338,500	338,500	338,500	138,356	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,400	0	0	3,735	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	346,900	346,900	346,900	142,091	142,091	142,091

009-034-012-952026 Est. T.C.V.

Property Class: 401DEZEEUW KENNETH W & BRENDA K

Map #:LAKE TOWNSHIP8670 W CADILLAC RD
Lake City, MI 49651

SEC 34 T22N R8W BEG 1800 FT E OF SW COR OF SW 1/4 TH E 135 FT, N 225 FT, W 135 FT, S 225 FT TO POB. .6973A.

RENTAL HOUSE MOVE ALL BLDGS TO 012-00
FROM 101 TO 401 FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	135.00	225.00	1.1033	0.8660	110	100	14,188
135 Actual Front Feet, 0.70 Total Acres					Total Est. Land Value =		14,188

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =			970

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = 996 SF Floor Area = 1464 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	624		
1 Story	Siding	Basement	372		
Total:			158,826	111,178	

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)	1	988	692		
Water/Sewer					
1000 Gal Septic	1	4,109	2,876		
Water Well, 50 Feet	1	3,344	2,341		
Porches					
CCP (1 Story)	120	2,934	1,350	*46% Good	
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	560	16,134	12,100	*75% Good	
Built-Ins					
Appliance Allow.	1	1,607	1,125		
Breezeways					
Frame Wall	80	4,156	2,909		
Totals:			192,098	134,571	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 165,522

2026 Est. T.C.V. 009-034-012-95					=	180,680
Est. TCV/Total Floor Area = 123.42, Most recent sale 01/01/2002 for 50,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,400	76,400	76,400	41,337	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,900	0	0	1,116	0	

Parcel Number: 009-034-012-95

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	90,300	90,300	90,300	42,453	42,453	0

009-034-013-002026 Est. T.C.V. DEZEEUW KENNETH & BRENDA
Property Class: 102CADILLAC RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. PA 116 1985 SEC 34 T22N R8W S 1/2 OF SE 1/4. 80A.
FARMLAND DEV RIGHTS AGREEMENT 1-1-1985 TO 12-31-2014.

2023-03368 PA116 FARMLAND DEVELOPMENT RIGHTS AGREEMENT DEPT AG & RURAL
DEVELOPMENT
2018-00496 FARMLAND DEVELOPEMENT RIGHTS

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU IRRIGATED	4000/	80.00	Acres	4000	100	320,000
	80.00	Total Acres		Total Est. Land Value =		320,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Agricultural Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
8' DIAMETER WELL	15,750.00	1 88	13,860
Total Estimated Land Improvements True Cash Value =			13,860

2026 Est. T.C.V. 009-034-013-00				=	333,860
Est. TCV/Total Floor Area = 228.05, Most recent sale 02/18/2004 for 120,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
166,900	166,900	166,900	92,263	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	2,491	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
166,900	166,900	166,900	94,754	94,754	94,754

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-035-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MULDER HAROLD D
7021 W BLUE RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W E 1/4 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FTTHEREOF. 9.4318 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF 330.00	1244.76	0.8823	1.3282		110	100		42,539
330 Actual Front Feet, 9.43 Total Acres Total Est. Land Value =								42,539

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	72	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = 849 SF Floor Area = 849 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	849		
Total:				123,749	111,373

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,066

Water/Sewer

1000 Gal Septic	1	4,386	3,947
Water Well, 50 Feet	1	3,344	3,010

Porches

WCP (1 Story)	55	3,150	2,835
WCP (1 Story)	28	2,101	1,891

Built-Ins

Appliance Allow.	1	1,897	1,707
Totals:		139,812	125,829

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 154,770

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1974

Costs are taken from the Shed - Utility Light Commercial Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost

Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 19.01

Adjusted Square Foot Cost for Upper Floors = 19.01

Total Floor Area: 2,128	Base Cost New of Upper Floors =	40,453
Reproduction/Replacement Cost =		40,453
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
Total Depreciated Cost =		14,159

Parcel Number: 009-035-001-00

Page: 2

ECF (4012 RURAL METES & BOUNDS)

0.930 => TCV of Bldg: 1 = 13,167

Replacement Cost/Floor Area= 19.01 Est. TCV/Floor Area= 6.19

Total Estimated True Cash Value of Commercial/Industrial Buildings = 13,167

2026 Est. T.C.V. 009-035-001-00				=	211,426	
Est. TCV/Total Floor Area = 71.02						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,800	88,800	88,800	66,620	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,900	0	0	1,798	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,700	105,700	105,700	68,418	68,418	68,418	

009-035-002-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MULDER HAROLD D
W BLUE RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE
75 FT S OF BEG 1.07 FT S 52' 56" W & S 89 DEG 7' 4" E 225.18 FT OF NE COR OF SEC
TH ON A LH 17188.734 FT RADIUS CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5"
W 3053.39 FT TO END. 9.4318 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF 330.00	1226.00	0.8823	1.3231	110	100	42,378
330 Actual Front Feet, 9.29 Total Acres					Total Est. Land Value =	42,378

2026 Est. T.C.V. 009-035-002-00						
					=	42,378
Est. TCV/Total Floor Area = 14.24						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
17,300	17,300	17,300	7,375		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	199	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
21,200	21,200	21,200	7,574	7,574	7,574	

009-035-003-002026 Est. T.C.V.FOUTS JAMES B & TRIBLEY SHANNON M

Property Class: 4017249 W BLUE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE
75 FT S OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG7' 4" E OF NE SEC COR TH
ON A 17188.734 FT RADIUS LH CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5" W
3053.39 FT TO END. 9.4318 A.

Removed grg for 09. (no value)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF 330.00	1244.76	0.8823	1.3282		110 100	42,539
330 Actual Front Feet, 9.43 Total Acres					Total Est. Land Value =	42,539

Cost Est. for Res. Bldg: 1Single FamilyHUD

Cls CD

Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1560 SF Floor Area = 1560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	180,544	144,436
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	948
2 Fixture Bath			1	2,502	2,002
Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 50 Feet			1	3,344	2,675
Deck					
Treated Wood			100	2,400	1,920
Treated Wood			48	1,628	1,302
Treated Wood			80	2,133	1,706
w/Roof (Roof portion)			300	4,110	3,288
Built-Ins					
Appliance Allow.			1	1,897	1,518
Fireplaces					
Prefab 1 Story			1	2,147	1,718
			Totals:	206,276	165,022

Notes: 1998 CENTURY #MX9948281ABF

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:163,372

2026	Est. T.C.V. 009-035-003-00				=	205,911	
Est. TCV/Total Floor Area = 131.99, Most recent sale 02/04/2014 for 68,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	80,100	80,100	80,100	45,174	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	22,900	0	0	1,219	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	103,000	103,000	103,000	46,393	46,393	0	

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-035-004-00

2026 Est. T.C.V.

TRIBLEY DOROTHY J

Property Class: 401

7139 W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF.

9.4318 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1244.76	0.8823	1.3282	110	100		42,539
330 Actual Front Feet, 9.43 Total Acres								Total Est. Land Value = 42,539

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	768	0	0
Wood Frame	37.80	48	50	907

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,857

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C -5 Blt 1940

(11) Heating System: Forced Heat & Cool

Ground Area = 960 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	960		
Total:			212,776	138,320	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	208	5,743	3,733
CGEP (1 Story)	147	10,552	6,859
WCP (1 Story)	56	3,546	2,305

Deck

Treated Wood	384	6,121	3,979

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	864	28,737	18,679

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	12,854

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SOLAR POWER SYSTEM	1	1	1	*100% Good
Totals:		299,420	194,639	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 239,406

2026 Est. T.C.V. 009-035-004-00

=

283,802

Est. TCV/Total Floor Area = 168.93						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	120,300	120,300	120,300	55,636	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,600	0	0	1,502	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,900	141,900	141,900	57,138	57,138	57,138

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-035-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GISCHIA JEFFREY T & DEBORAH A
7421 W BLUE RD
LAKE CITY, MI 49651

SSEC 35 T22N R8W (2*2001) N 660 FT OF W 990 FT OF SW 1/4 OF NE 1/4. 15A.

PRICED WORKSHOP AS FIN GRG
2ND STY ADD'N, GRG,BWY ETC FOR 04

01 SPLIT 25 AC TO 005-40 FOR 02 0 DIV RTS REMAINING

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		15.00 Acres			5600	100		84,000
		15.00 Total Acres					Total Est. Land Value =	84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	384	50	1,263
Wood Frame	23.51	308	50	3,620

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				9,633

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2305 SF Floor Area = 3346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,112		
2 Story	Siding	Slab	575		
1 Story	Siding	Slab	330		
1 Story	Siding	Basement	288		
1 Story	Siding	Overhang	188		
Total:				432,665	346,132

Other Additions/Adjustments

Recreation Room	1112	21,095	16,876
Basement, Outside Entrance, Above Grade	2	3,959	3,167

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WGEP (1 Story)	32	5,166	4,133
WCP (1 Story)	132	6,291	5,033
WGEP (1 Story)	113	11,111	8,889
WSEP (1 Story)	168	9,428	7,542

Deck

Treated Wood	380	6,080	4,864

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	900	39,888	31,910
Storage Over Garage	600	7,944	6,355

Parcel Number: 009-035-005-00

Page: 2

Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	2	1,054	843
Class: C Exterior: Pole (Unfinished)			
Base Cost	2560	60,544	48,435
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1296	40,876	32,701
Built-Ins			
Appliance Allow.	1	2,713	2,170
Fireplaces			
Interior 2 Story	1	6,520	5,216
Breezeways			
Frame Wall	183	12,353	9,882
Totals:		681,421	545,135

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 670,516

Cost Est. for Res. Bldg: 2 Single Family GRG

Cls C Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas			
Stories	Exterior	Foundation	Size
Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	-4,478	-3,358
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	1360	32,164	24,123
Totals:		27,686	20,765

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 25,541

2026 Est. T.C.V. 009-035-005-00		=	789,690
Est. TCV/Total Floor Area = 236.01, Most recent sale 10/01/2002 for 250,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
342,500	342,500	342,500	188,292
2026 New	Eq. Adjustment	Loss	IRM
0	52,300	0	2.70
		Additions	Tax Adjustment
		0	5,083
		Losses	
		0	
2026 Assessed	MBOR	S.E.V.	Capped
394,800	394,800	394,800	193,375
		->Taxable<-	PRE/MBT
		193,375	193,375

009-035-005-40
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GISCHIA JEFFREY T & DEBORAH A
W BLUE RD
LAKE CITY, MI 49651

SEC 35 T22N R8W (11*TRACT*2001) SW 1/4 OF NE 1/4 EXC N 660 FT OF W 990 FT THOF.
25A.

01 SPLIT FROM 005-00 FOR 02 11 DIV RTS (TRACT)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>80@\$3800	25.00 Acres	3800	100			95,000
	25.00 Total Acres	Total Est. Land Value =				95,000

2026 Est. T.C.V. 009-035-005-40 = 95,000						
Est. TCV/Total Floor Area = 28.39						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
46,300	46,300	46,300	26,494		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	715	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,500	47,500	47,500	27,209	27,209	27,209	

DB: Lake2026

009-035-006-00	2026 Est. T.C.V.	DUVALL GREGORY A & SHERYL F
Property Class: 401		7341 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W E 1/2 OF NW 1/4 OF NE 1/4 EXC THAT PT LYING NW'LY OF LINE 75 FT SE'LY OF & PAR TO LINE DESC AS BEG AT PT S 00 DEG 52' 56" W 1.07 FT & S 89 DEG 07' 04" E 225.18 FR NE COR SEC 35 SD POB ALSO BEING PT OF CURVE OF 17188.734 FT RADIUS CURVE SW'LY & TO LEFT CHORD BEARING S 85 DEG 47' 11.5" W 3053.39 FT TH ALG ARC 3057.41 FT TO PT OF ENDING. 17.50 A.

NEW HOME & TWO GRG FOR 99 (NO PERMIT FOR PC)
ADD FINISH TO ATTACHED GRG FOR 00
CORRECT LAND RATE TO LESS THAN 18 AC FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$5600	17.50	Acres		5600	100		98,000
		17.50	Total Acres		Total Est.	Land Value =		98,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	860	0	0
Wood Frame	26.96	144	50	1,941

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,891

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1520 SF Floor Area = 1520 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,520		
			Total:	229,182	183,346

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Porches

WCP (1 Story)	40	2,880	2,304

Deck

Treated Wood	432	6,610	5,288
w/Roof (Roof portion)	180	3,022	2,418

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	23,017
Common Wall: 1/2 Wall	1	-1,294	-1,035

Class: D Exterior: Pole (Unfinished)

Base Cost	960	18,499	14,799

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals:	304,316	243,453

Parcel Number: 009-035-006-00

Page: 2

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

299,447

2026 Est. T.C.V. 009-035-006-00						=	400,338
Est. TCV/Total Floor Area = 263.38, Most recent sale 05/01/1997 for 16,900							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
173,100	173,100	173,100		105,737	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	27,100	0	0	2,854	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
200,200	200,200	200,200		108,591	108,591	108,591	

009-035-007-002026 Est. T.C.V.MICH STATE HWY COMM

Property Class: 402

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 35 T22N R8W 7.71 A M/L
THAT PT OF NE 1/4 LYING NW'LY OF LINE 75 FT SE'LY OF & PAR TO LINE DESC AS BEG
AT PT S 00 DEG 52' 56" W 1.07 FT & S 89 DEG 07' 04" E 225.18 FT FR NE COR OF SEC
SAID POB ALSO BEING PT OF CURVE OF 17188.734 FT RADIUS CURVE SW'LY & TO LEFT
CHORD BEARING S 85 DEG 47' 11.5" W 3053.39 FT TH ALG ARC 3057.41 FT TO PT OF
ENDING EXC THAT PART OF W/2 OF NW/4 OF NE/4 LYING N OF A LINE 75 FT NW'LY OF
C/L OF HWY M55.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@	\$3800	7.71	Acres	3800	100	29,298
7.71 Total Acres					Total Est. Land Value =	29,298

2026 Est. T.C.V. 009-035-007-00					=	0
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
0	0	0	0		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-035-007-95
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VANDRIE BUILDING CO INC
W BLUE RD
LAKE CITY, MI 49651

SEC 35 T22N R8W (0*2004) 1.17 A M/L
THAT PART OF W/2 OF NW/4 OF NE/4 LYING N OF A LINE 75FT NW'LY OF C/L OF HWY M55.

04 SPLIT FROM MDOT FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	92.33	734.00	1.0000	10.0000	110	100*		0	
Residentia 1 - 2.99@	\$9000	1.17	Acres		9000	100		10,539	
* denotes lines that do not contribute to the total acreage calculation.									
		1.17	Total Acres		Total Est. Land Value =			10,539	

2026 Est. T.C.V. 009-035-007-95					=	10,539	
Est. TCV/Total Floor Area = 6.93, Most recent sale 06/07/2004 for 3,500							
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM		
5,300		5,300	5,300	3,337	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	90	0	
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,300		5,300	5,300	3,427	3,427	0	

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-035-008-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FORD DAVID & DAWN
W BLUE RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W S 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 & W 33 FT OF N 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 LYING S OF HWY M-55. 5.37A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	708.84	0.8823	1.1538	110	100		36,954
330 Actual Front Feet, 5.37 Total Acres							Total Est. Land Value =	36,954

2026 Est. T.C.V. 009-035-008-00 = 36,954

Est. TCV/Total Floor Area = 24.31, Most recent sale 06/29/2007 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,100	15,100	15,100	7,746	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	209	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,500	18,500	18,500	7,955	7,955	7,955

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1983

Parcel Number: 009-035-008-50

Page: 2

Description of Occupancy: FORD'S ELECTRONICS

Costs are taken from the Warehouses - Storage cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 216
Overall Building Height: 8

Base Rate for Upper Floors = 37.80

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.38 100%
Adjusted Square Foot Cost for Upper Floors = 42.18

Total Floor Area: 2,432 Base Cost New of Upper Floors = 102,582

Reproduction/Replacement Cost = 102,582
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 55,394

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 51,517
Replacement Cost/Floor Area= 42.18 Est. TCV/Floor Area= 21.18

Total Estimated True Cash Value of Commercial/Industrial Buildings = 51,517

2026	Est. T.C.V. 009-035-008-50				=	399,704	
Est. TCV/Total Floor Area = 84.65							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	173,500	173,500	173,500	95,022	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	26,400	0	0	2,565	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	199,900	199,900	199,900	97,587	97,587	71,239	

3/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-035-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

OSBORN ROBERT & MOLLIE
7451 W BLUE RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 EXC THAT PART N OF A LINE
75 FT S OF BEG 1.07 FT S 52' 56" E & 225.18 FT S 89 DEG7' 4" E OF NE SEC COR TH
ON A 17188.734 FT RADIUS LH CURVE 3053.39 FT CHORD BEARING S 85 DEG 47' 11.5" W
3057.41 FT TO END. 8.04 A.

NEW HOUSE & PB @45% FOR 02 COMP FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	330.00	1108.80	0.8823	1.2903	110	100		41,327
330 Actual Front Feet, 8.40 Total Acres Total Est. Land Value =								41,327

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	38.89	12	0	0
D/W/P: 4in Ren. Conc.	10.25	763	0	0
D/W/P: 4in Concrete	8.14	502	0	0
Wood Frame	31.79	195	50	3,099

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
PAVING	0.40	6500	88		100	2,288
CONCRETE	0.40	2354	88		100	829
Total Estimated Land Improvements True Cash Value =						11,216

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls B-10 Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1959 SF Floor Area = 3046 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	784		
1.5 Story	Siding	Basement	1,175		
1 Story	Siding	Overhang	500		
Total:				514,727	411,749

Other Additions/Adjustments

Recreation Room	1924	57,143	45,714
Plumbing			
Average Fixture(s)	1	3,194	2,555
3 Fixture Bath	2	20,151	16,121
Water/Sewer			
1000 Gal Septic	1	5,894	4,715
Water Well, 100 Feet	1	6,806	5,445
Porches			
CCP (1 Story)	50	2,222	1,778
Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	730	51,297	41,038
Common Wall: 2 Wall	1	-7,028	-5,622
Door Opener	2	1,475	1,180
Built-Ins			
Appliance Allow.	1	6,717	5,374

Page: 2

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 651,958

(11) Heating System: Forced Heat & Cool

Ground Area = 576 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,780

Water/Sewer

1000 Gal Septic	1	5,433	4,618

Water Well, 100 Feet	1	6,387	5,429

Deck

Treated Wood	192	4,136	3,516

Built-Ins

Appliance Allow.	1	3,899	3,314

Totals:	215,518	183,190

Notes: CARDINAL CREATIONS RENTAL HOUSE

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 225,324

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2002

Description of Occupancy: P#20140524 & 20200549

Costs are taken from the Stores - Warehouse Discount cost schedules.

```
<<<<< Calculator Cost Computations >>>>>
```

Class: D, Pole Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 260

Overall Building Height: 24

Base Rate for Upper Floors = 48.94

Mezzanine 1 Storage Base Rate = 30.25

(10) Heating system: Package Heating & Cooling	Cost/SqFt: 19.94	100%

Adjusted Square Foot Cost for Upper Floors = 68.88

Total Floor Area: 3,264 Base Cost New of Upper Floors = 224,824

Mezzanine 1 Area: 1,728 Base Cost New of Mezzanine = 52,272

Reproduction/Replacement Cost = 277,096

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 227,219

```
<<<<                               Segregated Cost Computations                               >>>>
```

Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost		# or SqFt	Height Storys		Cost
	Col.	Rate		Adj.	Adj.	

Total Cost New = 0

Parcel Number: 009-035-009-00

Page: 3

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPPA	4.72	272	1.00	100	1,284

ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 212,508

Replacement Cost/Floor Area= 85.29 Est. TCV/Floor Area= 65.11

Total Estimated True Cash Value of Commercial/Industrial Buildings = 212,508

2026 Est. T.C.V. 009-035-009-00 = 1,142,333

Est. TCV/Total Floor Area = 151.14, Most recent sale 03/16/2011 for 500,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
499,400	499,400	499,400	305,978	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	71,800	0	0	8,261	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
571,200	571,200	571,200	314,239	314,239	270,246	

03/24/2026

Valuation Report

12:40 PM

DB: Lake2026

009-035-010-00

2026 Est. T.C.V.

GISCHIA JEFFREY T & DEBORAH A

Property Class: 402

W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 35 T22N R8W (11*TRACT*2001) SE 1/4 OF NE 1/4. 40A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia INFERIOR@	\$1400	40.00 Acres	1400	100			56,000
		40.00 Total Acres			Total Est. Land Value =		56,000

2026 Est. T.C.V. 009-035-010-00

=

56,000

Est. TCV/Total Floor Area = 7.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,000	28,000	28,000	25,592	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	690	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	26,282	26,282	26,282

03/24/2026

12:40 PM

Valuation Report

DB: Lake2026

009-035-012-00

2026 Est. T.C.V.

MICH STATE HWY COMM

Property Class: 402

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 35 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NW 1/4.10.47A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>40@	\$3800	10.47	Acres		3800	100		39,786
		10.47	Total Acres				Total Est. Land Value =	39,786

2026 Est. T.C.V. 009-035-012-00

=

0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-035-012-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAKE TOWNSHIP
M-55
LAKE CITY, MI 49651

SEC 35 T22N R8W ALL THAT PART OF NW 1/4 LYING S'LY OF HWY M-55 RELOCATED, N OF CLAM RIVER & W OF CLAM RIVER ESTATES SUBDIVISION. APPROX 6.9A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

700' X 429.377'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	429.38	700.00	0.8261	1.1502	250	100		101,997
429 Actual Front Feet, 6.90 Total Acres					Total Est. Land Value =			101,997

2026 Est. T.C.V. 009-035-012-50 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
0	0	0	0	0

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-035-013-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GISCHIA JEFFREY T & DEBORAH A
W BLUE RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W E 4 RDS OF NE 1/4 OF NW 1/4 LYING S'LY OF HWY M-55. 1.55 A.

ACCESS TO BACK 40

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *
66 X 1023

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	66.00	1023.00	1.3194	1.2646	110	100		12,113
66 Actual Front Feet, 1.55 Total Acres					Total Est. Land Value =			12,113

2026 Est. T.C.V. 009-035-013-00 = 12,113

Est. TCV/Total Floor Area = 1.60

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,000	5,000	5,000	2,371	2.70	

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	64	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,100	6,100	6,100	2,435	2,435	2,435

009-035-014-002026 Est. T.C.V.SAWMILLER JEREMY & HILARY

Property Class: 402W BLUE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 35 T22N R8W THAT PART OF NE 1/4 OF NW 1/4 LYING N OF RE-CONSTRUCTED M-55 & N'LY & E'LY OF BLUE RD. .9325 A.

IRREGULAR SHAPE..EASEMENTS (N OF M55 E OF BLUE RD ESTATES)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					ADJACENT BLUE RD ESTATES				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Residentia 1 -	2.99@	\$9000	0.93 Acres		9000	100		8,370	
0.93 Total Acres					Total Est. Land Value =			8,370	

2026 Est. T.C.V. 009-035-014-00									
Est. TCV/Total Floor Area = 1.11					= 8,370				
2025 Assessed		MBOR	S.E.V.	Base for Cap		IRM			
4,200		4,200	4,200	2,934		2.70			
2026	New	Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses	
	0	0	0	0		79		0	
2026 Assessed		MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
4,200		4,200	4,200	3,013		3,013		3,013	

009-035-015-00	2026 Est. T.C.V.	WEIMEISTER J R & WEIMEISTER L A J/T
Property Class: 401		5271 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 35 T22N R8W A PARCEL OF LAND BEG AT A PT WHERE CLAM RIVER INTERSECTS N & S SEC LINE ON OLD M-55 ON THE S SIDE OF CLAM RIVER, TH S 250 FT; TH E 365 FT; TH N 500 FT: TO RIVER TH W 365 FT, ALONG RIVER TO POB. 3.1422 A.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
I 200' @ 250/	365.00	374.74
365 Actual Front Feet,	3.14	Total Acres
	Rate	%Adj.
	250	100
	Total Est. Land Value =	Value
		77,238
		77,238
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Wood Frame	37.80	48 50
	Total Estimated Land Improvements True Cash Value =	Cash Value
		907
		907
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls C	Blt 1938
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1072 SF Floor Area = 1072 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Crawl Space
1 Story	Siding	Crawl Space
		Size
		560
		512
		Total:
		147,836
		103,485
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422
		995
Water/Sewer		
1000 Gal Septic	1	4,689
Water Well, 50 Feet	1	3,344
		3,282
		2,341
Porches		
WPP	67	2,616
WPP	48	2,152
		1,831
		1,506
Deck		
Treated Wood	288	5,069
		3,548
Garages		
Class: C Exterior: Pole (Unfinished)		
Base Cost	560	15,798
		11,059
Built-Ins		
Appliance Allow.	1	2,713
		1,899
Fireplaces		
Direct-Vented Gas	1	2,963
		2,074
	Totals:	188,602
		132,020
Notes:		
	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	162,385

2026 Est. T.C.V. 009-035-015-00	=	240,530
Est. TCV/Total Floor Area = 224.38		
2025 Assessed	MBOR	S.E.V.
100,800	100,800	100,800
	Base for Cap	IRM
	45,593	2.70
2026	New Eq. Adjustment	Loss
0	19,500	0
	Additions	Tax Adjustment
	0	1,231
		Losses
		0

Parcel Number: 009-035-015-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	120,300	120,300	120,300	46,824	46,824	0

3/24/2026

12:40 PM

Valuation Report

DB: Lake2026

009-035-016-00

2026 Est. T.C.V.

MERRITT GARY A

Property Class: 401

5511 S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 35 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 & S 170 FT OF SW 1/4 OF SW 1/4 OF NW 1/4 S OF CLAM RIVER. 7.2758 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

500' X 633.868' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia 8 - 17 @\$5600		5.44 Acres			5600	100		30,458
200 Actual Front Feet, 7.28 Total Acres								
Total Est. Land Value =								80,458

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	168	71	785
Total Estimated Land Improvements True Cash Value =				785

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C -5 Blt 1975

(11) Heating System: Wall/Floor Furnace

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
Total:				191,996	124,818

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

WCP (1 Story)	96	4,936	3,208

Deck

Treated Wood	168	3,558	2,313

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	624	17,041	11,077

Built-Ins

Appliance Allow.	1	2,713	1,763
Totals:		234,177	152,236

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

187,250

2026 Est. T.C.V. 009-035-016-00

=

268,493

Est. TCV/Total Floor Area = 177.57

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
113,200	113,200	113,200	60,490	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,000	0	0	1,633	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
134,200	134,200	134,200	62,123	62,123	62,123

009-035-017-00	2026 Est. T.C.V.	RODGERS MICHAEL L
Property Class: 401		5521 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W THAT PART OF E 3/4 OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & OF E 3/4 OF S 1/2 OF NW 1/4 LYING W'LY & S'LY OF CLAM RIVER. 6.25 A.

CHG DEP..CHG CLASS FROM CD GAVE LOC ALLOWANCE
STIP TRIB PETITIION FOR 94
REMOVE LOC ALLOWANCE FOR 05

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		430' X 633.14' IRR	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250 100	50,000
Residentia 3 - 7 @\$9000		4.41 Acres		9000	100	39,717
200 Actual Front Feet, 6.25 Total Acres			Total Est. Land Value =			89,717

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1976

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	159,945	103,964
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,293	1,490
Plumbing					
Average Fixture(s)			1	1,185	770
2 Fixture Bath			1	2,502	1,626
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Deck					
Pine			372	4,676	2,151 *46% Good
Built-Ins					
Appliance Allow.			1	1,897	1,233
Fireplaces					
Interior 1 Story			1	4,610	2,996
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,428	17,037 *67% Good
			Totals:	210,266	136,292
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				167,639	

2026 Est. T.C.V. 009-035-017-00				=	257,356	
Est. TCV/Total Floor Area = 223.40						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
104,400	104,400	104,400	56,270	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,300	0	0	1,519	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,700	128,700	128,700	57,789	57,789	57,789	

03/24/2026

12:40 PM

Valuation Report

DB: Lake2026

009-035-018-00

2026 Est. T.C.V.

VANHOUTEN CLIFFORD J & SALLY TRUST

Property Class: 402

S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4. 5A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia PARTOF>10@	\$5000	5.00 Acres	5000	100			25,000
		5.00 Total Acres	Total Est. Land Value =				25,000

2026 Est. T.C.V. 009-035-018-00 = 25,000

Est. TCV/Total Floor Area = 21.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,300	9,300	9,300	5,527	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	149	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	5,676	5,676	5,676

009-035-018-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VANHOUTEN CLIFFORD J & SALLY TRUST
S DICKERSON RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W E 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 LYING WzLY OF CLAM RIVER. 5A.

SAME OWNER OWNS FRONT 5 ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
Residentia PARTOF>10@\$5000		5.00 Acres			5000	100	25,000
		5.00 Total Acres			Total Est. Land Value =		25,000

2026 Est. T.C.V. 009-035-018-50							
= 25,000							
Est. TCV/Total Floor Area = 21.70							
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM
9,300	9,300		9,300		5,323		2.70
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	3,200	0		0	143	0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-	PRE/MBT
12,500	12,500		12,500		5,466	5,466	5,466

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-035-019-00	2026 Est. T.C.V.	SCHOLTEN ARLENE M
Property Class: 401		5675 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4.
.6921 A M/L

SPLIT .5657 AC TO 019-75 FOR 97
05 SPLIT .70 AC. TO 019-10 FOR 06

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	134.00	225.00	1.1053	0.8660	110	100		14,109
134 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	14,109

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3100	0	0
D/W/P: 4in Concrete	6.96	600	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 2005

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1368 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,368		
Total:				174,483	148,319

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WPP	144	3,979	3,382
WPP	16	831	706

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	29,604	25,163
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	24,123

Built-Ins

Appliance Allow.	1	2,713	2,306

Deck

w/Roof (Roof portion)	480	7,205	6,124
Totals:		261,456	222,245

Notes: MODULAR

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 273,361

Parcel Number: 009-035-019-00

Page: 2

2026	Est.	T.C.V.	009-035-019-00	=	292,470	
Est. TCV/Total Floor Area = 213.79, Most recent sale 05/01/1996 for 3,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	126,400	126,400	126,400	51,573	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,800	0	0	1,392	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	146,200	146,200	146,200	52,965	52,965	52,965

009-035-019-10
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DICK RONALD L & BETTE JO TRUSTEES
S DICKERSON RD
LAKE CITY, MI 49651

SEC 35 T22N R8W (2*2005) S 1/2 OF NW 1/4 OF SW 1/4 EXC S/2 OF SW/4 OF NW/4 OF SW/4 & EXC S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4 & EXC BEG S 0 DEG 0'44" W 653.46 FT & S 89 DEG 45'09" E 1170.38 FT FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W 100 FT N 44 DEG 46'54" W 90 FT, N 66 DEG 59'12" W 94.04 FT TO POB & EXC W 554 FT OF N 160 FT THOF. 12.106 A M/L

05 Split from 035-019-00 for 06

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU 8 - 17 Acres		12.10 Acres			3800 100	45,980
		12.10 Total Acres			Total Est. Land Value =	45,980

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Agricultural Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
8' DIAMETER WELL		15,750.00	1 89	14,017
	Total Estimated Land Improvements True Cash Value =			14,017

2026 Est. T.C.V. 009-035-019-10				=	59,997
Est. TCV/Total Floor Area = 43.86, Most recent sale 04/15/2005 for 0					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,400	26,400	26,400	17,225	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,600	0	0	465	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,000	30,000	30,000	17,690	17,690	17,690

009-035-019-75
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOON BRADLEY D & INGRAHAM AUTUMN D
5663 S DICKERSON RD
LAKE CITY, MI 49651

2012-00761 WD the East 154 feet ofthe West 554 feet of the North 160 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan, and also the North 33 feet of the West 400 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan.

SEC 35 T22N R8W S 154 FT OF W 554 FT OF N 160 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 & ALSO N 33 FT OF W 400 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. .8687A.

NEW HOME FOR 97..NEW DOG KENNEL FOR 03.
Affidavit of Bankruptcy Petition filed 6-19-04 @ 04-0/2232. Chapter 7, Case No. HT 04-00538.

SPLIT FROM 019-00 & 019-80 FOR 97 (COMBINED 2 SPLITS)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	127.00	298.40	1.1202	0.9294	110 100	14,544
127 Actual Front Feet, 0.87 Total Acres					Total Est. Land Value =	14,544

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.		31.56	48 0	0
Wood Frame		20.05	576 50	5,774
Wood Frame		26.22	96 50	1,258
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				7,982

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	1,456	
			Total:	142,576 99,802
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 829
3 Fixture Bath			1	3,721 2,605
Water/Sewer				
1000 Gal Septic			1	4,386 3,070
Water Well, 100 Feet			1	5,415 3,790
Deck				
Treated Wood w/Roof (Deck Portion)			160	3,371 2,360
Treated Wood w/Roof (Roof portion)			160	2,486 1,740
w/Roof (Roof portion)			192	2,903 2,032
Built-Ins				
Appliance Allow.			1	1,897 1,328
			Totals:	167,940 117,556
Notes: 1995 REDMAN				

Parcel Number: 009-035-019-75

Page: 2

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:

116,381

2026	Est. T.C.V. 009-035-019-75					=	138,907
Est. TCV/Total Floor Area = 95.40, Most recent sale 04/05/2024 for 165,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	58,800	58,800	58,800	58,800	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	10,700	0	0	1,587	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	69,500	69,500	69,500	60,387	60,387	60,387	

009-035-019-80	2026 Est. T.C.V.	BRUNINK TARIN & BRIAN
Property Class: 401		5661 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 35 T22N R8W (3*2004)
N 160 FT OF W 300 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 EXC N 33 FT THOF.
.8747 A

Split for 94
96 Split .30 Ac to 019-75 for 97
04 Split .29 Ac to 019-94 for 05 Exempt..(Adjacent Land Owner)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	127.00	300.00	1.1202	0.9306	110	100		14,564
127 Actual Front Feet, 0.88 Total Acres					Total Est.		Land Value =	14,564

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1200	0	0
Fencing: Wire Mesh, #9	3.78	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1438 SF Floor Area = 1438 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,022		
1 Story	Siding	Crawl Space	416		
			Total:	213,528	149,470

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	128	3,709	2,596
Foundation: Shallow	128	-1,009	-706
WCP (1 Story)	48	3,193	2,235

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	2412	57,044	39,931

Totals: 298,346 208,842

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 256,876

Parcel Number: 009-035-019-80

Page: 2

2026	Est.	T.C.V.	009-035-019-80	=	272,390	
Est. TCV/Total Floor Area = 189.42, Most recent sale 12/16/2020 for 190,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	115,900	115,900	115,900	93,230	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,300	0	0	2,517	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	136,200	136,200	136,200	95,747	95,747	95,747

009-035-019-94
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOON BRADLEY D & INGRAHAM AUTUMN D
S DICKERSON RD
LAKE CITY, MI 49651

2012-0761 WD Parcel 2: Part of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan more fully described to wit: Commencing at the West 1/4 comer of Section 35; thence South 00 degrees 00 minutes 44 seconds West, 653.46 feet along the West line of said Section 35; thence South 89 degrees 45 minutes 09 seconds East, 300.00 feet; thence South 00 degrees 00 minutes 39 seconds West, 33.00 feEt to thE point of beginning; thence South 89 degrees 45 minutes 09 seconds East, 100.00 feet; thence South 00 degrees 00 minutes 39 seconds West 127.00 feet; thence North 89 degrees 45 minutes 09 seconds West, 100.00 feet; thence North 00 degrees 00 minutes 39 seconds East 127.00 feet to the point of beginning.

SEC 35 T22N R8W (0*2004)
E 100 FT OF N 160 FT OF W 400 FT OF N/2 OF S/2 OF NW/4 OF SW/4
EXC N 33 FT THEREOF. .2915 A

04 Split from 035-019-00 for 05 exempt ..adj owner..

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/FF	100.00	127.00	1.1892	0.7506	110	100			9,819
100 Actual Front Feet,	0.29	Total Acres	Total Est. Land Value =						9,819

2026 Est. T.C.V. 009-035-019-94				=	9,819		
Est. TCV/Total Floor Area = 6.83, Most recent sale 04/05/2024 for 165,000							
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM		
4,000		4,000	4,000	4,000	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	900	0	0	108	0	
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,900		4,900	4,900	4,108	4,108	4,108	

009-035-019-95
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VANHOUTEN CLIFFORD J & SALLY TRUST
S DICKERSON RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W BEG S 0 DEG O'44" W 653.46 FT & S 89 DEG45'09" E 1170.38 FT
FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W100 FT N 44 DEG
46'54" W 90 FT, N 66 DEG59'12" W 94.04 FT TO POB. .17A.

IRREGULAR SHAPE..SAME OWNER OWNS ADJOINING PCLS.
REDUCED NEG SIZE ADJ FOR 05..IS BUILDABLE LOT.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>10@\$5000		0.17 Acres		5000	100	850
		0.17 Total Acres		Total Est. Land Value =		850

2026 Est. T.C.V. 009-035-019-95						
= 850						
Est. TCV/Total Floor Area = 0.59						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
300	300	300	216	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	5	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
400	400	400	221	221	221	

03/24/2026
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Valuation Report

DB: Lake2026

009-035-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SNELLER RONALD L & CYNTHIA R
5759 S DICKERSON RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. 5 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000			5.00 Acres		9000	100		45,000
		5.00 Total Acres			Total Est. Land Value =			45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	702	50	2,867
Wood Frame	24.38	224	50	2,730
Total Estimated Land Improvements True Cash Value =				5,597

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1362 SF Floor Area = 1874 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	986		
1 Story	Siding	Crawl Space	116		
1 Story	Siding	Crawl Space	180		
1 Story	Siding	Slab	80		
1 Story	Siding	Overhang	7		
1 Story	Siding	Overhang	12		
		Total:		242,536	215,562

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,194
3 Fixture Bath	1	4,478	3,762

Water/Sewer

2000 Gal Septic	1	9,318	7,827
Water Well, 50 Feet	1	3,344	2,809

Porches

CCP (1 Story)	52	1,637	1,375

Deck

Treated Wood	117	2,786	2,340
w/Roof (Roof portion)	160	2,734	2,297

Balcony

Wood Balcony	40	1,747	1,467

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	988	28,612	24,034
Common Wall: 1/2 Wall	1	-986	-828
Door Opener	2	935	785

Built-Ins

Appliance Allow.	1	2,713	2,279

Totals:

301,276

253,071

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

311,277

Parcel Number: 009-035-020-00

Page: 2

2026 Est. T.C.V. 009-035-020-00			=	361,874
Est. TCV/Total Floor Area = 193.10				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
152,500	152,500	152,500	87,089	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	28,400	0	2,351	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
180,900	180,900	180,900	89,440	89,440 89,440

009-035-021-10
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SAYLON FAMILY LEGACY PROPERTY TRUST
5601 S RIVERVIEW DR
LAKE CITY, MI 49651

. SEC 35 T22N R8W ALL THAT PART OF SE 1/4 OF NW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66 FT THOF ALSO N 22 AC OF NE 1/4 OF SW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66FT THOF ALSO N 66 FT OF E 200 FT OF SW 1/4 OF NW 1/4 .
55.903A.

VERY NICE PROPERTY..HOUSE COMPLETELY REDONE
NEW GRG FOR 97

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					SW'LY LINE IS RIVER				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	400.00	400.00	0.8409	1.0000	250	100		84,090	
Residentia 30 - 65	\$3800	52.23	Acres		3800	100		198,463	
400 Actual Front Feet, 55.90 Total Acres					Total Est. Land Value =			282,553	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	530	50	2,165
Fencing: Wire Mesh, #9	3.78	236	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,540

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1240 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,240		
			Total:	202,039	161,620
Other Additions/Adjustments					
Recreation Room			800	15,176	12,141
Basement, Outside Entrance, Below Grade			1	2,727	2,182
Plumbing					
Average Fixture(s)			1	1,422	1,138
Water/Sewer					
1000 Gal Septic			1	4,689	3,751
Water Well, 50 Feet			1	3,344	2,675
Porches					
WCP (1 Story)			120	5,836	4,669
Deck					
Treated Wood			680	8,901	7,121
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			384	16,247	12,998
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	25,214	20,171
Storage Over Garage			660	8,738	6,990
Built-Ins					
Appliance Allow.			1	2,713	2,170

Parcel Number: 009-035-021-10

Page: 2

Fireplaces			
Exterior 1 Story	1	6,387	5,110
Totals:		303,433	242,736

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 298,565

2026 Est. T.C.V. 009-035-021-10		=	585,658
Est. TCV/Total Floor Area = 472.30			
2025 Assessed	MBOR	S.E.V.	Base for Cap
260,700	260,700	260,700	116,674
			IRM
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	32,100	0	3,150
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
292,800	292,800	292,800	119,824
			->Taxable<-
			PRE/MBT
			0

03/24/2026
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Valuation Report

DB: Lake2026

009-035-021-78
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GISCHIA JEFFREY T & DEBORAH A
W BLUE RD X
LAKE CITY, MI 49651

. SEC 35 T22N R8W E 66 FT OF SE 1/4 OF NW 1/4 EXC S 330 FTTHOF. 1.5A.

SERVES AS EASEMENT ACCESS TO 005 & 028

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	66.00	990.00	1.3194	1.2543	110	100		12,014
66 Actual Front Feet, 1.50 Total Acres							Total Est. Land Value =	12,014

2026 Est. T.C.V. 009-035-021-78 = 12,014

Est. TCV/Total Floor Area = 9.69

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,900	4,900	4,900	2,371	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	64	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,000	6,000	6,000	2,435	2,435	2,435

03/24/2026

Valuation Report

DB: Lake2026

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009-035-021-80

2026 Est. T.C.V.

MCLEOD HUGH S IV & SUZANNE

Property Class: 401

5485 S RIVERVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W E 200 FT OF SW 1/4 OF NW 1/4 EXC N 282 FT THOF. 4.4628A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	971.39	1.0000	1.2483	250	100		62,417
200 Actual Front Feet, 4.46 Total Acres Total Est. Land Value =								62,417

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	100	50	904
Fencing: Wd, Picket, 12-24	20.50	40	50	410
D/W/P: 3.5 Concrete	6.58	1488	0	0
Wood Frame	24.05	256	50	3,078

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,767

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,120		
Total:				230,706	173,013

Other Additions/Adjustments

Recreation Room	1120	21,246	15,934
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 50 Feet	1	3,344	2,508

Deck

Pine w/Roof (Deck Portion)	160	2,752	2,064
Pine w/Roof (Roof portion)	160	2,734	2,050
Pine w/Roof (Deck Portion)	160	2,752	2,064
Pine w/Roof (Roof portion)	160	2,734	2,050
w/Roof (Roof portion)	72	1,347	1,010

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	896	35,992	26,994
Door Opener	2	935	701

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	1024	32,297	24,223

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Parcel Number: 009-035-021-80

Page: 2

Totals:

362,251

271,669

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

334,153

2026	Est.	T.C.V.	009-035-021-80	=	403,337	
Est. TCV/Total Floor Area = 240.08, Most recent sale 10/20/2024 for 470,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	173,500	173,500	173,500	173,500	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,200	0	0	4,684	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	201,700	201,700	201,700	178,184	178,184	178,184

3/24/2026

Valuation Report

DB: Lake2026

12:40 PM

009-035-021-90

2026 Est. T.C.V.

MORRIS SHERYL & JERMEY

Property Class: 401

5285 S RIVERVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W N 282 FT OF E 200 FT OF SW1/4 OF NW1/4 EXC N 66 FT THOF.

.9918A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	200.00	216.00	1.0000	0.8572	110	100		18,859
200 Actual Front Feet, 0.99 Total Acres								18,859
Total Est. Land Value =								18,859

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls CD

Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
Total:				169,877	118,913

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	192	3,792	2,654
Pine w/Roof (Deck Portion)	136	2,419	1,693
Pine w/Roof (Roof portion)	136	2,152	1,506

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,910	16,737
Common Wall: 1 Wall	1	-2,421	-1,695
Door Opener	1	468	328

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,910	16,737
Common Wall: 1 Wall	1	-2,421	-1,695
Door Opener	1	468	328

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Interior 1 Story	1	4,610	3,227

Totals:

241,297

168,906

Notes: '88 FAIRMONT MANU

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:

167,217

Parcel Number: 009-035-021-90

Page: 2

2026 Est. T.C.V. 009-035-021-90						=	187,026
Est. TCV/Total Floor Area = 128.45, Most recent sale 08/22/2011 for 56,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
73,400	73,400	73,400	36,088	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	20,100	0	0	974	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
93,500	93,500	93,500	37,062	37,062	37,062		

009-035-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZUIDERVEEN APRIL E ETAL
7580 W CADILLAC RD
MC BAIN, MI 49657

. SEC 35 T22N R8W BEG 570 FT W & 791 FT N OF SE COR OF SW 1/4, TH E 570 FT, N TO CLAM RIVER, W'LY ALG RIVER TO PT N OF POB, S TO POB EXC E'LY 100 FT THOF. 2.753A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
				* Factors *		RIVER FRONTAGE	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	300.00	402.06	0.9036	1.0013	250	100	67,857
300 Actual Front Feet, 2.77 Total Acres				Total Est. Land Value =		67,857	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	450 0	0
D/W/P: 3.5 Concrete		6.58	200 0	0
D/W/P: Asphalt Paving		3.10	1500 0	0
Wood Frame		29.49	96 76	2,152
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				4,527

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1300 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,300	
Total:			200,319	140,223
Other Additions/Adjustments				
Basement Living Area			800	28,136 19,695
Plumbing				
Average Fixture(s)			1	1,422 995
3 Fixture Bath			1	4,478 3,135
Water/Sewer				
1000 Gal Septic			1	4,689 3,282
Water Well, 50 Feet			1	3,344 2,341
Deck				
Treated Wood			354	5,802 4,061
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			576	23,910 16,737
Common Wall: 1 Wall			1	-2,589 -1,812
Class: C Exterior: Pole (Unfinished)				
Base Cost			1120	26,488 18,542
Built-Ins				
Appliance Allow.			1	2,713 1,899
Fireplaces				
Exterior 1 Story			1	6,387 4,471
Totals:			305,099	213,569
Notes:				
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			262,690	

Parcel Number: 009-035-022-00

Page: 2

2026	Est. T.C.V. 009-035-022-00				=	335,074	
Est. TCV/Total Floor Area = 257.75							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	142,300	142,300	142,300	88,778	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	25,200	0	0	2,397	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	167,500	167,500	167,500	91,175	91,175	91,175	

009-035-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

POTTER ROBERT
7480 W CADILLAC RD
MC BAIN, MI 49657

. SEC 35 T22N R8W BEG 791 FT N OF SE COR OF SW 1/4 TH E AND PAR WITH S SEC LINE
180 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG SAID CEN
THREAD TO THE E LINE OF SE 1/4 OF SW 1/4 TH S TO POB SUBJECT TO EASEMENTS OF
RECORD, ALSO BEG 791 FT N OF SE COR OF SW 1/4 THW 100 FT, N TO THREAD OF CLAM
RIVER, E'LY ALG RIVER TO N-S 1/4 LINE, S TO POB. 1.8349A. 2021-03915 &
2021-04021 AMEND 2ND SHARED DRIVEWAY AGREEMENT

NEW GRG @ 45% FOR 03 COMP FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					RIVER FRONTAGE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	280.00	482.69	0.9193	1.0481	250	100		67,448	
280 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			67,448	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,008		
			Total:	190,973	145,154

Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,727	2,073

Plumbing					
Average Fixture(s)			1	1,422	1,081
2 Fixture Bath			1	2,996	2,277

Water/Sewer					
1000 Gal Septic			1	4,689	3,564
Water Well, 50 Feet			1	3,344	2,541

Porches					
WPP			280	5,354	4,069
WPP			72	2,713	2,062
WPP			64	2,551	1,939

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			960	34,550	26,258
Door Opener			2	1,054	801

Built-Ins					
Appliance Allow.			1	2,713	2,062

Fireplaces					
Exterior 2 Story			1	7,869	5,980
Wood Stove			1	2,503	1,902

			Totals:	265,458	201,763

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						248,168
2026 Est. T.C.V. 009-035-023-00						= 316,566
Est. TCV/Total Floor Area = 251.24, Most recent sale 09/16/2016 for 154,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
133,200	133,200	133,200	93,050	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,100	0	0	2,512	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,300	158,300	158,300	95,562	95,562	95,562	

009-035-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PACKARD AMY NICHOLSON &
7380 W CADILLAC RD
MC BAIN, MI 49657

. SEC 35 T22N R8W BEG 791 FT N OF THE SE COR OF SW 1/4 TH E AND PAR WITH S SEC
LINE 1000 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG CEN
THREAD TO E LINE OF SE 1/4 OF SW 1/4 TH S TO POB EXC W 180 FT THEREOF SUBJECT TO
EASEMENTS OF RECORD. 4.6376 A. 2021-04021 AMEND 2ND SHARED DRIVEWAY AGREEMENT

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					N'LY BOUNDARY IS RIVER				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000	
Residentia 1 - 2.99@\$9000		2.80 Acres			9000	100		25,209	
200 Actual Front Feet, 4.64 Total Acres					Total Est. Land Value =			75,209	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements			True Cash Value =	2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1969

(11) Heating System: Forced Heat & Cool

Ground Area = 956 SF Floor Area = 956 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	956		
Total:				157,501	102,377

Other Additions/Adjustments					
Recreation Room			550	10,434	6,782
Basement, Outside Entrance, Below Grade			1	2,727	1,773

Plumbing					
Average Fixture(s)			1	1,422	924
3 Fixture Bath			1	4,478	2,911

Water/Sewer					
1000 Gal Septic			1	4,689	3,048
Water Well, 100 Feet			1	5,734	3,727

Porches					
WCP (1 Story)			84	4,614	2,999
WGEF (1 Story)			156	13,556	8,811
WPP			42	2,028	1,318

Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	21,479	13,961
Class: D Exterior: Pole (Unfinished)					
Base Cost			1560	29,203	18,982

Built-Ins					
Appliance Allow.			1	2,713	1,763

Fireplaces					
Interior 1 Story			1	5,235	3,403
Direct-Vented Gas			1	2,963	1,926

Local Cost Items					
SOLAR POWER SYSTEM			1	1	1 *100% Good

Parcel Number: 009-035-024-00

Page: 2

Totals:

268,777

174,706

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

214,888

2026 Est. T.C.V. 009-035-024-00					=	292,472
Est. TCV/Total Floor Area = 305.93, Most recent sale 12/15/2021 for 245,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
123,700	123,700	123,700	107,415	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	22,500	0	2,900	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,200	146,200	146,200	110,315	110,315	0	

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-035-025-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VANHOUTEN CLIFFORD J & SALLY TRUST
5659 S DICKERSON RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W BEG 350 FT E & 250 FT N OF SW COR OF NE 1/4 OF SW 1/4 TH N TO
THREADLINE OF CLAM R NW'LY ALONG R TO W LINE OF NE 1/4 OF SW 1/4 S TO PT 350 FT
N OF SW COR OF NE 1/4 OF SW 1/4 SE'LY TO POB. 5 A.

Add 226 sq WD for 09.(+1100 as adj)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

NE'LY BOUNDARY IS RIVER

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia 3 - 7 @\$9000		3.16 Acres			9000	100		28,467
200 Actual Front Feet,	5.00	Total Acres			Total Est. Land Value =			78,467

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	530	50	2,165

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,915

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = 1521 SF Floor Area = 1881 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	720		
1 Story	Siding	Crawl Space	801		
Total:				267,439	187,198

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	120	3,497	2,448

Deck

Treated Wood	336	5,611	3,928
Treated Wood	226	4,330	4,243

*98% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	670	26,606	18,624
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	2	1,054	738

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	876	32,158	22,511
Common Wall: 1 Wall	1	-2,589	-1,812

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals:

352,163

247,718

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					304,693
2026 Est. T.C.V. 009-035-025-00					= 390,075
Est. TCV/Total Floor Area = 207.38					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
163,500	163,500	163,500	78,539	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,500	0	0	2,120	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
195,000	195,000	195,000	80,659	80,659	80,659

03/24/2026
12:40 PM

Valuation Report

DB: Lake2026

009-035-026-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DICK SCOTT
7650 W CADILLAC RD
MC BAIN, MI 49657

2017-01665 SEC 35 T22N R8W BEG 770 FT W & 791 FT N OF SE COR OF SW 1/4 TH E 200 FT N TO THRD LINE OF CLAM RIVER W'LY & N'LY ALG RIVER TO N LINE OF SE 1/4 OF SW 1/4 W TO PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4 S'LY TO POB. 3.6 A M/L INCLUDING AN EASEMENT FOR INGRESS & EGRESS BEG AT PT 850' W OF THE S1/4 POST OF SEC35 T22N R8W, TH N 991'; TH EAST 2 RODS; TH S 991'; TH WEST 2 RODS TO POB.

CORRECT RIVER FRONTAGE FOR 05 WAS ON ROLL FOR 100 FT...

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	784.08	1.0000	1.1832	250	100		59,162
200 Actual Front Feet, 3.60 Total Acres Total Est. Land Value =								59,162

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	50	94	800
Wood Frame	21.43	252	35	1,890
Total Estimated Land Improvements True Cash Value =				2,690

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 1973

(11) Heating System: Electric Baseboard

Ground Area = 912 SF Floor Area = 912 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	912		
Total:				130,805	78,483

Other Additions/Adjustments

Recreation Room	912	16,580	4,145	
Basement, Outside Entrance, Below Grade	1	2,293	1,376	
Plumbing				
Average Fixture(s)	1	1,185	711	
Water/Sewer				
1000 Gal Septic	1	4,386	2,632	
Water Well, 50 Feet	1	3,344	2,006	
Porches				
WGEP (1 Story)	64	6,956	4,174	
WGEP (1 Story)	178	13,537	10,017	*74% Good
Deck				
Treated Wood	144	3,146	1,888	
Treated Wood	24	1,052	631	
Built-Ins				
Appliance Allow.	1	1,897	1,138	
Totals:		185,181	107,201	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 131,857

2026 Est. T.C.V. 009-035-026-00 = 193,709

Est. TCV/Total Floor Area = 212.40, Most recent sale 05/17/2017 for 102,500

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

80,500

80,500

80,500

61,866

2.70

Parcel Number: 009-035-026-00

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		16,400	0	0	1,670	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	96,900		96,900	96,900	63,536	63,536	63,536

NEW PC GRG ON CHILD FOR 06.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

E'LY BOUNDARY IS RIVER

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
Residentia 3 - 7 @\$9000		3.46 Acres			9000	100		31,167
200 Actual Front Feet, 5.30 Total Acres							Total Est. Land Value =	81,167

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	94	3,154
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,529

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1592 SF Floor Area = 1592 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,592		
			Total:	250,233	162,652

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	160	3,446	2,240

Garages

Class: D Exterior: Brick Foundation: 42 Inch (Unfinished)			
Base Cost	624	23,643	15,368
Common Wall: 1 Wall	1	-2,951	-1,918
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	832	21,932	14,256
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	2080	51,917	33,746

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Totals:	371,346	241,376

Notes:

Parcel Number: 009-035-027-00

Page: 2

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

296,892

2026 Est. T.C.V. 009-035-027-00						=	383,588
Est. TCV/Total Floor Area = 240.95, Most recent sale 04/15/2005 for 325,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
159,800	159,800		159,800	103,029	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	32,000	0	0	2,781	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
191,800	191,800		191,800	105,810	105,810		105,810

009-035-028-002026 Est. T.C.V.GISCHIA JEFFREY T & DEBORAH A
Property Class: 402W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 35 T22N R8W (11*TRACT*2001) N 715 FT OF W 1/2 OF SE 1/4. 21.6667A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF>80@\$3800	21.60	Acres	3800	100				82,080
	21.60	Total Acres			Total Est. Land Value =			82,080

2026 Est. T.C.V. 009-035-028-00 = 82,080

Est. TCV/Total Floor Area = 51.56, Most recent sale 10/01/2001 for 170,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
40,000	40,000	40,000	24,552	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	662	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,000	41,000	41,000	25,214	25,214	25,214	

009-035-028-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MUSSELMAN JOHN & MARIA
7575 W BLUE RD
LAKE CITY, MI 49651

SEC 35 T22N R8W (2*2005) BEG N 89 D 40' 12" W 66 FT, S 00 D 01' 58" W 725.78 FT, N 89 D 43' 12" W 809.86 FT FROM NE COR OF SW 1/4 TO E BANK OF CLAM RIVER & POB: TH S 89D 43' 12" E 809.86 FT, N 00 D 01' 58" E 725.78 FT, S 89 D 40' 12" E 66 FT, S 00D 01' 58" W 872.15 FT, S 87 D 42' 21' W 133.54 FT, S 05D 15' 27" E 125.60 FT, S 52D 03' 58" W 265.53 FT, S 64D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO E'LY BANK OF CLAM RIVER, TH N &W ALONG RIVER TO POB. ALSO E 66 FT OF S 330 FT OF SE1/4/ OF NW 1/4 6.2 A.
SPLIT ON 10/19/2005 INTO 009-035-028-70;

OHG = LIVING AREA ABOVE GRG
CHG SWAMP ADJ FROM -25 TO -5 % FOR 05..NOT A 25% NEG FACTOR TO MARKET VAULE!!!
SAN

Split/Comb. on 10/19/2005 completed 10/19/2005 RAY ;
Parent Parcel(s): 009-035-028-60;
Child Parcel(s): 009-035-028-70;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		W'LY BOUNDARY IS RIVER	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250 100	50,000
Residentia 3 - 7 @\$9000		4.36 Acres		9000	100	39,267
200 Actual Front Feet, 6.20 Total Acres			Total Est. Land Value =			89,267

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		32.26	80 74	1,910
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				4,285

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1993

(11) Heating System: Forced Hot Water
Ground Area = 1184 SF Floor Area = 1716 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Basement	336	
1 Story	Siding	Basement	848	
1 Story	Siding	Overhang	364	
Total:			245,257	201,096

Other Additions/Adjustments			
Recreation Room	172	3,263	2,676
Basement, Outside Entrance, Above Grade	1	1,980	1,624

Plumbing			
Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	2	8,956	7,344
2 Fixture Bath	1	2,996	2,457

Water/Sewer			
1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Deck			
Pine w/Roof (Deck Portion)	160	2,752	2,257
Pine w/Roof (Roof portion)	160	2,734	2,242

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

Parcel Number: 009-035-028-60

Page: 2

Treated Wood	255	4,679	3,837
w/Roof (Roof portion)	80	1,479	1,213
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	728	34,092	27,955
Common Wall: 1 Wall	1	-2,589	-2,123
Door Opener	2	1,054	864
Class: C Exterior: Pole (Unfinished)			
Base Cost	480	14,189	11,635
No Concrete Floor	480	-3,125	-2,563
Built-Ins			
Appliance Allow.	1	2,713	2,225
Fireplaces			
Prefab 1 Story	1	2,542	2,084
Totals:		334,817	274,537

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 337,680

2026	Est. T.C.V. 009-035-028-60				=	431,232
Est. TCV/Total Floor Area = 251.30						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	180,900	180,900	180,900	93,030	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	34,700	0	0	2,511	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	215,600	215,600	215,600	95,541	95,541	95,541

009-035-028-70
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MUSSELMAN JOHN & MARIA
W BLUE RD
LAKE CITY, MI 49651

SEC 35 T22N R8W (2*2005) BEG AT NE COR OF SW/4 TH S 00 D 01' 58" W 872.15 FT, S 87 D 42' 21" W 133.54 FT, S 05 D 15' 27"E 125.6 FT S 52D 03' 38" W 265.53 FT, S 64 D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO THE E'LY BANK OF CLAM RIVER & POB. TH S 60D 38' 49" E 117.18 FT, N 64D 48' 34' E 171.06 FT, N 52D 05' 58" E 265.53 FT, N 05D 15' 27" W 125.6 FT, N 87D 42' 21" E 133.54 FT, S 00 D 01' 58" W 77.85 FT N 89D 58' 02" E 66 FT, S 00D 00' 08" W 434.38 FT, TO THE N & E BANK OF CLAM RIVER, TH N &W ALONG RIVER TO POB. --5.8 A.--
Split on 10/19/2005 from 009-035-028-60;

Split/Comb. on 10/19/2005 completed 10/19/2005 RAY ;
Parent Parcel(s): 009-035-028-60;
Child Parcel(s): 009-035-028-70;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					W'LY BOUNDARY IS RIVER				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000	
Residentia INFERIOR@\$1400		3.96 Acres		1400	100			5,548	
200 Actual Front Feet,	5.80	Total Acres			Total Est. Land Value =			55,548	

2026 Est. T.C.V. 009-035-028-70					=	55,548	
Est. TCV/Total Floor Area = 32.37							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
22,800	22,800	22,800	17,642	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	0	476	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
27,800	27,800	27,800	18,118	18,118	18,118		

009-035-028-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GRUMM ASHLEY
7477 W BLUE RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVEREXC N 715 FT THOF.
ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG
RIVER TO N-S 1/4 LINE,N TO POB.

FORMERLY DESCRIBED AS: . SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM
RIVEREXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO
CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE,N TO POB. 33.4333A.

NEW HOUSE FOR 02

CHG RIVER FRONTAGE FROM 930 TO 1300 FOR 05

SPLIT FROM 028-00 FOR 94

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
					* Factors *		S'LY BOUNDARY IS RIVER		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000	
Residentia 18 -29 @\$5000		24.23 Acres			5000	100		121,135	
200 Actual Front Feet, 26.06 Total Acres					Total Est. Land Value =			171,135	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	0	0
Wood Frame	28.80	100	94	2,707
Wood Frame	24.42	220	94	5,050
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				10,132

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1185 SF Floor Area = 1378 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	771		
1 Story	Siding	Crawl Space	293		
1 Story	Siding	Crawl Space	121		
Total:				215,427	196,025
Other Additions/Adjustments					
Recreation Room			771	14,626	13,310
Basement, Outside Entrance, Below Grade			1	2,727	2,482
Plumbing					
Average Fixture(s)			1	1,422	1,294
3 Fixture Bath			1	4,478	4,075
Water/Sewer					
1000 Gal Septic			1	4,689	4,267
Water Well, 100 Feet			1	5,734	5,218
Porches					
WGEP (1 Story)			147	13,042	11,868
WPP			199	4,806	4,373
WCP (1 Story)			138	6,511	5,925
CCP (1 Story)			99	2,928	2,664

Parcel Number: 009-035-028-80

Page: 2

Deck			
Treated Wood	384	6,121	5,570
Treated Wood w/Roof (Deck Portion)	9	403	367
Treated Wood w/Roof (Roof portion)	9	199	181

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	919	40,565	36,914
Common Wall: 1 Wall	1	-2,589	-2,356
Door Opener	2	1,054	959

Built-Ins			
Appliance Allow.	1	2,713	2,469

Fireplaces			
Wood Stove	1	2,503	2,278

Totals: 327,359 297,883

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 366,396

2026 Est. T.C.V. 009-035-028-80				=	547,663
Est. TCV/Total Floor Area = 397.43, Most recent sale 07/30/2019 for 280,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
226,800	226,800	226,800	156,684	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,000	0	4,230	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
273,800	273,800	273,800	160,914	160,914	160,914

009-035-029-00
Property Class: 102
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DICK RONALD L & BETTE J TRUSTEES
S DICKERSON RD
LAKE CITY, MI 49651

SEC 35 T22N R8W (7*2014) SW 1/4 OF SW 1/4 EXC BEG N 0 DEG 41'15"E 243.9 FT FROM SW COR, TH N 0 DEG 41'15"E 313.62 FT, S 88 DEG 22'54"E 317.6 FT, S 08 DEG 04'01"E 146.12 FT, S 10 DEG 49'47"W 167.54 FT, N 89 DEG 08'54"W 310.31 FT TO POB. ALSO BEG 770 FT W OF SE COR OF SE 1/4 OF SW 1/4, TH N 791 FT, NW'LY TO A PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4, W 350 FT, S TO S SEC LINE, E TO POB. 52.54 A M/L. SPLIT ON 02/12/2015 INTO 009-035-029-70;

FORMERLY: 2012 PER OWNER REQUEST COMBINED
SEC 35 T22N R8W SW 1/4 OF SW 1/4. 40A.
&
SEC 35 T22N R8W BEG 770 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH N 791 FT, NW'LY TO A PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4, W 250 FT, S TO S SEC LINE, E TO POB. 14.7494A.

NEW 2 STY GRG FOR 93

Split/Comb. on 02/11/2015 completed 02/11/2015 TIM SALE OF 2.34A HOUSE, BARN & SHED;
Parent Parcel(s): 009-035-029-00;
Child Parcel(s): 009-035-029-10;

2/11/2015 SALE OF HOUSE, SHED & BARN 2.34 ACRES
2012 PER OWNER REQUEST - COMBINED 29-50 WITH 29-00

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU IRRIGATED	4000/	52.54 Acres	4000	100		210,160
		52.54 Total Acres			Total Est. Land Value =	210,160

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Agricultural Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
8' DIAMETER WELL	15,750.00	1 88	13,860
Total Estimated Land Improvements True Cash Value =			13,860

2026 Est. T.C.V. 009-035-029-00				=	224,020
Est. TCV/Total Floor Area = 162.57, Most recent sale 05/31/2006 for 280,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,000	112,000	112,000	68,836	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1,858	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,000	112,000	112,000	70,694	70,694	70,694

009-035-029-602026 Est. T.C.V.DICK RONALD L & BETTE JO TRUSTEES
Property Class: 101S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 35 T22N R8W BEG AT SW COR OF NE 1/4 OF SW 1/4 TH N 350 FT, S 73 DEG 51'13"E
364.3 FT, S 250FT, W 350 FT TO POB. 2.41A.

PROPERTY HAS RIVER ACCESS THRU 027-00..SAME OWNER

SPLIT FROM 029-50 FOR 98

Land Value Estimates for Land Table Ag 1 .A - Agriculture						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
AGRICULTRU SURPLUS	2600/	2.00	Acres	2600	100	5,200
AGRICULTRU 30 - 65 ACRES		0.41	Acres	3800	100	1,558
		2.41	Total Acres	Total Est. Land Value =		6,758

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2006

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		2208	69,353	58,950
No Concrete Floor		2208	-13,226	-11,242
		Totals:	56,127	47,708

Notes:

ECF (101 AGRICULTURE) 1.230 => TCV:	58,681

2026 Est. T.C.V. 009-035-029-60					=	65,439
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/15/2005 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
29,300	29,300	29,300	18,865	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,400	0	509	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,700	32,700	32,700	19,374	19,374	19,374	

009-035-029-70
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZORN JASON & ASHLEY
5921 S DICKERSON RD
LAKE CITY, MI 49651

SPLIT ON 02/11/2015 FROM 009-035-029-00;
THE SW 1/4 OF SEC 35 T22N R8W LAKE TOWNSHIP MISSAUKEE COUNTY MICHIGAN COM SW CNR
OF SAID SECTION THENCE N00DEG41'15"E ALONG THE WEST SEC LINE 243.9' TO POB
THENCE CONTINUING N00DEG 41'19"E ALONG SAID LINE 313.62' THENCE S88DEG 22'54"E
317.60' THENCE S08DEG 04'01"E 146.12' THENCE S10DEG49'47"W 167.54' THENCE N89DEG
08'54"W 310.31' TO POB 2.34A M/L SUBJECT TO THE ROW FOR DICKERSON RD ACROSS THE
WESTERLY 33' THEREOF AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL
AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY.

Split/Comb. on 02/11/2015 completed 02/11/2015 TIM

SALE OF 2.34A HOUSE,
BARN & SHED;

Parent Parcel(s): 009-035-029-00;

Child Parcel(s): 009-035-029-10;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	313.62	289.00	0.8936	0.9220	110	100		28,423	
314 Actual Front Feet, 2.08 Total Acres					Total Est. Land Value =			28,423	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Crushed Rock		2.18	2000 0	0
Wood Frame		20.05	462 50	4,631
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				5,581

Cost Est. for Res. Bldg: 1

Single Family 1.5S

Cls CD

Blt 1909

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1428 SF Floor Area = 1974 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,092		
1 Story	Siding	Slab	336		
Total:				221,070	127,563
					*73% Good

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	652

Water/Sewer				
1000 Gal Septic		1	4,386	2,412
Water Well, 100 Feet		1	5,415	2,978

Porches				
CSEP (1 Story)		154	6,423	3,533
CCP (1 Story)		112	3,006	1,653

Deck				
Treated Wood		160	3,371	1,854
Treated Wood		64	1,908	1,049

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		784	26,625	14,644
Common Wall: 1 Wall		1	-2,421	-1,332
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				

Parcel Number: 009-035-029-70		Page: 2	
Storage Over Garage	1000	11,790	6,484
Base Cost	1120	35,179	19,348
Class: CD Exterior: Pole (Unfinished)			
Storage Over Garage	560	6,602	3,631
Base Cost	1120	23,733	13,053
Built-Ins			
Appliance Allow.	1	1,897	1,043
Totals:		350,169	198,565
Notes:			
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		244,235	

2026	Est. T.C.V. 009-035-029-70				=	278,239	
Est. TCV/Total Floor Area = 140.95							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	119,600	119,600	119,600	78,386	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	19,500	0	0	2,116	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	139,100	139,100	139,100	80,502	80,502	80,502	

009-035-029-75
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZUIDERVEEN APRIL E ETAL
W CADILLAC RD
LAKE CITY, MI 49651

SEC 35 T22N R8W S 791 FT OF E 770 FT OF SE 1/4 OF SW 1/4 EXCEPT BEG AT THE S 1/4 CORNER OF SAID SECTION; THENCE N00°43'20"E ALONG THE NORTH-SOUTH 1/4 LINE, 790.95 FEET; THENCE N89°14'26"W, 55.07 FEET; THENCE S00°43'20'W PARALLEL WITH SAID NORTH-SOUTH1/4 LINE. 790.88 FEET TO THE SOUTH SECTION LINE; THENCE S89° 10'11"E ALONG SAID LINE, 55.07 FEET TO THE POINT OF BEGINNING. 12.98 ACRES
SPLIT ON 5/8/2020 PART TO 035-029-99 1 A
FORMERLY SEC 35 T22N R8W S 791 FT OF E 770 FT OF SE 1/4 OF SW 1/4 13.98A.

PROPERTY NOW HAS RIVER ACCESS THRU 022-00..SAME OWNER
ADD +10 FOR ROAD FOR 05

Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ;
Parent Parcel(s): 009-035-029-75;
Child Parcel(s): 009-035-029-99;

SPLIT FROM 029-50 FOR 98

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>10@\$5000		6.99 Acres		5000	100	34,950
Residentia PARTOF>10@\$5000		5.99 Acres		5000	100	29,950
		12.98 Total Acres		Total Est. Land Value =		64,900
2026 Est. T.C.V. 009-035-029-75					=	64,900
Est. TCV/Total Floor Area = 32.88						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
24,000	24,000	24,000	6,842		2.70	
2026 New Eq. Adjustment		Loss	Additions		Tax Adjustment	Losses
0	8,500	0	0		184	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
32,500	32,500	32,500	7,026		7,026	7,026

009-035-029-99
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

POTTER ROBERT
W CADILLAC RD
LAKE CITY, MI 49651

SEC 35 T22N R8W BEG AT THE S 1/4 COR OF SAID SECTION; THENCE N00°43'20"E ALONG THE NORTH-SOUTH ;1/4 LINE, 790.95 FEET; THENCE N89° I 4'2G"W, 55.07 FEET; THENCE 500°43'20'W PARALLEL WITH SAID N-S 1/4 LINE. 790.88 FEET TO THE SOUTH SECTION LINE; THENCE S89°10'11"E ALONG SAID LINE, 55.07 FEET TO THE POINT OF BEGINNING.

SPLIT ON 05/08/2020 FROM 009-035-029-75;

Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ;

Parent Parcel(s): 009-035-029-75;

Child Parcel(s): 009-035-029-99;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	55.07	790.90	1.3805	1.1858	110	100	9,916
55 Actual Front Feet, 1.00 Total Acres					Total Est.	Land Value =	9,916

2026	Est. T.C.V. 009-035-029-99			=	9,916	
	Est. TCV/Total Floor Area = 5.02, Most recent sale 05/16/2020 for 3,000					
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	4,100	4,100	4,100	1,289	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	900	0	34	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	5,000	5,000	5,000	1,323	1,323	1,323

009-035-030-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARKER PATRICK D & CAROL J
7260 W CADILLAC RD
MC BAIN, MI 49657

. SEC 35 T22N R8W BEG AT S 1/4 POST TH N 791 FT E 1000 FT N TO C/L OF CLAM R E
ALONG R TO E LINE OF SW 1/4 OF SE 1/4 S TO SEC LINE W TO POB & W 10 FT OF N 300
FT OF S 600 FT OF SE 1/4 OF SE 1/4. 18.6677A.

60X60 HORSE BARN @45% FOR 03
REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE FACTROR TO OVERALL MARKET VALUE

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					NE'LY BOUNDARY IS RIVER				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000	
Residentia 18 -29 @\$5000		12.74 Acres			5000	100		63,710	
Residentia INFERIOR@\$1400		10.00 Acres			1400	100		14,000	
200 Actual Front Feet, 24.58 Total Acres								Total Est. Land Value =	
								127,710	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wrought iron	12.32	200	94	2,316
Wood Frame	20.05	950	50	9,524
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/ADDFWPL	0.67	5000	100	3,350
Total Estimated Land Improvements True Cash Value =				15,190

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1824 SF Floor Area = 1824 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,824		
			Total:	235,450	141,270
Other Additions/Adjustments					
Exterior					
Brick Veneer			324	4,938	2,963
Plumbing					
Average Fixture(s)			1	1,185	711
Water/Sewer					
1000 Gal Septic			1	4,386	2,632
Water Well, 50 Feet			1	3,344	2,006
Deck					
Treated Wood w/Roof (Deck Portion)			512	7,219	4,331
Treated Wood w/Roof (Roof portion)			512	6,912	4,147
w/Roof (Roof portion)			1088	14,612	8,767
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			352	15,488	9,293
Common Wall: 1 Wall			1	-2,421	-1,453
Class: CD Exterior: Pole (Unfinished)					
Base Cost			912	20,119	12,071
Built-Ins					
Appliance Allow.			1	1,897	1,138
Fireplaces					
Exterior 1 Story			1	5,597	3,358

Parcel Number: 009-035-030-00

Page: 2

Lump Sum Items		
504 SQ FT FV BARN	500	300
Totals:	319,226	191,534

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 235,587

Ag. Bld 1 2011, No-Wall Loafing Shed

Class:D,Pole

Quality:Low Cost

Height: 10 ft

Description	Rate	Size	Cost New
Base Cost	4.03	1152	4,643
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	Depr. Cost =		3,250
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =		3,023

Ag. Bld 2 2005, 4 Wall Stable

Class:D,Pole

Quality:Low Cost

Height: 14 ft

Description	Rate	Size	Cost New
Base Cost	17.85	3000	53,550
Default Walls	7.10	3000	21,300
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	Depr. Cost =		52,395
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 2 =		48,727

Total Estimated True Cash Value of Agricultural Buildings

=

51,750

2026 Est. T.C.V. 009-035-030-00			=	430,237
Est. TCV/Total Floor Area = 235.88				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
182,400	182,400	182,400	90,624	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	32,700	0	2,446	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
215,100	215,100	215,100	93,070	93,070

009-035-031-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BARRETT PATRICIA A TRUSTEE
WALEJUS RD
LAKE CITY, MI 49651

SEC 35 T22N R8W E 1/2 OF SE 1/4 EXC W 10 FT OF N 300 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 79.9311A.

COMBINED W/ 031,32,33 FOR 95
VERY NICE 80 W/RIVER PC GRG COMPLETE FOR 05 (DIRT FLOOR)

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *					RIVER DIVIDES				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000	
Residentia 66 - 120	\$3800	39.05	Acres		3800	100		148,379	
Residentia INFERIOR@	\$1400	39.05	Acres		1400	100		54,666	
200 Actual Front Feet, 79.93 Total Acres					Total Est. Land Value =			253,044	
2026 Est. T.C.V. 009-035-031-00								=	253,044
Est. TCV/Total Floor Area = 138.73									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
119,600	119,600	119,600		68,901		2.70			
2026 New	Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0	6,900	0		0		1,860		0	
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
126,500	126,500	126,500		70,761		70,761		0	

009-036-001-002026 Est. T.C.V.MISSAUKEE GOLF ASSOCIATION

Property Class: 2015300 S MOREY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 36 T22N R8W NE 1/4 EXC BEG 18 RDS N OF SE COR OF NE 1/4 OF NE 1/4 TH W 16
RDS N 10 RDS E 16 RDS S 10 RDS TO POB & EXC N 75 FT THEREOF & EXC THAT PART
NE'LY OF BEG 300 FT S OF NE COR TH N 44 DEG 40' 59" W TO INTERSECTION WITH
PREVIOUS EXCEPTION. 153.2922 A.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
COMMERCIAL 100 AC +/-		147.55 Acres	3800	100		560,690
COMMERCIAL ROW		5.75 Acres	0	100		0
	153.30	Total Acres	Total Est. Land Value =			560,690

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.67	46000	50	61,410
Total Estimated Land Improvements True Cash Value =				61,410

Cost Estimates for Commercial/Industrial Building/Section: 1Built 1990

Description of Occupancy: CAL 30

Costs are taken from the Clubhouses cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: DQuality: Low Cost

Stories: 1Story Height: 10Perimeter: 344

Overall Building Height: 10

Base Rate for Upper Floors = 88.31
Utility Basement Basement, Base Rate for Basement = 44.52
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.65 100%
Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 22.09
Adjusted Square Foot Cost for Upper Floors = 109.96
Adjusted Square Foot Cost for Basement = 66.61

Total Floor Area: 5,380	Base Cost New of Upper Floors =	591,584
Basement Area: 5,060	Base Cost New of Basement =	337,046
	Reproduction/Replacement Cost =	928,630
Eff.Age:35Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0	Total Depreciated Cost =	455,029

<<<<<<Segregated Cost Computations>>>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost	# or	Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.	

(39) Miscellaneous
Miscellaneous Built-in Construction:
Single Unit (Self-contained)
Kitchen2 Up 5000.0011.0001.0005,000

Total Cost of Lump-Sum Items = 5,000
Total Cost New = 5,000

Architectural Multiplier: 1.00

	Reproduction/Replacement Cost =	5,000
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0	
	Total Depreciated Cost =	2,450
Unit in Place Items	Rate	Quantity Arch %Good Depr.Cost
SEG 3 EXT DECK	9.90	687 1.00 93 6,325
ECF (201B COMMERCIAL GROUP B)	1.060 => TCV of Bldg: 1 =	491,632

Parcel Number: 009-036-001-00

Page: 2

Replacement Cost/Floor Area= 174.80

Est. TCV/Floor Area= 91.38

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 1977

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 12 Perimeter: 220

Overall Building Height: 12

Base Rate for Upper Floors = 29.27

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 13.82 100%

Adjusted Square Foot Cost for Upper Floors = 43.09

Total Floor Area: 2,400

Base Cost New of Upper Floors = 103,416

Reproduction/Replacement Cost = 103,416

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0

Total Depreciated Cost = 37,230

ECF (201B COMMERCIAL GROUP B)

1.060 => TCV of Bldg: 2 = 39,464

Replacement Cost/Floor Area= 43.09 Est. TCV/Floor Area= 16.44

Cost Estimates for Commercial/Industrial Building/Section: 3

Built 1993

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average

Stories: 1 Story Height: 12 Perimeter: 188

Overall Building Height: 12

Base Rate for Upper Floors = 29.71

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 14.02 100%

Adjusted Square Foot Cost for Upper Floors = 43.73

Total Floor Area: 1,920

Base Cost New of Upper Floors = 83,961

Reproduction/Replacement Cost = 83,961

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0

Total Depreciated Cost = 68,848

ECF (201B COMMERCIAL GROUP B)

1.060 => TCV of Bldg: 3 = 72,979

Replacement Cost/Floor Area= 43.73 Est. TCV/Floor Area= 38.01

Cost Estimates for Commercial/Industrial Building/Section: 4

Built 0

Description of Occupancy: LAND IMPROVEMENTS: COURSE

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost

Total Cost New = 0

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/GOLC/COSR/CLAIA	125500.00	18	1.00	100	2,259,000

ECF (201B COMMERCIAL GROUP B)

1.060 => TCV of Bldg: 4 = 2,394,540

Parcel Number: 009-036-001-00

Page: 3

Total Estimated True Cash Value of Commercial/Industrial Buildings =

2,998,615

2026 Est. T.C.V. 009-036-001-00				=	3,620,715	
Est. TCV/Total Floor Area = 373.27						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
1,511,500	1,511,500	1,511,500		522,234	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	298,900	0	0	14,100	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
1,810,400	1,810,400	1,810,400		536,334	536,334	0

009-036-002-002026 Est. T.C.V.CORWIN LYLE & CAROL
Property Class: 4015190 S MOREY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 36 T22N R8W IN NE 1/4 OF NE 1/4 BEG 18 RDS N OF SE COR W 16 RDS N 10 RDS E
16 RDS S 10 RDS TO BEG. 1 A.

10/4/2013 ARVILLA HAS GIVEN AWAY THE MOBILE HOME. IT'S IN PROCESS OF BEING MOVED
OFF THE PROPERTY. TITLE IS ALREADY SIGNED OVER TO A NEW OWNER. - TIM

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	165.00	264.00	1.0493	0.9013	110	100	17,165
165 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =		17,165

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1166 SF Floor Area = 1166 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,166		
			Total:	128,554	77,132

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	988	593

Water/Sewer					
1000 Gal Septic			1	4,109	2,465
Water Well, 50 Feet			1	3,344	2,006

Porches					
CCP (1 Story)			80	2,045	1,227

Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	18,567	11,140

Built-Ins					
Appliance Allow.			1	1,607	964

Breezeways					
Frame Wall			80	3,309	1,985

			Totals:	162,523	97,512

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				119,940	

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1968

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	720		
Expando			64		
			Total:	42,340	14,819

Other Additions/Adjustments

Parcel Number: 009-036-002-00

Page: 2

Totals:

42,340

14,819

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:

13,930

2026 Est. T.C.V. 009-036-002-00

=

151,035

Est. TCV/Total Floor Area = 80.08

2025 AssessedMBORS.E.V.Base for CapIRM

63,70063,70063,70035,2092.70

2026NewEq. AdjustmentLossAdditionsTax AdjustmentLosses

011,800009500

2026 AssessedMBORS.E.V.Capped->Taxable<-PRE/MBT

75,50075,50075,50036,15936,1590

009-036-003-002026 Est. T.C.V.MICH STATE HWY COMM
Property Class: 402M-55
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 36 T22N R8W N 75 FT OF SEC ALSO THAT PART NE'LY OF BEG 300 FT S OF NE COR
TH N 44 DEG 40' 59" W TO INTERSECTION WITH PREVIOUS DESC. 10.2532 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		10.26 Acres	5600	100		57,473
		10.26 Total Acres	Total Est. Land Value =			57,473

2026 Est. T.C.V. 009-036-003-00			=		0	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-036-004-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GILSON DONALD W JR & PENNY L
6693 W BLUE RD
LAKE CITY, MI 49651

SEC 36 T22N R8W NE 1/4 OF NW 1/4 EXC N 75 FT THOF AND EXC BEG 75 FT S OF NE COR
TH S 462 FT, W 684 FT, N 273 FT, W 240 FT, N 189 FT, E 924 FT TO POB & EXC W 1/2
OF W 1/2 THOF. 19.999A.

ADD MH ETC FOR 99 ADD PC GRG FOR 00

98 SPLIT FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		236.5 X 3693 IRR	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/FF	236.50	3693.00	0.9590	1.7431	110 100	43,486
237 Actual Front Feet, 20.05 Total Acres					Total Est. Land Value =	43,486

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	23.38	320 50	3,741
Total Estimated Land Improvements True Cash Value =			3,741

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1998

(11) Heating System: Wall Furnace

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Siding	Comp.Shingle	980	
Total:			61,935	34,063
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			168	1,969 1,083
Plumbing				
Average Fixture(s)			1	1,010 555
Water/Sewer				
1000 Gal Septic			1	4,689 2,579
Water Well, 100 Feet			1	5,734 3,154
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			800	20,320 11,176
Built-Ins				
Appliance Allow.			1	2,713 1,492
Totals:			98,370	54,102

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 50,856

2026 Est. T.C.V. 009-036-004-00				=	98,083	
Est. TCV/Total Floor Area = 100.08, Most recent sale 07/01/1998 for 30,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
40,300	40,300	40,300	32,288	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	871	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,000	49,000	49,000	33,159	33,159	33,159	

009-036-004-30	2026 Est. T.C.V.	ROOT SHANNON & ROOT JESSEE
Property Class: 401		6689 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 36 T22N R8W (0*1998) N 264 FT OF W 306 FT OF NE 1/4 OF NW 1/4EXC N 75 FT THOF AND EXC W 66 FT THOF. 1.04A.		
98 SPLIT FROM 034-00 FOR 99		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	236.00	188.00
236 Actual Front Feet,	1.02	Total Acres
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		Value
		20,623
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Wood Frame	20.84	160 50
Wood Frame	17.88	420 50
Total Estimated Land Improvements	True Cash Value =	5,422
Cost Est. for Res. Bldg: 1 Single Family 1.5S		
	Cls D	Blt 1950
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 988 SF Floor Area = 1482 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior	Foundation
1.5 Story	Siding	Basement
		Size
		988
		Total:
		163,589
		98,155
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	988
		593
Water/Sewer		
1000 Gal Septic	1	4,109
Water Well, 50 Feet	1	3,344
		2,465
		2,006
Deck		
Treated Wood	97	2,309
		1,385
Built-Ins		
Appliance Allow.	1	1,607
		964
	Totals:	175,946
		105,568
Notes:		
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		
		129,849
2026 Est. T.C.V. 009-036-004-30 = 155,894		
Est. TCV/Total Floor Area = 105.19, Most recent sale 08/08/2025 for 85,000		
2025 Assessed	MBOR	S.E.V.
65,500	65,500	65,500
	Base for Cap	IRM
	33,518	2.70
2026 New Eq. Adjustment	Loss	Additions
0	12,400	0
		Tax Adjustment
		44,382
		0
2026 Assessed	MBOR	S.E.V.
77,900	77,900	77,900
	Capped	->Taxable<-
	34,422	77,900
		PRE/MBT
		77,900

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-036-004-40

2026 Est. T.C.V.

MAXWELL SANDRA & JAMES

Property Class: 402

W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 36 T22N R8W (0*1998) BEG 306 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH
S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.

98 SPLIT FROM 034-00 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	160.00	231.00	1.0574	0.8717	110	100		16,223
160 Actual Front Feet, 0.85 Total Acres								16,223
Total Est. Land Value =								16,223

2026 Est. T.C.V. 009-036-004-40

=

16,223

Est. TCV/Total Floor Area = 10.95, Most recent sale 02/15/2005 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
6,600	6,600	6,600	4,124	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,500	0	0	111	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,100	8,100	8,100	4,235	4,235	0

009-036-004-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WHALEY JEANNETTE M SAPP
6577 W BLUE RD
LAKE CITY, MI 49651

SEC 36 T22N R8W (0*1998) BEG 466 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH
S 231 FT, E 194 FT, N 231 FT, W 194 FT TO POB. 1.029A.

12/2022 PER PHONE CALL WITH JEANNETTE, NO NEW INTERIOR FINISH, STILL ALSO TRYING
TO FINISH. -JWV

98 SPLIT FROM 034-00 FOR 99

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			* Factors *		194 X 231	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> SITE 15K					15000 100	15,000
194 Actual Front Feet, 1.02 Total Acres			Total Est. Land Value =			15,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		20.84	160 50	1,667
Wood Frame		19.78	192 50	1,899
Total Estimated Land Improvements True Cash Value =				3,566

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1970

(11) Heating System: Wall/Floor Furnace
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	864	
Total:			98,653	64,125
Other Additions/Adjustments				
Porches				
WGEP (1 Story)			252	15,674 10,188
WGEP (1 Story)			96	8,373 5,442
Deck				
Treated Wood			308	5,060 3,289
Treated Wood			96	2,297 1,493
Totals:			130,057	84,537

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 83,692

Cost Est. for Res. Bldg: 2 Single Family HUD Cls D Blt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,056	
Total:			118,704	77,158
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1	4,109 2,671
Water Well, 50 Feet			1	3,344 2,174
Deck				

Parcel Number: 009-036-004-50

Page: 2

Treated Wood	65	1,883	1,224
Treated Wood	74	1,995	1,297
Totals:		130,035	84,524

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:

83,679

2026 Est. T.C.V. 009-036-004-50				=	185,937	
Est. TCV/Total Floor Area = 96.84						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
73,200	73,200	73,200	57,182	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,800	0	0	1,543	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,000	93,000	93,000	58,725	58,725	0	

009-036-004-60
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

COMMUNITY CHURCH OF CHRIST
6535 W BLUE RD
LAKE CITY, MI 49651

SEC 36 T22N R8W (0*1998) N 537 FT OF E 330 FT OF NE 1/4 OF NW 1/4EXC N 75 FT THOF. 3.5A.

TO TE FOR 03.. CHURCH

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
INFO FOR SIZE 0	330.00	462.00	1.0000	0.0000	0 100*	0
COMMERCIAL 2-4A	9000		3.50 Acres		9000 100	31,500
* denotes lines that do not contribute to the total acreage calculation.						
330 Actual Front Feet, 3.50 Total Acres Total Est. Land Value =						31,500

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.86	15000 100	42,900
Total Estimated Land Improvements True Cash Value =				42,900

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Visitor Centers cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 16 Perimeter: 319

Base Rate for Upper Floors = 107.21

(10) Heating system: Package Heating & Cooling Cost/SqFt: 30.30 100%
Adjusted Square Foot Cost for Upper Floors = 137.51

Total Floor Area: 5,400 Base Cost New of Upper Floors = 742,554
Reproduction/Replacement Cost = 742,554
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 445,532

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 472,264
Replacement Cost/Floor Area= 137.51 Est. TCV/Floor Area= 87.46

Total Estimated True Cash Value of Commercial/Industrial Buildings = 472,264

2026 Est. T.C.V. 009-036-004-60 = 0						
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/2002 for 97,350						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-036-004-70
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MAXWELL SANDRA & JAMES
W BLUE RD
LAKE CITY, MI 49651

SEC 36 T22N R8W (0*1998) BEG 306 FT E & 306 FT S OF NW COR OF NE 1/4 OF NW 1/4
TH S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

160 X 231

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	160.00	231.00	1.0574	0.8717	110	100		16,223
160 Actual Front Feet, 0.85 Total Acres					Total Est. Land Value =			16,223

2026 Est. T.C.V. 009-036-004-70 = 16,223

Est. TCV/Total Floor Area = 3.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,600	6,600	6,600	3,895	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	105	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,100	8,100	8,100	4,000	4,000	0

03/24/2026

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Valuation Report

DB: Lake2026

009-036-004-80

2026 Est. T.C.V.

WHALEY JEANNETTE M SAPP

Property Class: 402

W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 36 T22N R8W (0*1998) BEG 330 FT W & 306 FT S OF NE COR OF NE 1/4 IF NW 1/4
TH S 231 FT, W 194 FT, N 231 FT, E 194 FT TO POB. 1.03A.

98 SPLIT FROM 034-00 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	194.00	231.00	1.0076	0.8717	110	100		18,745
194 Actual Front Feet, 1.03 Total Acres								18,745
Total Est. Land Value =								18,745

2026 Est. T.C.V. 009-036-004-80

=

18,745

Est. TCV/Total Floor Area = 3.47

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,700	7,700	7,700	3,423	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	92	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,400	9,400	9,400	3,515	3,515	0

009-036-004-902026 Est. T.C.V.COCHRANE GEORGE E
Property Class: 4016763 W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 36 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 LYINGS'LY OF S R/W LINE HWY
M-55. 9.4318 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$5600			9.43 Acres		5600 100	52,808
			9.43 Total Acres		Total Est. Land Value =	52,808

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1392 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	912		
1 Story	Siding	Basement	480		
Total:				200,396	140,277

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	995

Water/Sewer				
1000 Gal Septic		1	4,689	3,282
Water Well, 50 Feet		1	3,344	2,341

Porches				
WCP (1 Story)		48	3,193	1,628 *51% Good

Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		576	21,479	15,035
Door Opener		1	527	369

Built-Ins				
Appliance Allow.		1	2,713	1,899

Fireplaces				
Direct-Vented Gas		1	2,963	2,074

Totals:			240,726	167,900

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:			206,517	

2026 Est. T.C.V. 009-036-004-90					=	260,275	
Est. TCV/Total Floor Area = 186.98							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
111,700	111,700	111,700		51,063	2.70		
2026 New Eq. Adjustment	Loss			Additions	Tax Adjustment	Losses	
0	18,400	0		0	1,378	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
130,100	130,100	130,100		52,441	52,441	52,441	

009-036-005-002026 Est. T.C.V.JOHNSTON TODD & JENNIFER
Property Class: 402W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 36 T22N R8W W 1/2 OF NW 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG ON W
SEC LINE 2.55 FT S OF NW COR TH ON A 17188 FT RADIUS RH CURVE 225.19 FT CHORD
BEARING S 89 DEG 29' 35" E 225.18 FT TH S 89 DEG 7' 4" E 1500 FT TO END. 77.7273
A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 66 - 120	\$3800	77.73 Acres	3800	100		295,363
		77.73 Total Acres	Total Est. Land Value =			295,363

2026 Est. T.C.V. 009-036-005-00 = 295,363						
Est. TCV/Total Floor Area = 212.19						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
143,800	143,800	143,800	66,910		2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	1,806	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,700	147,700	147,700	68,716	68,716	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-036-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SULLIVAN DEVIN J
6540 W WALENJUS RD
LAKE CITY, MI 49651

. SEC 36 T22N R8W NE 1/4 OF SE 1/4 OF NW 1/4. 10 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$5600		10.00	Acres		5600	100		56,000
		10.00	Total Acres		Total Est. Land Value =			56,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2800	0	0
Wood Frame	25.46	180	50	2,291

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,791

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = 840 SF Floor Area = 1050 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	840		
Total:				163,443	114,421

Other Additions/Adjustments

Recreation Room	420	7,967	5,577
Basement, Outside Entrance, Above Grade	1	1,980	1,386
Plumbing			
Average Fixture(s)	1	1,422	995
Water/Sewer			
1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341
Porches			
CGEP (1 Story)	112	8,792	6,154
WCP (1 Story)	64	3,898	2,729
WPP	255	5,271	3,690
Deck			
Treated Wood	96	2,414	1,690
Built-Ins			
Appliance Allow.	1	2,713	1,899
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	1920	35,942	33,785 *94% Good
Totals:		241,875	177,949

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 218,877

2026 Est. T.C.V. 009-036-006-00 = 279,668

Est. TCV/Total Floor Area = 266.35, Most recent sale 04/14/2023 for 338,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	120,700	120,700	120,700	100,522	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,100	0	0	2,714	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	139,800	139,800	139,800	103,236	103,236	103,236

009-036-007-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LUTZ KEITH E & MARILYN A TRUST
W WALENJUS RD
LAKE CITY, MI 49651

SEC 36 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 5A
6/22/2015 SPLIT/EXEMPT TRANSFER 10A TO ADJ PIN.
FORMERLY SEC 36 T22N R8W S 1/2 OF SE 1/4 OF NW 1/4 EXC N 1/2 OF SE 1/4 OF SE 1/4
OF NW 1/4. 15A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@\$3800		5.00 Acres	3800	100		19,000
		5.00 Total Acres	Total Est. Land Value =			19,000

2026 Est. T.C.V. 009-036-007-00 = 19,000						
Est. TCV/Total Floor Area = 18.10, Most recent sale 06/22/2015 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
9,300	9,300	9,300	2,864		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	77	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	2,941	2,941	2,941	

009-036-007-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STROM DAVID A & KATHY L
6666 W WALENJUS RD
LAKE CITY, MI 49651

SEC 36 T22N R8W NW 1/4 OF SE 1/4 OF NW 1/4. 10A M/L & 2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W 10A M/L

ADD A/C, SHED, 2 RS, & DECK FOR 10.

2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W - EXEMPT TRANSFER OF PARCEL BOUNDRY FROM 009-036-007-00 LUTZ

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 18	-29	@\$5000	20.00	Acres	5000 100	100,000
20.00 Total Acres					Total Est. Land Value =	100,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	480	50	1,961
D/W/P: 4in Ren. Conc.	8.17	778	50	3,178
D/W/P: Asphalt Paving	3.10	5500	50	8,525
D/W/P: Patio Blocks	15.58	1200	50	9,348
Wood Frame	28.80	100	50	1,440
Total Estimated Land Improvements True Cash Value =				24,452

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1995

(11) Heating System: Forced Heat & Cool
Ground Area = 1312 SF Floor Area = 1872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,120		
1 Story	Siding	Crawl Space	192		
Total:				276,067	234,644

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	256	9,738	8,277
CCP (1 Story)	288	7,488	6,365

Deck

Treated Wood w/Roof (Deck Portion)	252	4,642	3,946
Treated Wood w/Roof (Roof portion)	252	3,977	3,380
Treated Wood	168	3,558	3,024
Treated Wood	9	403	343
Treated Wood	12	537	456

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	28,771	24,455
Storage Over Garage	288	3,813	3,241
Class: C Exterior: Pole (Unfinished)			
Base Cost	468	13,942	11,851
Class: C Exterior: Pole (Unfinished)			
Base Cost	1632	38,597	32,807

Parcel Number: 009-036-007-60

Page: 2

Built-Ins				
Appliance Allow.	1	2,713	2,306	
Fireplaces				
Wood Stove	1	2,503	2,128	
Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)	1668	6,689	3,344	*50% Good
	Totals:	424,239	358,249	
Notes:				
	ECF (4012 RURAL METES & BOUNDS) 1.230 =>	TCV:	440,646	

Cost Estimates for Commercial/Industrial Building/Section: 1		Built 1995
Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.		
<<<<<< Calculator Cost Computations >>>>>>		
Class: D,Pole Quality: Average		
Stories: 1 Story Height: 12 Perimeter: 140		
Base Rate for Upper Floors = 28.83		
Adjusted Square Foot Cost for Upper Floors = 28.83		
Total Floor Area: 1,200	Base Cost New of Upper Floors =	34,596
	Reproduction/Replacement Cost =	34,596
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	
	Total Depreciated Cost =	15,222
ECF (4012 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 =	14,157
Replacement Cost/Floor Area= 28.83	Est. TCV/Floor Area= 11.80	
Total Estimated True Cash Value of Commercial/Industrial Buildings =		14,157

2026 Est. T.C.V. 009-036-007-60		=	579,255
Est. TCV/Total Floor Area = 188.56, Most recent sale 06/22/2015 for 24,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
245,900	245,900	245,900	154,193
2026 New Eq.	Adjustment	Loss	Additions
0	43,700	0	0
2026 Assessed	MBOR	S.E.V.	Capped
289,600	289,600	289,600	158,356
			->Taxable<-
			PRE/MBT
			158,356

03/24/2026
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Valuation Report

DB: Lake2026

009-036-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DEKAM CHRISTOPHER & SAMANTHA
6520 W WALENJUS RD
LAKE CITY, MI 49651

N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4OF SECTION 36, T22N R8W., INCLUDING AN
EASEMENT OVER AND ACROSS THE WEST 33 FEET OF THE W 1/2 OF THE NW 1/4 OF SEC 36
T22N R8W. 5 A M/L

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$9000		5.00 Acres			9000	100		45,000
		5.00 Total Acres					Total Est. Land Value =	45,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements			True Cash Value =	950

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C

Blt 1982

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1484 SF Floor Area = 1904 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	840			
1 Story	Siding	Crawl Space	644			*97% Good
		Total:		231,594	184,013	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	180	3,721	2,605
w/Roof (Roof portion)	780	11,606	8,124

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	624	17,041	11,929

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Breezeways

Frame Wall	70	4,725	3,307

Totals:

291,720

226,101

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

278,104

2026 Est. T.C.V. 009-036-008-00 = 324,054
Est. TCV/Total Floor Area = 170.20, Most recent sale 03/23/2018 for 157,700
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-036-008-00

Page: 2

	134,300	134,300	134,300	94,872	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,700	0	0	2,561	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	162,000	162,000	162,000	97,433	97,433	97,433

009-036-009-002026 Est. T.C.V.LUTZ KEITH E & MARILYN A TRUST
Property Class: 4016511 W WALENJUS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 & THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
EXCEPT THE EAST 660.00 FEET OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4 OF
SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SUBJECT TO THE
RIGHT-OF-WAY FOR WALENJUS ROAD ACROSS THE NORTHERLY 33' THEREOF, AS DEPICTED ON
THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS. COVENANTS, EASEMENTS, ANO
RESTRICTIONS OF RECORD, IF ANY. SPLIT ON 7/18/2016 INTO 009-036-009-60,
009-036-009-70, 009-036-009-80
FORMERLY THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE
SOUTHEAST 1/4, EXCEPT THE EAST 330.00 FEET OF THE NORTH 500.00 FEET OF THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 , OF SECTION 36, T22N-R8W, LAKE TOWNSHIP,
MISSAUKEE COUNTY, MICHIGAN . SUBJECT TO THE RIGHT-OF-WAY FOR WALENJUS ROAD
ACROSS THE NORTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY.
SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF
ANY.
SPLIT ON 09/10/2013 INTO 009-036-009-95, 009-036-009-90;
FORMERLY DESCRIBED AS: SEC 36 T22N R8W NE 1/4 OF SW 1/4 & NW 1/4 OF SE 1/4. 80A.

Split/Comb. on 07/18/2016 completed 07/18/2016 TIM ;
Parent Parcel(s): 009-036-009-00;
Child Parcel(s): 009-036-009-80, 009-036-009-70, 009-036-009-60;

Split/Comb. on 09/10/2013 completed 09/10/2013 TIM SPLIT 2@1.8939AC EACH;
Parent Parcel(s): 009-036-009-00;
Child Parcel(s): 009-036-009-95, 009-036-009-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 30 - 65	\$3800	44.30	Acres	3800	100	168,340
Residentia INFERIOR@	\$1400	16.00	Acres	1400	100	22,400
60.30 Total Acres			Total Est. Land Value =			190,740

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	800	71	3,737
Total Estimated Land Improvements True Cash Value =				3,737

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1536 SF Floor Area = 1536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,536	
Total:			242,751	169,937

Other Additions/Adjustments			
Basement Living Area	1536	54,021	37,815
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing			
Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097
Water/Sewer			
1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014

Parcel Number: 009-036-009-00

Page: 2

Porches				
CPP	60	1,466	1,026	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	704	27,548	19,284	
Common Wall: 1 Wall	1	-2,589	-1,812	
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost	224	11,478	5,280	*46% Good
Built-Ins				
Appliance Allow.	1	2,713	1,899	
Fireplaces				
Exterior 2 Story	1	7,869	5,508	
	Totals:	367,303	254,369	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 312,874

2026 Est. T.C.V. 009-036-009-00		=	507,351
Est. TCV/Total Floor Area = 330.31, Most recent sale 06/22/2015 for 24,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
229,400	229,400	229,400	107,657
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	24,300	0	0
			2,906
2026 Assessed	MBOR	S.E.V.	Capped
253,700	253,700	253,700	110,563
			->Taxable<-
			110,563
			PRE/MBT
			110,563

009-036-009-60	2026 Est. T.C.V.	HERWERYER JOSH & MEGHAN
Property Class: 401		6305 W WALENJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016-02437 PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1313.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.37 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 801.68 FEET; THENCE S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF SURVEY.

SUBJECT TO ALL AGREEMENTS, COVENANTS. EASEMENTS. AND RESTRICTIONS OF RECORD, IF ANY EASEMENT FOR INGRESS AND EGRESS AND UTILITIES: PART OF THE NORTHWEST 1/4. OF THE SOUTHEAST 1/4. OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY. MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36: THENCE N88DEG"12'29'W, ALONG THE EA5T-WEST 1/4. LINE OF SAID SECTION 1643.18 FEET, TO THE POB; THENCE S00°58'04'W. 550.00 FEET: THENCE N88°12''29", 25.00 FEET; THENCE N00°58'04'E, 350.00 FEET THENCE N88°12'29"W. 25.00 FEET: THENCE N00°58'04'E, 200.00 FEET TO THE EAST-WE5T 1/4. LINE OF SAID SECTION; THENCE S88°12'29' E, ALONG SAID LINE, 50.00 FEET TO THE POINT OF BEGINNING.

SPLIT ON 7/18/2016 FROM/FORMERLY PART OF 009-036-009-00

Split/Comb. on 07/18/2016 completed 07/18/2016 TIM ;

Parent Parcel(s): 009-036-009-00;

Child Parcel(s): 009-036-009-80, 009-036-009-70, 009-036-009-60;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 3 - 7 @\$9000		6.07 Acres		9000	100	54,630
		6.07 Total Acres			Total Est. Land Value =	54,630

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	277	50	911
D/W/P: 3.5 Concrete	6.58	22	50	72
D/W/P: 4in Ren. Conc.	8.17	1180	50	4,820
Total Estimated Land Improvements True Cash Value =				5,803

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls	C	Blt	2016

(11) Heating System: Forced Heat & Cool

Ground Area = 1608 SF Floor Area = 1608 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,608		
			Total:	246,197	228,964
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,727	2,536
Plumbing					
Average Fixture(s)			1	1,422	1,322
3 Fixture Bath			1	4,478	4,165
2 Fixture Bath			1	2,996	2,786
Water/Sewer					
1000 Gal Septic			1	4,689	4,361
Water Well, 100 Feet			1	5,734	5,333
Porches					

03/24/2026		Valuation Report		DB: Lake2026	
12:41 PM					
Parcel Number: 009-036-009-60				Page: 2	
CCP (1 Story)		80	2,428	2,258	
Deck					
Treated Wood		192	3,882	3,610	
w/Roof (Roof portion)		192	3,195	2,971	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		570	23,746	22,084	
Common Wall: 1.5 Wall		1	-3,883	-3,611	
Door Opener		2	1,054	980	
Class: C Exterior: Pole (Unfinished)					
Door Opener		2	1,054	980	
Base Cost		1440	34,056	31,672	
Built-Ins					
Appliance Allow.		1	2,713	2,523	
		Totals:	336,488	312,934	
Notes:					
		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	384,909		

2026	Est. T.C.V. 009-036-009-60					=	445,342
Est. TCV/Total Floor Area = 276.95, Most recent sale 07/22/2016 for 18,500							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	186,000	186,000	186,000	129,064	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	36,700	0	0	3,484	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	222,700	222,700	222,700	132,548	132,548	132,548	

009-036-009-70
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

URBANAVAGE RONALD & TIERRA L
6329 W WALENJUS RD
LAKE CITY, MI 49651

SEC 36 T22N R8W PCL C & PCL D OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P204.
9.85A.
2024 COMBINATION WITH 009-036-009-80 ON 4/25/2023
FORMERLY 2020-01531 PARCEL D BOOK OF SURVEYS S-5P204: PART OF THE NW 1/4 OF THE
SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING
MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID
SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION
1643.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING
S00°58'04"W, 801.68 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG
SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 802.00 FEET; THENCE
S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND
SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF
SURVEY.
SUBJECT TO ALL AGREEMENTS, COVENANTS. EASEMENTS. AND RESTRICTIONS OF RECORD, IF
ANY. EASEMENT FOR INGRESS AND EGRESS AND UTILITIES: PART OF THE NORTHWEST 1/4.
OF THE SOUTHEAST 1/4. OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY.
MICHIGAN, BEING MORE PARTICULARLY DESCRIBED A5: COMMENCING AT THE EAST 1/4
CORNER OF SAID SECTION 36: THENCE N88DEG"12'29'W, ALONG THE EAST-WEST 1/4. LINE
OF SAID SECTION 1643.18 FEET, TO THE POB; THENCE S00°58'04'W. 550.00 FEET:
THENCE N88°12''29", 25.00 FEET; THENCE N00°58'04'E, 350.00 FEET THENCE
N88°12'29'W. 25.00 FEET: THENCE N00°58'04'E, 200.00 FEET TO THE EA5T-WE5T 1/4.
LINE OF SAID SECTION; THENCE S88°12'29' E, ALONG SAID LINE, 50.00 FEET TO THE
POINT OF BEGINNING.
SPLIT ON 7/18/2016 FROM/FORMERLY PART OF 009-036-009-00

Split/Comb. on 07/18/2016 completed 07/18/2016 TIM ;
Parent Parcel(s): 009-036-009-00;
Child Parcel(s): 009-036-009-80, 009-036-009-70, 009-036-009-60;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia 8 - 17 @\$5600		9.85 Acres	5600	100		55,160
		9.85 Total Acres	Total Est. Land Value =			55,160

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	580	50	2,018
Total Estimated Land Improvements True Cash Value =				2,018

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 2420 SF Floor Area = 2420 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	2,420	
Total:			368,308	364,564
Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade			1	2,727 2,700
Plumbing				
Average Fixture(s)			1	1,422 1,408
3 Fixture Bath			1	4,478 4,433
2 Fixture Bath			1	2,996 2,966
Water/Sewer				
2000 Gal Septic			1	9,318 9,225
Water Well, 100 Feet			1	5,734 5,677

Parcel Number: 009-036-009-70

Page: 2

Porches				
CCP	(1 Story)	224	6,113	6,052
CCP	(1 Story)	240	6,473	6,408

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		690	32,816	32,488
Common Wall: 2 Wall		1	-5,177	-5,125
Door Opener		2	1,054	1,043

Built-Ins				
Appliance Allow.		1	2,713	2,686
Totals:			438,975	434,525

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 534,466

2026 Est. T.C.V. 009-036-009-70					=	591,644
Est. TCV/Total Floor Area = 244.48, Most recent sale 12/07/2022 for 28,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	150,400	150,400	150,400	141,058	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	119,600	25,800	0	119,600	3,808	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	295,800	295,800	295,800	264,466	264,466	264,466

009-036-009-90
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KRICK MICHAEL J & AMY J
6255 W WALENJUS RD
LAKE CITY, MI 49651

PARCEL "B": PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST /4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88° 12'29"W, ALONG THE NORTH LINE OF SAID SECTION 1313.18 FEET, TO THE EAST1/16TH LINE AND THE POINT OF BEGINNING; THENCE S00°58'04"W, ALONG SAID LINE 500.00 FEET; THENCE N88° 12'29"W, 165.00 FEET; THENCE N00°58'04"E, 500.00 FEET, TO THE NORTH LINE OF SAID SECTION; THENCE S88° 12'29"E, ALONG SAID LINE, 165.00 FEET TO THE POINT OF BEGINNING . CONTAINING I .89+- ACRES. SUBJECT TO THE RIGHT-OF-WAY FOR WALENJUS ROAD ACROSS THE NORTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY AND PARCEL "A" THENCE N00°58'04"E, 500.00 FEET, TO THE NORTH LINE OF SAID SECTION; THENCE S88° 12'29"E, ALONG SAID LINE, 165.00 FEET TO THE POINT OF BEGINNING . CONTAINING I .89+- ACRES. SUBJECT TO THE RIGHT-OF-WAY FOR WALENJUS ROAD ACROSS THE NORTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD, IF ANY
SPLIT/COMBINED ON 09/10/2013 FROM 009-036-009-00;
FORMERLY PART OF: SEC 36 T22N R8W NE 1/4 OF SW 1/4 & NW 1/4 OF SE 1/4. 80A.

Split/Comb. on 09/10/2013 completed 09/10/2013 TIM
Parent Parcel(s): 009-036-009-00;
Child Parcel(s): 009-036-009-95, 009-036-009-90;

SPLIT 2@1.8939AC EACH;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	330.00	500.00	0.8823	1.0574	110 100	33,866
330 Actual Front Feet, 3.79 Total Acres Total Est. Land Value =						33,866

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1066	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 2014

(11) Heating System: Forced Heat & Cool
Ground Area = 1340 SF Floor Area = 1860 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,020	
2 Story	Siding	Basement	320	
1 Story	Siding	Overhang	200	
Total:			276,408	248,727

Other Additions/Adjustments			
Basement, Outside Entrance, Above Grade	1	1,980	1,782

Plumbing			
Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Water/Sewer			
1000 Gal Septic	1	4,689	4,220
Water Well, 50 Feet	1	3,344	3,010

Porches			
WGEP (1 Story)	216	16,885	15,196
CCP (1 Story)	135	3,893	3,504

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	678	26,828	24,145
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Built-Ins			
Appliance Allow.	1	2,713	2,442

Fireplaces			
Prefab 2 Story	1	3,109	2,798

Deck			
Composite	257	5,055	4,549
Composite w/Roof (Deck Portion)	173	3,811	3,430
Composite w/Roof (Roof portion)	173	2,922	2,630

Totals: 358,471 322,583

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 396,777

2026 Est. T.C.V. 009-036-009-90					=	433,018	
Est. TCV/Total Floor Area = 232.81, Most recent sale 07/15/2019 for 285,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
184,100	184,100	184,100		147,976	2.70		
2026 New Eq. Adjustment	Loss			Additions	Tax Adjustment	Losses	
0	32,400	0		0	3,995	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
216,500	216,500	216,500		151,971	151,971	151,971	

009-036-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BARRETT PATRICIA A TRUSTEE
WALEJUS RD
LAKE CITY, MI 49651

. SEC 36 T22N R8W N 1/2 OF NW 1/4 OF SW 1/4. 20A.

SPLIT OFF 40 AC IN 92
SPLIT OFF 20 AC IN 93

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>80@	\$3800	20.00	Acres	3800	100	76,000
		20.00	Total Acres		Total Est. Land Value =	76,000

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 832 SF Floor Area = 832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	832		
			Total:	151,867	129,088

Other Additions/Adjustments					
Basement Living Area			832	29,261	24,872
Basement, Outside Entrance, Above Grade			1	1,980	1,683

Plumbing					
Average Fixture(s)			1	1,422	1,209
3 Fixture Bath			1	4,478	3,806
2 Fixture Bath			1	2,996	2,547

Water/Sewer					
1000 Gal Septic			1	4,689	3,986
Water Well, 100 Feet			1	5,734	4,874

Deck					
Pine w/Roof (Deck Portion)			256	3,745	3,183
Pine w/Roof (Roof portion)			256	4,027	3,423
Treated Wood w/Roof (Deck Portion)			140	3,160	2,686
Treated Wood w/Roof (Roof portion)			140	2,430	2,065

Built-Ins					
Appliance Allow.			1	2,713	2,306

Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1568	29,353	24,950
			Totals:	247,855	210,678

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 259,134

2026 Est. T.C.V. 009-036-010-00 = 335,134						
Est. TCV/Total Floor Area = 402.81						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
149,800	149,800	149,800	53,591	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	17,800	0	0	1,446	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
167,600	167,600	167,600	55,037	55,037	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-036-010-25	2026 Est. T.C.V.	BARRETT LARRY L TRUST
Property Class: 402		X WALEJUS
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Residentia PARTOF>40@	\$3800	20.00 Acres	3800	100		76,000
		20.00 Total Acres			Total Est. Land Value =	76,000

2026 Est. T.C.V. 009-036-010-25	=	76,000			
Est. TCV/Total Floor Area = 91.35, Most recent sale 07/19/2019 for 120,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
37,000	37,000	37,000	20,460	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	552	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,000	38,000	38,000	21,012	21,012	0

009-036-010-50	2026 Est. T.C.V.	BARRETT LARRY L TRUST
Property Class: 401		W WALEJUS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W SW 1/4 OF SW 1/4. 40A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia	PARTOF>80@	\$3800	40.00 Acres		3800	100		152,000
			40.00 Total Acres		Total Est.	Land Value =		152,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.21	240	50	2,905
Total Estimated Land Improvements True Cash Value =				2,905

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	121,578	91,184

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WPP	450	8,006	6,004

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals:	144,142	108,106

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 132,970

2026 Est. T.C.V. 009-036-010-50 = 287,875

Est. TCV/Total Floor Area = 333.19, Most recent sale 07/19/2019 for 120,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	132,200	132,200	132,200	93,699	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	11,700	0	0	2,529	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	143,900	143,900	143,900	96,228	96,228	0	

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-036-011-00

2026 Est. T.C.V.

TACOMA DANIEL J &
X WALEJUS RD
LAKE CITY, MI 49651

Property Class: 402

Map #:

LAKE TOWNSHIP

. SEC 36 T22N R8W SE 1/4 OF SW 1/4. 40 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia INFERIOR@	\$1400	40.00	Acres	1400	100		56,000
		40.00	Total Acres		Total Est. Land Value =		56,000

2026 Est. T.C.V. 009-036-011-00

=

56,000

Est. TCV/Total Floor Area = 64.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,000	28,000	28,000	25,592	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	690	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	26,282	26,282	0

03/24/2026

Valuation Report

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DB: Lake2026

009-036-012-00	2026 Est. T.C.V.	SWEET NORMAN JAMES &
Property Class: 402		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 36 T22N R8W E 1/2 OF SE 1/4. 80 A.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		RIVER FRONTAGE	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 66 - 120	\$3800	60.00	Acres	3800	100	228,000
Residentia INFERIOR@\$1400		20.00	Acres	1400	100	28,000
		80.00	Total Acres		Total Est. Land Value =	256,000

2026 Est. T.C.V. 009-036-012-00	=	256,000
Est. TCV/Total Floor Area = 296.30		

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
125,000	125,000	125,000	37,175	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	1,003	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,000	128,000	128,000	38,178	38,178	0

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-036-013-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TACOMA DANIEL J ETAL
X WALEJUS RD
LAKE CITY, MI 49651

. SEC 36 T22N R8W SW 1/4 OF SE 1/4. 40 A.

LANDLOCKED

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors * RIVER FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@\$1400		40.00	Acres		1400	100		56,000
		40.00	Total Acres				Total Est. Land Value =	56,000

2026 Est. T.C.V. 009-036-013-00 = 56,000

Est. TCV/Total Floor Area = 64.81, Most recent sale 10/01/1997 for 11,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,000	28,000	28,000	14,746	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	398	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	15,144	15,144	0

009-050-001-002026 Est. T.C.V.BELL RICHARD M & STADLER LORI
Property Class: 4012790 S SEELEY RD
Map #:LAKE TOWNSHIPCADILLAC, MI 49601

SEC 18 T22N R8W LOT 1 BELL OAKS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *					IRREGULAR SHAPE			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	125.83	591.97	1.1228	0.9966	110	100		15,489
126 Actual Front Feet, 1.71 Total Acres					Total Est. Land Value =			15,489

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	24.12	140	25	844
Total Estimated Land Improvements True Cash Value =				844

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	175,493	131,618
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	889
3 Fixture Bath			1	3,721	2,791
Water/Sewer					
1000 Gal Septic			1	4,386	3,289
Water Well, 100 Feet			1	5,415	4,061
Deck					
Treated Wood			444	6,576	4,932
Treated Wood			80	2,133	1,600
w/Roof (Roof portion)			480	6,480	4,860
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	21,439	16,079
Built-Ins					
Appliance Allow.			1	1,897	1,423
Totals:				228,725	171,542
Notes: HUD - 2015-03663 AFFMAN 1998 FORTUNE 268C1220071D SN 0765N					
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:					169,827

2026 Est. T.C.V. 009-050-001-00					=	186,160
Est. TCV/Total Floor Area = 123.12, Most recent sale 09/18/2015 for 40,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
72,900	72,900	72,900	36,607	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,200	0	0	988	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,100	93,100	93,100	37,595	37,595	37,595	

009-050-002-002026 Est. T.C.V.ROSINSKI CHAD

Property Class: 4012797 S SEELEY RD

Map #:LAKE TOWNSHIPCADILLAC, MI 49601

SEC 18 T22N R8W LOT 2 BELL OAKS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *				IRREGULAR			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	119.77	473.77	1.1368	0.9427	110	100	14,118
120 Actual Front Feet, 1.30 Total Acres Total Est. Land Value =							14,118

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	96	94	1,632
Total Estimated Land Improvements True Cash Value =				1,632

Cost Est. for Res. Bldg: 1Single Family HUDCls CBlt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1904 SF Floor Area = 1904 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
1 Story	Siding	Crawl Space	448		
Total:				245,378	196,302

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,422	1,138	
3 Fixture Bath		1	4,478	3,582	
Water/Sewer					
1000 Gal Septic		1	4,689	3,751	
Water Well, 100 Feet		1	5,734	4,587	
Deck					
Treated Wood		200	3,984	3,187	
Treated Wood		96	2,414	1,931	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	23,910	19,128	
Door Opener		1	527	422	
Built-Ins					
Appliance Allow.		1	2,713	2,170	
Totals:				295,249	236,198

Notes: Slyline #17380315MAB

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:233,836

2026 Est. T.C.V. 009-050-002-00=249,586						
Est. TCV/Total Floor Area = 131.09, Most recent sale 05/25/2018 for 116,600						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
96,900	96,900	96,900	67,089	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	27,900	0	0	1,811	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,800	124,800	124,800	68,900	68,900	68,900	

03/24/2026

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Valuation Report

DB: Lake2026

009-050-003-00

2026 Est. T.C.V.

CHIPMAN TIMOTHY & LAURA A

Property Class: 401

2823 S SEELEY RD

Map #:

LAKE TOWNSHIP

CADILLAC, MI 49601

SEC 18 T22N R8W LOT 3 BELL OAKS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	210.42	610.69	0.9874	1.0044	110	100		22,955
210 Actual Front Feet, 2.95 Total Acres								22,955
Total Est. Land Value =								22,955

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	180	94	1,383
Wood Frame	27.96	120	94	3,154
Total Estimated Land Improvements True Cash Value =				4,537

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
Total:				180,715	144,572

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	96	4,936	3,949
WGEP (1 Story)	180	14,944	11,955

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	18,041
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170
Totals:		243,116	194,493

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 239,226

2026 Est. T.C.V. 009-050-003-00 = 266,718

Est. TCV/Total Floor Area = 198.45, Most recent sale 09/01/1998 for 82,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
114,100	114,100	114,100	67,350	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,300	0	0	1,818	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
133,400	133,400	133,400	69,168	69,168	69,168

009-050-004-002026 Est. T.C.V.SMITH WARD H TRUST
Property Class: 40111850 W ROSTED RD
Map #:LAKE TOWNSHIPCADILLAC, MI 49601

SEC 18 T22N R8W LOT 4 BELL OAKS.

NEW HOUSE @45% FOR 02..COMP FOR 03
12/03 TT NEW OWNER..PD 145000 IN 02.
ADJUSTED TO BETTER REFLECT MKT VALUE FOR 04

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *					IRREGULAR WITH WETLAND				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	135.00	998.64	1.1033	1.1358	110	100		18,609	
135 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			18,609	

Cost Est. for Res. Bldg: 1Single Family 1SCls C -5 Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = 1792 SF Floor Area = 1792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,792		
			Total:	257,216	205,760
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,138
3 Fixture Bath			1	4,478	3,582
Water/Sewer					
1000 Gal Septic			1	4,689	3,751
Water Well, 100 Feet			1	5,734	4,587
Porches					
CCP (1 Story)			336	8,649	6,919
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			576	28,771	23,017
Common Wall: 1 Wall			1	-2,589	-2,071
Door Opener			1	527	422
Built-Ins					
Appliance Allow.			1	2,713	2,170
			Totals:	311,610	249,275

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv: 306,608

2026 Est. T.C.V. 009-050-004-00				=	325,217	
Est. TCV/Total Floor Area = 181.48, Most recent sale 12/28/2015 for 129,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	138,000	138,000	138,000	80,290	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,600	0	0	2,167	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	162,600	162,600	162,600	82,457	82,457	82,457

009-050-005-002026 Est. T.C.V.FREDELL DANIELLE
Property Class: 40111820 W ROSTED RD
Map #:LAKE TOWNSHIPCADILLAC, MI 49601

SEC 18 T22N R8W LOT 5 BELL OAKS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/	135.00	380.75	1.1033	0.8925	110 100	14,623
135 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =						14,623

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family HUDCls CBlt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,352	
Total:			181,702	154,447
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,209
3 Fixture Bath		1	4,478	3,806
Water/Sewer				
1000 Gal Septic		1	4,689	3,986
Water Well, 100 Feet		1	5,734	4,874
Deck				
Treated Wood		192	3,882	3,300
Treated Wood		25	1,140	969
Treated Wood		20	896	762
Built-Ins				
Appliance Allow.		1	2,713	2,306
Totals:			206,656	175,659
Notes: 2003 REDMANMHD				
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:				173,902

2026 Est. T.C.V. 009-050-005-00			=	189,465
Est. TCV/Total Floor Area = 140.14, Most recent sale 02/01/2003 for 7,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
73,500	73,500	73,500	35,503	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	21,200	0	0	958 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
94,700	94,700	94,700	36,461	36,461 36,461

009-050-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOLLIDAY RAYMOND J & SHERRY L
11784 ROSTED RD
CADILLAC, MI 49601

SEC 18 T22N R8W LOT 6 & 7 BELL OAKS.
4/17/2017 COMBINED WITH 009-050-007-00
FORMERLY SEC 18 T22N R8W LOT 6 & W 15 FT OF S 200 FT OF LOT 7. BELL OAKS.

MHD FOR 00 GRG @75% GRG COMP FOR 01
01 ADD .07 AC FROM 007 AS BNDRY ADJ
ADD 24X24 PC GRG FOR 02

4/2017 COMBINE LOT 7

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	135.00	332.35	0.8057	0.8627	110	100		10,321
A 200' @ 110/	339.69	573.21	0.8057	0.9886	110	100		29,763
475 Actual Front Feet, 5.50 Total Acres Total Est. Land Value =								40,084

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	384	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
Total:				180,544	144,436

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WPP	128	3,259	2,607

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	17,151
Common Wall: 1 Wall	1	-2,421	-1,937
Class: CD Exterior: Pole (Unfinished)			
Base Cost	576	14,314	11,451

Built-Ins

Appliance Allow.	1	1,897	1,518

Fireplaces

Prefab 1 Story	1	2,147	1,718

Totals: 235,886 188,710

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					232,113
2026 Est. T.C.V. 009-050-006-00					= 274,697
Est. TCV/Total Floor Area = 176.09, Most recent sale 10/15/2003 for 95,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
117,500	117,500	117,500	53,818	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,800	0	0	1,453	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
137,300	137,300	137,300	55,271	55,271	55,271

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-050-008-00

2026 Est. T.C.V.

WELLMAN JOSEPH

Property Class: 402

W ROSTED RD

Map #:

LAKE TOWNSHIP

CADILLAC, MI 49601

SSEC 18 T22N R8W LOT 8 BELL OAKS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

IRREGULAR WITH WETLANDS

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

A 200' @ 110/FF 190.131232.59 1.0127 1.3249 110 100 28,063

190 Actual Front Feet, 5.38 Total Acres Total Est. Land Value = 28,063

2026 Est. T.C.V. 009-050-008-00 = 28,063

Est. TCV/Total Floor Area = 17.99, Most recent sale 07/28/2020 for 135,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

11,500 11,500 11,500 8,524 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 2,500 0 0 230 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

14,000 14,000 14,000 8,754 8,754 8,754

03/24/2026

Valuation Report

DB: Lake2026

12:41 PM

009-100-001-00

2026 Est. T.C.V.

MCGRAW KENNETH E TRUST

Property Class: 401

1634 S BIRCHAVEN BEACH DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

LOT 1 BIRCHAVEN BEACH EXC BEG S 89D 0' 00" E 133.2 FT FROM SW COR LOT 1: TH S

89D 0' 00" E 70.34 FT; N 30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO

POB.

04 Split 17.5 Ft to 001-98 but appears FF was greater than 83 to start with..

Made Correction for 05. but adjusted size,shape. (triangular lot)

04 SPLIT 17.75 FT TO 001-98 FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

TRIANGLE: EFF

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

B100'@5000/FF

67.00

130.54

1.1505

0.7368

5000

100

283,974

67 Actual Front Feet, 0.20 Total Acres

Total Est. Land Value =

283,974

Land Improvement Cost Estimates

Description

Rate

Size

% Good

Cash Value

Residential Local Cost Land Improvements

Description

Rate

Size

% Good

Cash Value

LAND IMPROVE 1000

1,000.00

2

95

1,900

Total Estimated Land Improvements True Cash Value =

1,900

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C

Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = 1722 SF Floor Area = 2678 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories

Exterior

Foundation

Size

Cost New

Depr. Cost

1.75 Story

Siding

Basement

1,274

1 Story

Siding

Basement

448

Total:

343,283

257,461

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade

2

5,454

4,090

Plumbing

Average Fixture(s)

1

1,422

1,066

3 Fixture Bath

1

4,478

3,358

Porches

WPP

336

6,001

4,501

Deck

Treated Wood

336

5,611

4,208

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

440

19,950

14,962

Common Wall: 1 Wall

1

-2,589

-1,942

Door Opener

1

527

395

Water/Sewer

Public Sewer

1

1,465

1,099

Water Well, 100 Feet

1

5,734

4,300

Built-Ins

Appliance Allow.

1

2,713

2,035

Local Cost Items

SANITARY SEWER

1

0

0

*91% Good

Parcel Number: 009-100-001-00

Page: 2

Totals:

394,049

295,533

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

502,406

2026 Est. T.C.V. 009-100-001-00				=	788,280	
Est. TCV/Total Floor Area = 294.35						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
347,800	347,800	347,800		200,218	2.70	
2026 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	46,300	0		0	5,405	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
394,100	394,100	394,100		205,623	205,623	205,623

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-100-001-98
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MEIJER MARK D & MARY E TRUST
W RIDGEVIEW DR
LAKE CITY, MI 49651

BEG S 89D 0' 00" E 133.2 FT FROM SW COR OF LOT 1: TH S 89D 0' 00" E 70.34 FT; N
30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO POB.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	17.75	64.00	1.0000	0.6711	1300	100		15,486
18 Actual Front Feet, 0.03 Total Acres Total Est. Land Value =								15,486

2026 Est. T.C.V. 009-100-001-98 = 15,486

Est. TCV/Total Floor Area = 5.78, Most recent sale 07/08/2004 for 12,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
8,900	8,900	8,900	7,218	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-1,200	0	0	194	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,700	7,700	7,700	7,412	7,412	0

009-100-002-002026 Est. T.C.V.CLOVER JAMES P & LORI
Property Class: 4011614 S BIRCHAVEN BEACH DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 2 & 3 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	100.00	169.00	1.0000	0.7659	5000	100	382,960
100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =							382,960

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail		18.08	300 0	0
D/W/P: 4in Ren. Conc.		8.17	1481 50	6,050
D/W/P: 4in Concrete		6.96	570 50	1,983
Wood Frame		26.29	160 50	2,103
Total Estimated Land Improvements True Cash Value =				10,136

Cost Est. for Res. Bldg: 1 Single Family 1SCls C 10 Blt 2023

(11) Heating System: Forced Heat & Cool
Ground Area = 2236 SF Floor Area = 2236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,676		
1 Story	Siding	Crawl Space	560		
Total:				352,683	345,612

Other Additions/Adjustments					
Basement, Outside Entrance, Above Grade			1	1,980	1,940

Plumbing					
Average Fixture(s)			1	1,422	1,394
3 Fixture Bath			2	8,956	8,777

Porches					
CCP (1 Story)			32	1,103	1,081
WPP			84	2,898	2,840
WPP			258	5,286	5,180

Deck					
Treated Wood			84	2,246	2,201

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			784	35,876	35,158
Common Wall: 2 Wall			1	-5,177	-5,073
Door Opener			2	1,054	1,033

Water/Sewer					
Public Sewer			1	1,465	1,436
Water Well, 150 Feet			1	8,441	8,272

Built-Ins					
Appliance Allow.			1	2,713	2,659

Local Cost Items					
GENERATOR			1	1	1 *100% Good
Totals:				420,947	412,511

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 701,269

Parcel Number: 009-100-002-00

Page: 2

2026	Est.	T.C.V.	009-100-002-00	=	1,094,365	
Est. TCV/Total Floor Area = 489.43, Most recent sale 10/15/2010 for 200,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	509,800	509,800	509,800	365,376	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,400	0	0	9,865	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	547,200	547,200	547,200	375,241	375,241	375,241

009-100-004-00	2026 Est. T.C.V.	FLEISCHMAN JOSEPH B & SUSAN K						
Property Class: 401		1604 S BIRCHAVEN BEACH DR						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. LOT 4 BIRCHAVEN BEACH.								
Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	168.00	1.0000	1.1991	4800	100		287,786
50 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =			287,786
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
Dock: Light posts					46.97	200	94	8,830
D/W/P: 4in Ren. Conc.					8.17	170	94	1,306
Residential Local Cost Land Improvements								
Description					Rate	Size	% Good	Cash Value
LAND IMPROVE 2500					2,500.00	1	94	2,350
Total Estimated Land Improvements					True Cash Value =			12,486
Cost Est. for Res. Bldg: 1 Single Family 1S								
					Cls	C	5	Blt 2011
(11) Heating System: Forced Heat & Cool								
Ground Area = 1140 SF Floor Area = 1140 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
Building Areas								
Stories	Exterior	Foundation			Size	Cost New	Depr. Cost	
1 Story	Siding	Basement			1,140			
Total:						192,672	173,401	
Other Additions/Adjustments								
Basement, Outside Entrance, Below Grade					1	2,727	2,454	
Plumbing								
Average Fixture(s)					1	1,422	1,280	
Porches								
WCP (1 Story)					171	7,630	6,867	
WPP					122	3,534	3,181	
Deck								
Treated Wood					120	2,840	2,556	
Garages								
Class: D Exterior: Block Foundation: 42 Inch (Unfinished)								
Base Cost					315	14,377	12,939	
Water/Sewer								
Public Sewer					1	1,465	1,318	
Water Well, 100 Feet					1	5,734	5,161	
Built-Ins								
Appliance Allow.					1	2,713	2,442	
Totals:						235,114	211,599	
Notes:								
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:						359,718		

2026 Est. T.C.V. 009-100-004-00					=	659,990
Est. TCV/Total Floor Area = 578.94, Most recent sale 07/01/2002 for 112,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
316,100	316,100	316,100	154,347	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,900	0	0	4,167	0

Parcel Number: 009-100-004-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	330,000	330,000	330,000	158,514	158,514	0

009-100-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GRIER R DIXON & PATRICA A
1594 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 5 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	164.00	1.0000	1.1890	4800	100	285,369
50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =							285,369

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Dock: Light posts		52.02	320 0	0
D/W/P: 3.5 Concrete		7.58	280 0	0
D/W/P: Crushed Rock		2.48	960 0	0
Wood Frame		36.43	108 94	3,698
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =				8,448

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls BC

Blt 2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1551 SF Floor Area = 1551 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,551	
Total:			296,138	266,522
Other Additions/Adjustments				
Recreation Room			1000	26,810 24,129
Basement, Outside Entrance, Below Grade			2	7,626 6,863
Plumbing				
Average Fixture(s)			1	2,094 1,885
3 Fixture Bath			1	6,585 5,926
2 Fixture Bath			1	4,412 3,971
Porches				
WPP			328	7,531 6,778
CCP (1 Story)			226	7,985 7,186
WPP			120	4,363 3,927
WPP			786	15,791 14,212
Water/Sewer				
Public Sewer			1	1,877 1,689
Water Well, 100 Feet			1	6,387 5,748
Built-Ins				
Appliance Allow.			1	3,899 3,509
Fireplaces				
Direct-Vented Gas			2	8,627 7,764
Totals:			400,125	360,109

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 612,185

Parcel Number: 009-100-005-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	426,700	426,700	426,700	236,395	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,300	0	0	6,382	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	453,000	453,000	453,000	242,777	242,777	242,777

03/24/2026

Valuation Report

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DB: Lake2026

009-100-006-00

2026 Est. T.C.V.

SLACHTER MICHAEL & KIMBERLY J

Property Class: 401

1574 S BIRCHAVEN BEACH DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOTS 6 & 7 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	161.00	1.0000	0.7604	5000	100		380,184
100 Actual Front Feet, 0.37 Total Acres								380,184

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	320	0	0
D/W/P: 3.5 Concrete	6.58	2484	0	0
Wood Frame	24.11	250	50	3,014

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,389

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 986 SF Floor Area = 986 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	986		
Total:				157,379	102,296

Other Additions/Adjustments

Recreation Room	986	18,704	12,158
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WPP	435	7,743	5,033

Deck

Treated Wood	435	6,642	4,317
Treated Wood	67	1,997	1,298

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	420	17,237	11,204	
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)				
Base Cost	435	20,815	13,530	

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Parcel Number: 009-100-006-00

Page: 2

Totals:

255,443

166,038

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

282,264

2026	Est. T.C.V. 009-100-006-00				=	667,837
Est. TCV/Total Floor Area = 677.32, Most recent sale 03/01/2001 for 310,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	320,900	320,900	320,900	172,125	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,000	0	0	4,647	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	333,900	333,900	333,900	176,772	176,772	0

009-100-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOORE SHERMAN W & JUDITH G
1564 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 8 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	158.00	1.0000	1.1736	4800	100		281,670
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			281,670

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	576	0	0
D/W/P: Patio Blocks	15.58	119	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1969

(11) Heating System: Electric Baseboard
Ground Area = 972 SF Floor Area = 1458 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	972		
Total:				204,696	133,024

Other Additions/Adjustments

Recreation Room	486	9,219	5,992
Exterior			
Stone Veneer	100	3,658	2,378
Basement, Outside Entrance, Below Grade	1	2,727	1,773
Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
Porches			
WPP	432	7,690	4,998
WPP	360	6,422	4,174
CCP (1 Story)	72	2,208	1,435
Deck			
Treated Wood	252	4,642	3,017
Balcony			
Wood Balcony	32	1,398	909

Garages

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	252	12,792	8,315

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Parcel Number: 009-100-008-00

Page: 2

Direct-Vented Gas	1	2,963	1,926	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		274,227	178,218	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 302,971

2026 Est. T.C.V. 009-100-008-00				=	585,581
Est. TCV/Total Floor Area = 401.63					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
282,600	282,600	282,600	112,354	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	3,033	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
292,800	292,800	292,800	115,387	115,387	115,387

009-100-009-002026 Est. T.C.V.MUDREY MICHAEL S & GINA M
Property Class: 4011554 S BIRCHAVEN BEACH DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 9 BIRCHAVEN BEACH UNIT SEC10 T22N R8W
7/12/2019 SPLIT LOTS 10 & PART 11 TO 100-010-00
FORMERLY LOTS 9, 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11 BIRCHAVEN
BEACH UNIT SEC10 T22N R8W
8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12
FORMERLY LOTS 9, 10, & 11. BIRCHAVEN BEACH.

7/12/2019 SPLIT LOTS 10 & 11 EXC 10' NW OF LOT 11
8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12. NOTE TWP ORDINANCE SECTION 4B
REQUIRES THIS RESULTING LOT BE ADJOINED TO LOT 12.
COMBO W/LOTS 10,11 FOR 95

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	155.75	1.0000	1.1677	4800	100		280,260
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			280,260

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	192	71	840
Wood Frame	24.86	120	73	2,178
Total Estimated Land Improvements True Cash Value =				3,018

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1973

(11) Heating System: Forced Hot Water
Ground Area = 672 SF Floor Area = 1464 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	672		
1 Story	Siding	Overhang	288		
			Total:	167,888	100,732

Other Additions/Adjustments			
Recreation Room	628	11,417	6,850
Basement, Outside Entrance, Above Grade	1	1,747	1,048

Plumbing			
Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches			
CGEP (1 Story)	132	8,741	5,245
WPP	288	4,732	2,839
WPP	480	7,517	4,510

Deck			
Treated Wood	220	4,154	2,492

Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	12,863
Common Wall: 1 Wall	1	-2,421	-1,453
Door Opener	2	935	561

Water/Sewer			
Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Parcel Number: 009-100-009-00

Page: 2

Built-Ins				
Appliance Allow.	1	1,897	1,138	
Fireplaces				
Wood Stove	2	4,214	2,528	
Local Cost Items				
SANITARY SEWER	1	0	0	*88% Good

Totals:243,881146,326

Notes: NEW ROOF INSTALLED 2000, NEW VINYL SIDING IN 2002, WINDOWS REPLACED 1995 AND 1998

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:248,754

2026 Est. T.C.V. 009-100-009-00					=	532,032
Est. TCV/Total Floor Area = 363.41, Most recent sale 12/19/2019 for 277,700						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
259,700	259,700	259,700	163,474	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,300	0	0	4,413	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
266,000	266,000	266,000	167,887	167,887		0

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-100-010-00	2026 Est. T.C.V.	CHECINSKI ANDRZEJ & MALGORZATA
Property Class: 401		1544 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11 BIRCHAVEN BEACH UNIT SEC10
T22N R8W
7/2019 SPLIT FROM 100-009-00

7/2019 SPLIT FROM LOT 9, LOTS 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11
BIRCHAVEN BEACH UNIT SEC10 T22N R8W

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	90.00	154.65	1.0376	0.7558	5000	100		352,883
90 Actual Front Feet, 0.32 Total Acres								352,883
Total Est. Land Value =								352,883

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1261	50	5,151
Total Estimated Land Improvements True Cash Value =				5,151

Cost Est. for Res. Bldg: 1 Single Family 1S
Cls C 5 Blt 2023

(11) Heating System: Forced Heat & Cool
Ground Area = 1900 SF Floor Area = 1900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,900		
Total:				299,644	293,662

Other Additions/Adjustments

Recreation Room	950	18,022	17,662
Basement, Outside Entrance, Above Grade	1	1,980	1,940

Plumbing

Average Fixture(s)	1	1,422	1,394
3 Fixture Bath	1	4,478	4,388

Water/Sewer

2000 Gal Septic	1	9,318	9,132
Water Well, 100 Feet	1	5,734	5,619

Porches

CCP (1 Story)	96	2,851	2,794
WCP (1 Story)	84	4,614	4,522
WPP	274	5,340	5,233

Deck

Treated Wood	128	2,977	2,917
Treated Wood	604	8,233	8,068

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	21,144	211	*1% Good
Common Wall: 1 Wall	1	-2,589	-26	

Built-Ins

Appliance Allow.	1	2,713	2,659
Totals:		385,881	360,175

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 612,298

Parcel Number: 009-100-010-00

Page: 2

2026	Est. T.C.V. 009-100-010-00				=	970,332	
Est. TCV/Total Floor Area = 510.70							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	445,800	445,800	445,800	312,441	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	39,400	0	0	8,435	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	485,200	485,200	485,200	320,876	320,876	320,876	

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-100-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZYSK CAROLYN D
1524 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

LOT 12 & A 10' WIDE STRIP OFF THE NW'LY SIDE OF LOT 11 BIRCHAVEN BEACH UNIT
SEC10 T22N, R8W
8/2017 TRANSFER 10' FROM LOT 11
FORMERLY. LOT 12 BIRCHAVEN BEACH.

8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	60.00	149.00	0.9382	1.1498	4800	100		310,666
60 Actual Front Feet, 0.20 Total Acres								310,666
Total Est. Land Value =								310,666

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	132	0	0
Wood Frame	26.22	96	50	1,258

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,208

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1953

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1024 SF Floor Area = 1024 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,024		
Total:				121,126	72,676

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

CGEP (1 Story)	168	10,300	6,180

Deck

Treated Wood	600	8,004	4,802

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
Totals:		155,055	93,033	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 158,156

2026 Est. T.C.V. 009-100-012-00 = 471,030

Est. TCV/Total Floor Area = 459.99						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	234,300	234,300	234,300	94,326	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,200	0	0	2,546	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	235,500	235,500	235,500	96,872	96,872	0

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-100-013-00

2026 Est. T.C.V.

WESTFALL DONALD B & MICHELLE

Property Class: 401

1514 S BIRCHAVEN BEACH DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 13 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	147.00	1.0000	1.1444	4800	100		274,645
50 Actual Front Feet, 0.17 Total Acres								274,645

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	182	0	0
Wood Frame	28.69	80	50	1,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,097

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1038 SF Floor Area = 1038 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,038		
Total:				122,569	73,540

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

WGEP (1 Story)	119	10,524	6,314
WGEP (1 Story)	72	7,476	4,486

Deck

Treated Wood	181	3,651	2,191
Treated Wood	60	1,843	1,106
Treated Wood	709	8,813	5,288

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT	100	379	269	*71% Good

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:

167,591

100,595

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

171,012

2026 Est. T.C.V. 009-100-013-00

=

447,754

Est. TCV/Total Floor Area = 431.36, Most recent sale 08/31/2016 for 240,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	220,800	220,800	220,800	126,054	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,100	0	0	3,403	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	223,900	223,900	223,900	129,457	129,457	0

009-100-014-00	2026 Est. T.C.V.	DEBOER JULIE A
Property Class: 401		1504 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 14 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	145.00	1.0000	1.1389	4800	100	273,332
50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		273,332

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	35.20	63 72	1,597
Total Estimated Land Improvements True Cash Value =			1,597

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = 672 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Crawl Space	672	
Total:			112,820	78,975
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 995
Water/Sewer				
Public Sewer			1	1,465 1,025
Water Well, 100 Feet			1	5,734 4,014
Built-Ins				
Appliance Allow.			1	2,713 1,899
Fireplaces				
Exterior 1 Story			1	6,387 4,471
Deck				
Treated Wood			824	10,498 7,349
Local Cost Items				
SANITARY SEWER			1	0 0 *86% Good
Totals:			141,039	98,728

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 167,838

2026 Est. T.C.V. 009-100-014-00				=	442,767
Est. TCV/Total Floor Area = 527.10, Most recent sale 07/01/1997 for 131,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
221,100	221,100	221,100	99,953	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	2,698	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
221,400	221,400	221,400	102,651	102,651	0

009-100-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DAVIDSON GERALD B & JUDITH A
1494 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 15 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	143.00	1.0000	1.1334	4800	100		272,006
50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								272,006

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.77	165 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1958

(11) Heating System: Space Heater

Ground Area = 825 SF Floor Area = 825 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	825	
Total:				91,710 55,026
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	593
Porches				
CGEP (1 Story)		120	7,272	4,363
Water/Sewer				
Public Sewer		1	1,152	691
Water Well, 50 Feet		1	3,344	2,006
Built-Ins				
Appliance Allow.		1	1,607	964
Fireplaces				
Exterior 1 Story		1	4,873	2,924
Local Cost Items				
SANITARY SEWER		1	0	0 *86% Good
Totals:			110,946	66,567

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 113,164

2026 Est. T.C.V. 009-100-015-00				=	386,120
Est. TCV/Total Floor Area = 468.02					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
192,400	192,400	192,400	71,143	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	1,920	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
193,100	193,100	193,100	73,063	73,063	0

DB: Lake2026

. LOT 16 BIRCHAVEN BEACH.

* Factors *

Land Improvement Cost Estimates

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1958

Building Areas

Other Additions/Adjustments

Plumbing

Porches			
WGEP (1 Story)	112	11,045	8,284

Deck

Treated Wood	643	8,578	6,433
Treated Wood	116	2,768	2,076

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*84% Good

Totals:	191,694	143,764

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 244,399

2026 Est. T.C.V. 009-100-016-00 = 515,739

Est. TCV/Total Floor Area = 479.31, Most recent sale 05/26/2011 for 165,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
251,400	251,400	251,400	150,684	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,500	0	0	4,068	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-100-016-00

Page: 2

257,900	257,900	257,900	154,752	154,752	0

009-100-017-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PAPENFUSS RANDOLPH KAREN E &
1474 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 17 ALSO THAT PART OF LOT 18 DESC AS COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18 TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S LOTLINE OF LOT 18 TO W LOT LINE OF LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B100'@5000/FF	75.00	135.00	1.1059	0.7405	5000 100	307,121
75 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =	307,121

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.89	950 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
BOAT LIFT		500.00	1 0	0
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 912 SF Floor Area = 912 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	912		
Total:				131,297	91,907
Other Additions/Adjustments					
Exterior					
Stone Veneer			200	6,590	4,613
Basement, Outside Entrance, Below Grade			1	2,293	1,605
Plumbing					
Average Fixture(s)			1	1,185	829
Porches					
WPP			597	9,307	6,515
WPP			29	1,509	1,056
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			840	28,014	19,610
Common Wall: 1 Wall			1	-2,421	-1,695
Door Opener			1	468	328
Water/Sewer					
Public Sewer			1	1,300	910
Water Well, 50 Feet			1	3,344	2,341
Built-Ins					
Appliance Allow.			1	1,897	1,328
Local Cost Items					
SANITARY SEWER			1	0	0
					*84% Good
Totals:				184,783	129,347

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

219,890

Parcel Number: 009-100-017-00

Page: 2

2026	Est.	T.C.V.	009-100-017-00	=	528,911	
Est. TCV/Total Floor Area = 579.95, Most recent sale 10/24/2016 for 300,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	238,300	238,300	238,300	112,928	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,200	0	0	3,049	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	264,500	264,500	264,500	115,977	115,977	0

009-100-019-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FISH SALLIE TRUST
1454 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 19 ALSO LOT 18 EXC COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18
TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S'LY LOT LINE OF LOT 18 TO W LOT LINE OF
LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.

FROM: JANIE SCHNEIDER [MAILTO:BUILDING2@MISSAUKEE.ORG]
SENT: THURSDAY, DECEMBER 01, 2016 11:16 AM
TO: LAKE TOWNSHIP
SUBJECT: RE: 009-100-019-00 INSPECTIONS?
IN REFERENCE TO MR. TOM FISH ALL PERMITS HAVE BEEN CANCELLED. IN AUGUST I
FOUND THAT HIS PROPERTY WAS IN THE PAPER FOR MORTGAGE DEFAULT. AS TODAY NO
FINAL INSPECTION WERE DONE. JANIE

HOOKED UP TO SEWER..REMOVE NO PBG ADJ FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
B100'@5000/FF	52.10	134.00	1.0953	0.7397	5000	100	
B100'@5000/FF	25.00	135.00	1.0953	0.7405	5000	100	
77 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		312,448

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Dock: Light posts		46.97	105 0	0
D/W/P: 4in Ren. Conc.		8.17	848 50	3,464
D/W/P: 4in Ren. Conc.		8.17	1078 50	4,403
Total Estimated Land Improvements True Cash Value =				7,867

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2015

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1446 SF Floor Area = 1625 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,446		
1 Story	Siding	Overhang	179		
Total:				246,386	226,654

Other Additions/Adjustments

Recreation Room	1200	22,764	20,943
Basement, Outside Entrance, Below Grade	1	2,727	2,509

Plumbing

Average Fixture(s)	1	1,422	1,308
3 Fixture Bath	1	4,478	4,120
2 Fixture Bath	1	2,996	2,756

Porches

WCP (1 Story)	72	4,211	3,874
WPP	97	3,016	2,775
WPP	120	3,491	3,212
WPP	160	4,261	3,920

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	649	26,005	23,925
Common Wall: 1 Wall	1	-2,589	-2,382
Door Opener	1	527	485

Parcel Number: 009-100-019-00

Page: 2

Water/Sewer			
Public Sewer	1	1,465	1,348
Water Well, 100 Feet	1	5,734	5,275
Fireplaces			
Prefab 1 Story	1	2,542	2,339
Totals:		329,436	303,061

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 515,204

2026 Est. T.C.V. 009-100-019-00		=	835,519
Est. TCV/Total Floor Area = 514.17			
2025 Assessed	MBOR	S.E.V.	Base for Cap
377,800	377,800	377,800	241,955
2026 New Eq.	Adjustment	Loss	IRM
0	40,000	0	2.70
2026 Assessed	MBOR	S.E.V.	Capped
417,800	417,800	417,800	248,487
		->Taxable<-	PRE/MBT
		248,487	0

009-100-020-00	2026 Est. T.C.V.	RENNER FAMILY TRUST
Property Class: 401		1444 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 20 BIRCHAVEN BEACH

SPLIT ON 12/31/2014 INTO 009-100-021-00;
FORMERLY ASSESSED AS LOTS 20 & 21 BIRCHAVEN BEACH.

Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY;
Parent Parcel(s): 009-100-020-00;
Child Parcel(s): 009-100-021-00;

ASSESS PLATED SUBDIVISION LOTS 20 & 21 SEPARATLY. LOT 20 HAS HOUSE, LOT 21
VACANT

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@4800/FF	47.50	132.50	1.0181	1.1035	4800 100	256,158
48 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =						256,158

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	100	71	437
Wood Frame	34.86	35	71	866
Total Estimated Land Improvements True Cash Value =				1,303

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1951

(11) Heating System: Space Heater
Ground Area = 780 SF Floor Area = 780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	780		
			Total:	93,376	51,356
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	652
Porches					
CGEP (1 Story)			200	11,616	6,389
Water/Sewer					
Public Sewer			1	1,300	715
Water Well, 50 Feet			1	3,344	1,839
Built-Ins					
Appliance Allow.			1	1,897	1,043
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Totals:				112,718	61,994

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 105,390

2026	Est. T.C.V. 009-100-020-00				=	362,851
Est. TCV/Total Floor Area = 465.19						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	180,900	180,900	180,900	77,517	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-100-020-00

Page: 2

	0	500	0	0	2,092	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,400	181,400	181,400	79,609	79,609	0	

DB: Lake2026

009-100-021-00	2026 Est. T.C.V.	RENNER FAMILY TRUST
Property Class: 401		1434 S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 21 BIRCHAVEN BEACH

SPLIT ON 12/31/2014 FROM 009-100-020-00

Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY;

Parent Parcel(s): 009-100-020-00;

Child Parcel(s): 009-100-021-00;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	128.10	1.0000	1.0905	4800	100		261,730
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	261,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	359	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950

Total Estimated Land Improvements True Cash Value = 950

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = 1270 SF Floor Area = 2300 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,030		
1 Story	Siding	Crawl Space	240		
			Total:	302,119	274,918

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,294
3 Fixture Bath	1	4,478	4,075
2 Fixture Bath	1	2,996	2,726

Porches

CGEP (1 Story)	150	10,682	9,721
CCP (1 Story)	84	2,536	2,308

Deck

Treated Wood	182	3,747	3,410

Water/Sewer

Public Sewer	1	1,465	1,333
Water Well, 50 Feet	1	3,344	3,043

Built-Ins

Appliance Allow.	1	2,713	2,469

Fireplaces

Direct-Vented Gas	1	2,963	2,696

Totals:	338,465	307,993

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 523,588

Parcel Number: 009-100-021-00

Page: 2

2026	Est. T.C.V. 009-100-021-00				=	786,268	
Est. TCV/Total Floor Area = 341.86							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	371,300	371,300	371,300	236,991	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	21,800	0	0	6,398	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	393,100	393,100	393,100	243,389	243,389	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-100-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FINK ARNOLD & CAROL
1424 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 22 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	124.00	1.0000	1.0782	4800	100		258,767
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								258,767

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	750	82	4,047
Total Estimated Land Improvements True Cash Value =				4,047

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C -5 Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1498 SF Floor Area = 2996 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,498		
Total:				312,762	203,337

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WSEP (1 Story)	296	14,267	9,274
WCP (1 Story)	158	7,205	4,683

Balcony

Wood Balcony	28	1,223	795

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	328	14,704	9,558
Common Wall: 1 Wall	1	-2,139	-1,390

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Deck

Composite	485	7,488	4,867

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		376,801	244,963	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 416,437

2026 Est. T.C.V. 009-100-022-00

= 679,251

Est. TCV/Total Floor Area = 226.72, Most recent sale 06/01/2001 for 310,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	323,200	323,200	323,200	159,669	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,400	0	0	4,311	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	339,600	339,600	339,600	163,980	163,980	0

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009-100-023-00	2026 Est. T.C.V.	FINK ARNOLD & CAROL
Property Class: 401		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 23 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	119.00	1.0000	1.0628	4800	100		255,066
50 Actual Front Feet, 0.14 Total Acres					Total Est.		Land Value =	255,066

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.39	160	94	3,517
Total Estimated Land Improvements True Cash Value =				3,517

2026 Est. T.C.V. 009-100-023-00 = 258,583

Est. TCV/Total Floor Area = 86.31

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
134,600	134,600	134,600	53,044	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,300	0	0	1,432	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	129,300	129,300	129,300	54,476	54,476	0

009-100-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MAXWELL TODD & MAXWELL NANCY
1404 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 24 BIRCHAVEN BEACH.

12X16 SHED ACROSS ROAD

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	115.00	1.0000	1.0501	4800	100	252,032
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =		252,032

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete	6.58	169	66 734
Wood Frame	24.96	192	45 2,156
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 2500	2,500.00	1	94 2,350
Total Estimated Land Improvements True Cash Value =			5,240

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1957

(11) Heating System: Wall/Floor Furnace

Ground Area = 1130 SF Floor Area = 1130 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	830	
1 Story	Siding	Crawl Space	300	
Total:			151,332	105,934
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 995
Deck				
Treated Wood			316	5,388 3,772
Water/Sewer				
Public Sewer			1	1,465 1,025
Water Well, 100 Feet			1	5,734 4,014
Built-Ins				
Appliance Allow.			1	2,713 1,899
Fireplaces				
Exterior 1 Story			1	6,387 4,471
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good
Totals:			174,441	122,110

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 207,587

2026 Est. T.C.V. 009-100-024-00					=	464,859
Est. TCV/Total Floor Area = 411.38, Most recent sale 06/01/2002 for 180,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
227,200	227,200	227,200	95,728	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	2,584	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-100-024-00

Page: 2

232,400	232,400	232,400	98,312	98,312	0

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-100-025-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HEEREN KURT M & SVENJE
1394 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 25 BIRCHAVEN BEACH. PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6
P-199.

SHED ACROSS ROAD

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	110.00	1.0000	1.0339	4800	100		248,141
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			248,141

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.80	48	71	1,288
Wood Frame	33.65	72	71	1,720

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				5,358

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 832 SF Floor Area = 832 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	832		
			Total:	113,712	73,913

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	256	15,649	10,172

Deck

Treated Wood	288	5,069	3,295

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		149,761	97,345	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 165,487

2026 Est. T.C.V. 009-100-025-00 = 418,986

Est. TCV/Total Floor Area = 503.59, Most recent sale 10/07/2004 for 224,900

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

206,100

206,100

206,100

105,765

2.70

Parcel Number: 009-100-025-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,400	0	0	2,855	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	209,500	209,500	209,500	108,620	108,620	0

009-100-026-002026 Est. T.C.V.

COUGHLIN BERNITA & RYAN PAMELA M

Property Class: 4011384 S BIRCHAVEN BEACH DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 26 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	105.00	1.0000	1.0172	4800	100		244,134
50 Actual Front Feet, 0.12			Total Acres		Total Est. Land Value =			244,134

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	32	0	0
D/W/P: 3.5 Concrete	6.58	145	0	0
D/W/P: Patio Blocks	15.58	725	0	0
Wood Frame	29.49	96	71	2,010
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				4,435

Cost Est. for Res. Bldg: 1Single Family1SClsCBlt 1970

(11) Heating System: Space Heater

Ground Area = 1176 SFFloor Area = 1176 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,176		
			Total:	155,332	100,966
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
3 Fixture Bath			1	4,478	2,911
Porches					
WSEP (1 Story)			324	15,536	10,098
Deck					
Treated Wood			58	1,851	1,203
Treated Wood			96	2,414	1,569
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	2,713	1,763
Local Cost Items					
SANITARY SEWER			1	0	0
*84% Good					
Totals:				188,555	122,560

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:208,352

2026 Est. T.C.V. 009-100-026-00					=	456,921
Est. TCV/Total Floor Area = 388.54, Most recent sale 06/01/1996 for 104,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
222,400	222,400	222,400	104,237	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,100	0	0	2,814	0	

Parcel Number: 009-100-026-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	228,500	228,500	228,500	107,051	107,051	107,051

009-100-027-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RYAN DAVID B & PAMELA M
1374 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 27 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	101.00	1.0000	1.0035	4800	100		240,837
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			240,837

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	194	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1963

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1137 SF Floor Area = 2274 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,137		
Total:				268,750	174,678

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	93	2,774	1,803
WPP	194	4,747	3,086

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 2 Story	1	6,520	4,238

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 296,213 192,529

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 327,299

2026 Est. T.C.V. 009-100-027-00				=	569,086
Est. TCV/Total Floor Area = 250.26, Most recent sale 10/21/2014 for 245,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
272,300	272,300	272,300	161,099	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,200	0	0	4,349	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
284,500	284,500	284,500	165,448	165,448	0

009-100-028-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SMITH GLEN & SARAH
1364 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOTS 28 & 29 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B100'@5000/FF	50.00	95.00	1.0000	0.7025	5000	100		175,630	
A50'@4800/FF	50.00	95.00	0.7846	0.9822	4800	100		184,950	
100 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value =	360,580

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	25.60	100	50	1,280
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,230

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Wall/Floor Furnace

Ground Area = 976 SF Floor Area = 976 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	864	
1 Story	Siding	Slab	112	
Total:			113,642	73,867
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
Porches				
CPP			300	4,470 2,905
Water/Sewer				
Public Sewer			1	1,300 845
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	1,897 1,233
Fireplaces				
Exterior 1 Story			1	5,597 3,638
Local Cost Items				
SANITARY SEWER			1	0 0 *90% Good
Totals:			131,435	85,432

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 145,235

2026 Est. T.C.V. 009-100-028-00					=	508,045
Est. TCV/Total Floor Area = 520.54						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
250,100	250,100	250,100	97,805	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	2,640	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
254,000	254,000	254,000	100,445	100,445	0	

009-100-030-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

COEBLY JUDITH L TRUST
1344 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 30 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	88.00	1.0000	0.9562	4800	100		229,499
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								229,499

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		34.86	24 94	787
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				1,737

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 678 SF Floor Area = 678 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Slab	678	
			Total:	84,400
				50,639
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185
				711
Porches				
CGEP (1 Story)			112	7,801
				4,681
Water/Sewer				
Public Water			1	1,300
Public Sewer			1	1,300
Water Well, 50 Feet			1	3,344
				2,006
Built-Ins				
Appliance Allow.			1	1,897
				1,138
Fireplaces				
Exterior 1 Story			1	5,597
				3,358
Local Cost Items				
SANITARY SEWER			1	0
				0
				*84% Good
			Totals:	106,824
				64,093

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

108,958

2026 Est. T.C.V. 009-100-030-00					=	340,194
Est. TCV/Total Floor Area = 501.76						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
169,100	169,100	169,100	58,379	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	1,576	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,100	170,100	170,100	59,955	59,955	0	

009-100-031-002026 Est. T.C.V. FERGUSON DAVID C & ROSE M (TTEE)
Property Class: 401 1334 S BIRCHAVEN BEACH DR
Map #: LAKE CITY, MI 49651

. LOT 31 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	93.00	1.0000	0.9749	4800	100	233,981
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =							233,981

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	65 0	0
Wood Frame		23.39	160 94	3,517
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				4,467

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Wall/Floor Furnace
Ground Area = 700 SF Floor Area = 700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	700		
			Total:	84,992	50,994
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Deck					
Treated Wood			96	2,355	1,413
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 100 Feet			1	5,415	3,249
Built-Ins					
Appliance Allow.			1	1,897	1,138
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
			Totals:	97,144	58,285

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 99,085

2026 Est. T.C.V. 009-100-031-00				=	337,533
Est. TCV/Total Floor Area = 482.19, Most recent sale 09/01/1996 for 76,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
168,800	168,800	168,800	67,445	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	0	0	0	0	1,821 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
168,800	168,800	168,800	69,266	69,266	0

009-100-032-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAROSE RYAN & ERIN N
1324 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 32 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	116.00	1.0000	1.0533	4800	100	252,797
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =							252,797

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	157 0	0
Wood Frame		36.42	56 95	1,938
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,888

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 945 SF Floor Area = 945 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	945	
Total:			127,650	82,972
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	924
Deck				
Treated Wood		490	7,183	4,669
Water/Sewer				
Public Sewer		1	1,465	952
Water Well, 50 Feet		1	3,344	2,174
Built-Ins				
Appliance Allow.		1	2,713	1,763
Local Cost Items				
SANITARY SEWER		1	0	0 *87% Good
Totals:			143,777	93,454

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 158,872

2026 Est. T.C.V. 009-100-032-00				=	414,557
Est. TCV/Total Floor Area = 438.68, Most recent sale 09/19/2017 for 220,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
204,300	204,300	204,300	122,294	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	3,301	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
207,300	207,300	207,300	125,595	125,595	0

009-100-033-002026 Est. T.C.V.SCHLICK DAVID R & MARIANNE TRUST

Property Class: 4011314 S BIRCHAVEN BEACH DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 33 BIRCHAVEN BEACH.

ADD'N FOR 98 1QS TO 1HS FOR 01

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	146.00	1.0000	1.1416	4800	100	273,990
50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		273,990

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	15.10	50	0	0
D/W/P: 3.5 Concrete	6.58	300	0	0
Wood Frame	26.46	156	50	2,064
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,014

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1002 SF Floor Area = 1252 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,002		
Total:			161,654	113,158	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
3 Fixture Bath			1	4,478	3,135
Deck					
Treated Wood			57	1,833	1,283
Treated Wood			953	12,141	8,499
Balcony					
Wood Balcony			42	1,835	1,284
Water/Sewer					
Public Sewer			1	1,465	1,025
Water Well, 50 Feet			1	3,344	2,341
Built-Ins					
Appliance Allow.			1	2,713	1,899
Local Cost Items					
SANITARY SEWER			1	0	0 *87% Good
Totals:				190,885	133,619

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 227,152

2026	Est. T.C.V. 009-100-033-00				=	504,156
Est. TCV/Total Floor Area = 402.68, Most recent sale 06/10/2005 for 305,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	245,900	245,900	245,900	114,223	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-100-033-00

Page: 2

	0	6,200	0	0	3,084	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	252,100	252,100	252,100	117,307	117,307	0

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-100-034-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MERCHANT JOSHUA D & CARRIE L TRUST
1304 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 34 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	170.00	1.0000	1.2041	4800	100		288,980
50 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			288,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	240	0	0
D/W/P: Asphalt Paving	3.10	1350	0	0
D/W/P: 3.5 Concrete	6.58	185	0	0
Wood Frame	36.42	56	50	1,020

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				2,920

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 820 SF Floor Area = 820 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	820		
Total:				112,209	72,936

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CGEP (1 Story)	128	9,655	6,276
CCP (1 Story)	35	1,190	773

Deck

Treated Wood	546	7,710	5,011

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
Totals:		150,573	97,872	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 166,382

2026 Est. T.C.V. 009-100-034-00 = 458,282
Est. TCV/Total Floor Area = 558.88, Most recent sale 09/21/2018 for 243,700
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-100-034-00

Page: 2

	226,900	226,900	226,900	126,151	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	0	3,406	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	229,100	229,100	229,100	129,557	129,557	0

3/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-100-035-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KINEY CAROL LEE
1284 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

LOTS 35, 36 & 37 EXC W'LY 25 FT OF LOT 37. (0*1998) BIRCHAVEN BEACH.

35/50 BY 178, 50 X 190, AND 25 BY 190

98 SPLIT W 25' LOT 37 TO 038 FOR 99

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	125.00	170.00	0.9249	0.7666	5000	100		443,128
125 Actual Front Feet, 0.49 Total Acres					Total Est. Land Value =			443,128

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	75	0	0
Wood Frame	27.77	64	95	1,688

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				2,658

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D

Blt 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
Total:				79,169	43,542

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

988

543

Porches

CSEP (1 Story)

117

4,723

2,598

Deck

Treated Wood

118

2,677

1,472

Treated Wood

120

2,713

1,492

Treated Wood

48

1,596

878

Water/Sewer

Public Sewer

1

1,152

634

Water Well, 50 Feet

1

3,344

1,839

Built-Ins

Appliance Allow.

1

1,607

884

Fireplaces

Interior 1 Story

1

4,050

2,227

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals:

102,019

56,109

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

95,385

2026 Est. T.C.V. 009-100-035-00

=

541,171

Est. TCV/Total Floor Area = 805.31, Most recent sale 11/21/2014 for 200,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	265,600	265,600	265,600	114,667	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	3,096	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	270,600	270,600	270,600	117,763	117,763	0

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-100-038-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHECINSKI ANDREZ J & MARLOGORZATA
1264 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. (0*1998) LOT 38 & W'LY 25 FT OF LOT 37. BIRCHAVEN BEACH.

NEW GRG & GSA FOR 04

2010 MLS COMMENTS-interior has all been redone with beautiful tongue & groove pine. Open floor plan with living room, dining room and sunroom on the front allowing you a greatview from almost every room. All new ceramic tile flooring with in-floor heat to keep your feet warm. All appliances/dock included with full price offer. BrandNew Seawall is bring installed at time of listing. The lake bottom is nice and sandy for the kids to play in. Boat house down on the beach has 1/2 bath

98 RCV.D W 25' FROM LOT 37 FROM 035-00 FOR 99

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	50.00	184.00	1.1059	0.7758	5000	100		214,482
B100'@5000/FF	25.00	184.00	1.1059	0.7758	5000	100		107,241
75 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value = 321,723

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	256	0	0
Wood Frame	35.03	64	74	1,659

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,034

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1966

(11) Heating System: Electric Baseboard

Ground Area = 1600 SF Floor Area = 1730 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
1.25 Story	Siding	Slab	520		
Total:				218,208	152,746

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	304	5,247	3,673

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	216	10,370	7,259

Parcel Number: 009-100-038-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		249,750	174,825	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 297,202

2026 Est. T.C.V. 009-100-038-00	=	622,959
Est. TCV/Total Floor Area = 360.09, Most recent sale 04/21/2011 for 223,500		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
254,100 254,100 254,100 143,769 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
30,600 26,800 0 30,600 3,881 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
311,500 311,500 311,500 178,250 178,250 0		

03/24/2026
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Valuation Report

DB: Lake2026

009-100-039-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAMILTON JOSEPH C & AMY L
1254 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 39 BIRCHAVEN BEACH.

LOTS 39 & 38 ARE ON A HILL WITH A VANTAGE THAT IS HIGHER THAN THE ADJACENT LOTS.
THE DRIVEWAYS BOTH HAVE A SLOPE STEEPER THAN THE ADJACENT LOTS. - TIM
HAS CITY SEWER..REMOVE NO PBG ADJ FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	179.00	1.0000	1.2260	4800	100		294,245
50 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			294,245

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	120	0	0
Wood Frame	34.86	36	94	1,180
Wood Frame	29.92	72	94	2,025

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				5,630

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1968

(11) Heating System: Wall/Floor Furnace
Ground Area = 1338 SF Floor Area = 1338 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,074			
1 Story	Siding	Crawl Space	264			*85% Good
Total:				150,394	103,828	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Deck

Treated Wood	378	5,923	3,850

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	460	17,195	11,177

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

186,835

127,515

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 216,775

Parcel Number: 009-100-039-00

Page: 2

2026	Est.	T.C.V.	009-100-039-00	=	516,650	
Est. TCV/Total Floor Area = 386.14, Most recent sale 06/01/2002 for 187,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	253,400	253,400	253,400	112,362	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,900	0	0	3,033	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	258,300	258,300	258,300	115,395	115,395	0

009-100-040-00	2026 Est. T.C.V.	HAMILTON JOE & AMY
Property Class: 402		S BIRCHAVEN BEACH DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 40 BIRCHAVEN BEACH.

SEE ADJACENT GARAGE SIZE PARCEL ACCROSS THE ROAD 010-018-99

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	175.00	1.0000	1.2164	4800	100	291,927
50 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =		291,927

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	20.80	320 94	6,257
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =			8,682

2026 Est. T.C.V. 009-100-040-00					=	300,609
Est. TCV/Total Floor Area = 224.67, Most recent sale 10/22/2020 for 135,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
156,300	156,300	156,300	66,836	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,000	0	0	1,804	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,300	150,300	150,300	68,640	68,640	0	

009-100-041-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SEYMOUR JASON & SHARON
1228 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

LOTS 41 & PART OF LOT 42 BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND CO, PLAT NO 1 SEC10 T22N R8W DESC TO-WIT: COMM AT SOUTHERLY CNR COMMON TO LOTS 43 & 44 OF SAID PLAT; TH S29 DEG 53'24" E 59.5 FT ALONG THE WESTERLY LINE OF PLAT TO POB TH N24DEG28'04"E 152.62 FT TO POINT ON NORTHERLY LINE OF SAID PLAT TH N85DEG01'18"E 40.05 FT ALONG SAID NORTHERLY PLAT LINE TH S35DEG08'00"E 84.10 FT ALONG SAID PLAT LINE TO NORTHEASTERLY CNR COMMON TO LOTS 40 & 41 OF SAID PLAT TH S47DEG03'11"W 172.5 ALONG A LINE COMMON TO SAID LOTS 40 & 41 TO THE SOUTHWESTERLY CNR COMMON TO 40 & 41 TH N29DEG53'24"W 50.66 FT ALONG WESTLERY LINE OF B BEACH DR TO POB .32 A M/L SUBJECT TO EASEMENTS, RESERVATIONS & RESTRICTIONS OF RECORD.

2011 ASSESSMENT AND PRIOR: FORMERLY AS LOTS 41 & 42

SPLIT LOT 42: The purpose of the proposed land division is to divide the existing parcel into two parcels, one containing the existing cottage building, leaving a remainder of sufficient size to allow for building another cottage, subject to zoning ordinances and other existing laws.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
			* Factors *		LOTS 41 & PRT OF 42	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@4800/FF	50.00	278.78	1.0000	1.4317	4800 100	343,601
50 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =	343,601

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	400 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls C	Blt 1960

(11) Heating System: Electric Baseboard
Ground Area = 1182 SF Floor Area = 1657 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	738	
2 Story	Siding	Slab	444	
1 Story	Siding	Overhang	31	
Total:			200,578	130,376

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches			
WPP	204	4,863	3,161

Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	590	21,836	14,193

Water/Sewer			
Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Fireplaces			
Exterior 1 Story	1	6,387	4,152

Parcel Number: 009-100-041-00

Page: 2

Prefab 1 Story	1	2,542	1,652	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good

Totals:246,915160,495

Notes: 2015 REPLACE DECKS WITH 200+SQFT DECK & CONCRETE WALKS, PAINT, INTERIOR REFRESH.

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:272,842

2026 Est. T.C.V. 009-100-041-00	=	618,343
Est. TCV/Total Floor Area = 373.17, Most recent sale 09/05/2014 for 215,000		
2025 AssessedMBORS.E.V.Base for CapIRM		
302,800302,800302,800141,3242.70		
2026 New Eq. AdjustmentLossAdditionsTax AdjustmentLosses		
06,400003,8150		
2026 AssessedMBORS.E.V.Capped->Taxable<-PRE/MBT		
309,200309,200309,200145,139145,1390		

009-100-043-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

UELAND STEVE & KELLY
1220 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

PART OF LOTS 42 & 43, OF THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY, PLAT NO. 1, SEC10T22N RBW DESC TO-WIT: BEG AT THE SOUTHERLY CNR COMMON TO LOTS 43 & 44 OF SAID PLAT; THENCE N14DEG36'23"W 80.07 FT ALONG THE LINE COMMON TO SAID LOTS 43 & 44 TO THE NORTHERLY CNR COMMON TO SAID LOT 43 & 44 TH N85DEG01'18"E 113.48 FT ALONG NORTHERLY LINE OF SAID PLAT; TH S24DEG28'04"W 152.62 FT TO A PT ON WESTERLY LINE OF BIRCHAVEN BEACH DR OF SAID PLAT; TH N29DEG53'24"W 59.50 FT ALONG SAID WESTERLY LINE TO POB.

2011 ASSESSMENT AND PRIOR YEARS AS: LOT 43 BIRCHAVEN BEACH.

2010 - THIS IS A PIE SHAPED LOT, STATE TAX COMMISSION FORMULA FOR EFF IS
(103+103+35)/3 = 80 EFF.- TIM
FRONTAGE MORE "BAY LIKE" THAN LAKE FRONT
CHG SIZE ADJ TO .34 PER TRIB AGREEMENT

The purpose of the proposed land division is to divide the existing parcel into two parcels, one containing the existing cottage building, leaving a remainder of sufficient size to allow for building another cottage, subject to zoning ordinances and other existing laws.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	59.33	139.10	0.9419	1.1224	4800	100	301,084
60 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =		301,084

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	655 0	0
D/W/P: 4in Concrete		6.96	186 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 2015

(11) Heating System: Forced Heat & Cool
Ground Area = 953 SF Floor Area = 2119 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	881		
1 Story	Siding	Crawl Space	72		
1 Story	Siding	Overhang	285		
Total:				279,486	251,525

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,280
3 Fixture Bath		1	4,478	4,030

Porches				
CPP		144	2,907	2,616
CCP (1 Story)		138	3,970	3,573
CCP (1 Story)		24	1,185	1,066

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		349	20,427	18,384
Common Wall: 2 Wall		1	-5,177	-4,659
Door Opener		1	527	474

Parcel Number: 009-100-043-00

Page: 2

Water/Sewer			
Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161
Built-Ins			
Appliance Allow.	1	2,713	2,442
Fireplaces			
Direct-Vented Gas	1	2,963	2,667
Totals:		322,100	289,877

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 492,791

2026 Est. T.C.V. 009-100-043-00				=	798,625
Est. TCV/Total Floor Area = 376.89, Most recent sale 01/22/2013 for 80,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
381,600	381,600	381,600	210,020	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,700	0	0	5,670	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
399,300	399,300	399,300	215,690	215,690	0

009-100-044-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GLASS CASEY R & JENNIFER S TRUST
1214 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOTS 44 & 45 BIRCHAVEN BEACH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	100.00	88.00	1.0000	0.6945	5000	100	347,250
100 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =							347,250

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Patio Blocks		15.58	168 0	0
D/W/P: 4in Concrete		6.96	132 0	0
Wood Frame		37.80	48 50	907
Total Estimated Land Improvements True Cash Value =				907

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1290 SF Floor Area = 1290 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,290	
Total:			182,819	109,680
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	853
3 Fixture Bath		1	4,478	2,687
Deck				
Treated Wood		419	6,482	3,889
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		572	23,801	14,281
Storage Over Garage		458	6,064	3,638
Water/Sewer				
Public Sewer		1	1,465	879
Water Well, 50 Feet		1	3,344	2,006
Built-Ins				
Appliance Allow.		1	2,713	1,628
Fireplaces				
Exterior 1 Story		1	6,387	3,832
Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
Totals:			238,975	143,373

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 243,734

2026 Est. T.C.V. 009-100-044-00			=	591,891
Est. TCV/Total Floor Area = 458.83				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
284,300	284,300	284,300	114,217	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,600	0	3,083	0

Parcel Number: 009-100-044-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	295,900	295,900	295,900	117,300	117,300	0

009-100-046-002026 Est. T.C.V.

Property Class: 401

Map #:LAKE TOWNSHIP

HOWELL CAROL L TRUSTEE
1198 S BIRCHAVEN BEACH DR
LAKE CITY, MI 49651

. LOT 46 BIRCHAVEN BEACH.

RAY'S NOTE: LOC ADJ..FRONTAGE MORE "BAY LIKE"

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	97.00	1.0000	0.9894	4800	100	237,455
50 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =		237,455

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	391 71	1,827
Wood Frame		32.26	80 71	1,833
Wood Frame		27.13	140 94	3,570
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				9,605

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1117 SF Floor Area = 1117 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,117	
Total:			148,478	81,663
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	782
2 Fixture Bath		1	2,996	1,648
Porches				
CGEP (1 Story)		126	9,552	5,254
WGEP (1 Story)		144	12,898	7,094
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		576	21,479	11,813
Water/Sewer				
Public Sewer		1	1,465	806
Water Well, 50 Feet		1	3,344	1,839
Built-Ins				
Appliance Allow.		1	2,713	1,492
Fireplaces				
Exterior 1 Story		1	6,387	3,513
Deck				
Treated Wood		792	10,090	5,549
Local Cost Items				
SANITARY SEWER		1	0	0 *83% Good
Totals:			220,824	121,453
Notes:				

Parcel Number: 009-100-046-00

Page: 2

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

206,470

2026 Est. T.C.V. 009-100-046-00				=	453,530	
Est. TCV/Total Floor Area = 406.03						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
221,500	221,500	221,500	89,791	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,300	0	0	2,424	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
226,800	226,800	226,800	92,215	92,215	0	

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-100-047-00

2026 Est. T.C.V.

HOWELL CAROL L TRUSTEE

Property Class: 402

S BIRCHAVEN BEACH DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOTS 47 & 48 BIRCHAVEN BEACH.

LOW & SWAMPY, ESPECIALLY LOT 48

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

LOTS 47 & 48

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	50.00	86.00	1.0000	0.6921	5000	100		173,027
BACK 50' @ 500	50.00	76.00	0.8409	0.8786	500	100		18,471
100 Actual Front Feet, 0.19 Total Acres								
Total Est. Land Value =								191,498

2026 Est. T.C.V. 009-100-047-00

=

191,498

Est. TCV/Total Floor Area = 171.44

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

95,700

95,700

95,700

35,341

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

954

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

95,700

95,700

95,700

36,295

36,295

0

009-140-001-00		2026 Est. T.C.V.		RIVERA FELIPE EMILIO CASANOVA	
Property Class: 401				5115 S DICKERSON RD	
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651	
. SEC 35 T22N R8W LOT 1 BLUE ROAD ESTATES.					
Land Value Estimates for Land Table 4101.4101 RURAL SUBS					
* Factors * IRREGULAR SHAPE					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
A 200' @ 110/	129.12	404.83	1.1156	0.9063	110 100 14,361
129 Actual Front Feet, 1.20 Total Acres			Total Est. Land Value =		14,361
Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
Wood Frame			25.60	100 50	1,280
Wood Frame			29.92	72 50	1,077
Total Estimated Land Improvements			True Cash Value =		2,357
Cost Est. for Res. Bldg: 1	Single Family	BOCA/STATE	Cls CD	Blt 1995	
(11) Heating System: Forced Air w/ Ducts					
Ground Area = 1248 SF Floor Area = 1248 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	148,828	119,062
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	948
3 Fixture Bath			1	3,721	2,977
Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 50 Feet			1	3,344	2,675
Deck					
Treated Wood w/Roof (Deck Portion)			80	2,133	1,706
Treated Wood w/Roof (Roof portion)			80	1,349	1,079
Treated Wood			20	877	702
Built-Ins					
Appliance Allow.			1	1,897	1,518
			Totals:	167,720	134,176
Notes: MODULAR					
ECF (4010 RURAL PLATTED SUBDIVISIONS)			1.140 => TCV:	152,961	
2026 Est. T.C.V. 009-140-001-00				=	169,679
Est. TCV/Total Floor Area = 135.96, Most recent sale 09/20/2024 for 170,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
77,100	77,100	77,100	77,100	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,700	0	0	2,081	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,800	84,800	84,800	79,181	79,181	79,181

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-140-002-00

2026 Est. T.C.V.

BRONKEMA TAMARA L

Property Class: 402

S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 2 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 110/	100.00	467.80	1.1892	0.9397	110 100		12,292
100 Actual Front Feet, 1.07 Total Acres							
Total Est. Land Value =							12,292

2026 Est. T.C.V. 009-140-002-00 = 12,292

Est. TCV/Total Floor Area = 9.85, Most recent sale 11/15/2019 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,000	5,000	5,000	3,409	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	92	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,100	6,100	6,100	3,501	3,501	0

03/24/2026

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Valuation Report

DB: Lake2026

009-140-003-00

2026 Est. T.C.V.

BRONKEMA TAMARA L

Property Class: 402

W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 3 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 110/	79.67	467.80	1.2587	0.9397	110 100		10,366
80 Actual Front Feet, 0.86 Total Acres					Total Est. Land Value =		10,366

2026 Est. T.C.V. 009-140-003-00 = 10,366

Est. TCV/Total Floor Area = 8.31, Most recent sale 11/15/2019 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,200	4,200	4,200	3,409	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,000	0	0	92	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,200	5,200	5,200	3,501	3,501	0

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-140-004-00

2026 Est. T.C.V.

BRONKEMA TAMARA L

Property Class: 402

W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 4 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	498.00	1.1892	0.9545	110	100		12,486
100 Actual Front Feet, 1.14 Total Acres							Total Est. Land Value =	12,486

2026 Est. T.C.V. 009-140-004-00

=

12,486

Est. TCV/Total Floor Area = 10.00, Most recent sale 11/15/2019 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,100	5,100	5,100	3,409	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,100	0	0	92	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,200	6,200	6,200	3,501	3,501	0

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-140-005-00

2026 Est. T.C.V.

BRONKEMA TAMARA L

Property Class: 402

W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 5 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	470.00	1.1892	0.9408	110	100		12,307
100 Actual Front Feet,	1.08	Total Acres	Total Est. Land Value =				12,307	

2026 Est. T.C.V. 009-140-005-00 = 12,307

Est. TCV/Total Floor Area = 9.86, Most recent sale 11/15/2019 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	3,409	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	92	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,200	6,200	6,200	3,501	3,501	0

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-140-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FOSTER WM K
7859 W BLUE RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 6 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	435.81	1.1892	0.9232	110	100		12,076
100 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								12,076

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.53	100	66	1,025
Total Estimated Land Improvements True Cash Value =				1,025

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
Total:				148,634	105,531

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	841

Water/Sewer

1000 Gal Septic	1	4,386	3,114
Water Well, 50 Feet	1	3,344	2,374

Porches

CCP (1 Story)	100	2,702	1,918

Deck

Treated Wood	352	5,650	4,011

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1008	21,803	15,480

Built-Ins

Appliance Allow.	1	1,897	1,347

Fireplaces

Wood Stove	1	2,107	1,496

Totals:

191,708

136,112

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

167,418

2026 Est. T.C.V. 009-140-006-00

=

180,519

Est. TCV/Total Floor Area = 170.95

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,600	76,600	76,600	43,424	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,700	0	0	1,172	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,300	90,300	90,300	44,596	44,596	44,596

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-140-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHELTON SHAWNA
7823 W BLUE RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 7 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	165.00	405.13	1.0493	0.9065	110	100		17,263
165 Actual Front Feet, 1.53 Total Acres								
Total Est. Land Value =								17,263

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	428	78	2,056
Total Estimated Land Improvements True Cash Value =				2,056

Cost Est. for Res. Bldg: 1 Single Family TRI

Cls CD

Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1176 SF Floor Area = 1806 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Crawl Space	1,176		
1 Story	Siding	Overhang	42		
Total:				195,762	137,034

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605
2 Fixture Bath	1	2,502	1,751

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	84	2,323	1,649	*71% Good

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	312	14,393	10,075
Common Wall: 1 Wall	1	-2,421	-1,695

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	21,329	17,490	*82% Good

Built-Ins

Appliance Allow.	1	1,897	1,328
Totals:		248,421	176,477

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 217,067

2026 Est. T.C.V. 009-140-007-00 = 236,386

Est. TCV/Total Floor Area = 130.89, Most recent sale 11/04/2013 for 91,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
101,100	101,100	101,100	55,424	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,100	0	0	1,496	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,200	118,200	118,200	56,920	56,920	56,920

009-140-008-002026 Est. T.C.V.COCKERAM JASON L & RUBY L
Property Class: 4017753 W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 8 BLUE ROAD ESTATES.

12x27 add'n for 02

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	169.98	393.22	1.0415	0.8997	110	100		17,521	
170 Actual Front Feet, 1.53 Total Acres					Total Est. Land Value =			17,521	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.78	4500	50	8,505
Wood Frame	32.26	80	50	1,290
Wood Frame	35.03	64	50	1,121
Total Estimated Land Improvements True Cash Value =				10,916

Cost Est. for Res. Bldg: 1Single Family HUDCls C 10 Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1332 SF Floor Area = 1332 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,002		
1 Story	Siding	Crawl Space	330		
Total:			197,157	147,878	

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,066	
3 Fixture Bath	1	4,478	3,358	
Water/Sewer				
1000 Gal Septic	1	4,689	3,517	
Water Well, 50 Feet	1	3,344	2,508	
Deck				
Treated Wood	220	4,255	3,191	
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost	900	22,266	16,699	
Built-Ins				
Appliance Allow.	1	2,713	2,035	
	Totals:	240,324	180,252	

Notes: 2002 ADDITION 12X27

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV:178,449

2026 Est. T.C.V. 009-140-008-00					=	206,886
Est. TCV/Total Floor Area = 155.32, Most recent sale 06/01/1998 for 56,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
81,600	81,600	81,600	45,590	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,800	0	0	1,230	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,400	103,400	103,400	46,820	46,820	46,820	

009-140-009-00	2026 Est. T.C.V.	PALUCK ALEXANDER
Property Class: 401		7717 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 9 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	165.00	313.23	1.0493	0.8500	110	100	16,188
165 Actual Front Feet, 1.19 Total Acres Total Est. Land Value =							16,188

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58	65 94	402
Total Estimated Land Improvements True Cash Value =			402

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1104 SF Floor Area = 1104 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,104	
Total:			151,883	98,724
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	924
Water/Sewer				
1000 Gal Septic		1	4,689	3,048
Water Well, 50 Feet		1	3,344	2,174
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	21,439	13,935
Common Wall: 1 Wall		1	-2,421	-1,574
Built-Ins				
Appliance Allow.		1	2,713	1,763
Porches				
CCP (1 Story)		16	790	513
Totals:			183,859	119,507

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 146,994

2026 Est. T.C.V. 009-140-009-00				=	163,584
Est. TCV/Total Floor Area = 148.17, Most recent sale 03/28/2016 for 71,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
69,600	69,600	69,600	44,392	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,200	0	0	1,198	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,800	81,800	81,800	45,590	45,590	45,590

009-140-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRANDT MADISON & TRAVIS
7709 W BLUE RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 10 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	165.00	313.23	1.0493	0.8500	110	100	16,188
165 Actual Front Feet, 1.19 Total Acres Total Est. Land Value =							16,188

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	181 50	663
Ad-Hoc Unit-In-Place Items			
Description	Rate	Size % Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	236 50	1,652
Total Estimated Land Improvements True Cash Value =			2,315

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 2021

(11) Heating System: Forced Heat & Cool

Ground Area = 1320 SF Floor Area = 1320 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,320	
Total:			164,776	156,537
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	1,126
3 Fixture Bath		1	3,721	3,535
Water/Sewer				
1000 Gal Septic		1	4,386	4,167
Water Well, 100 Feet		1	5,415	5,144
Deck				
Treated Wood		60	1,843	1,751
Treated Wood		16	702	667
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		840	34,171	32,462
Common Wall: 1 Wall		1	-2,421	-2,300
Door Opener		1	468	445
Totals:			214,246	203,534

Notes: POLE CONSTRUCTION

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 250,347

2026 Est. T.C.V. 009-140-010-00		=	268,850
Est. TCV/Total Floor Area = 203.67, Most recent sale 03/11/2024 for 240,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
115,500	115,500	115,500	115,500 2.70
2026 New	Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	18,900	0	0 3,118 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
134,400	134,400	134,400	118,618 118,618 118,618

009-140-011-002026 Est. T.C.V.YOUNGBEG GARRICK
Property Class: 4017699 W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 11 BLUE ROAD ESTATES.

NEW HOUSE FOR 96 COMPLETE FOR 97
Uncapped for 2007 by letter 8-23-07.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	170.00	255.88	1.0415	0.8081	110	100		15,738	
170 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								15,738	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	960	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	94	4,700
Total Estimated Land Improvements True Cash Value =				4,700

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1995

(11) Heating System: Forced Heat & Cool
Ground Area = 1500 SF Floor Area = 1500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,500		
			Total:	243,919	195,108
Other Additions/Adjustments					
Recreation Room			1500	28,455	14,227
Plumbing					
Average Fixture(s)			1	1,422	1,138
3 Fixture Bath			1	4,478	3,582
Water/Sewer					
1000 Gal Septic			1	4,689	3,751
Water Well, 50 Feet			1	3,344	2,675
Deck					
Treated Wood			288	5,069	4,055
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	23,910	19,128
Door Opener			1	527	422
Built-Ins					
Appliance Allow.			1	2,713	2,170
Totals:				318,526	246,256

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 302,895

2026 Est. T.C.V. 009-140-011-00 = 323,333									
Est. TCV/Total Floor Area = 215.56, Most recent sale 06/01/2012 for 128,000									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
137,800	137,800		137,800		83,080		2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax	Adjustment	Losses	
0			23,900	0	0		2,243	0	

Parcel Number: 009-140-011-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
161,700	161,700	161,700	85,323	85,323	85,323

009-140-012-002026 Est. T.C.V.COCKERAM JAMIE A & LISA M
Property Class: 4017691 W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 12 BLUE ROAD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	200.00	198.00	1.0000	0.7579	110	100	16,674
200 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =							16,674

Cost Est. for Res. Bldg: 1Single Family HUDCls CDBlt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2016 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,016		
			Total:	257,092	205,673
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	948
3 Fixture Bath			1	3,721	2,977
Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 100 Feet			1	5,415	4,332
Deck					
Treated Wood			392	6,064	4,851
Treated Wood			20	877	702
Built-Ins					
Appliance Allow.			1	1,897	1,518
Fireplaces					
Wood Stove			1	2,107	1,686
			Totals:	282,744	226,196
Notes:					
ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV:				223,934	

2026 Est. T.C.V. 009-140-012-00				= 240,608		
Est. TCV/Total Floor Area = 119.35, Most recent sale 04/01/1995 for 5,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
92,000	92,000	92,000		46,163	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	28,300	0		0	1,246	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
120,300	120,300	120,300		47,409	47,409	0

03/24/2026
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Valuation Report

DB: Lake2026

009-140-013-00	2026 Est. T.C.V.	CEBULSKI JOSEPH S & JULIEANN
Property Class: 401		7675 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 13 BLUE ROAD ESTATES.

NEW 1 1/2 STY FOR 95

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 110/	157.33	288.00	1.0618	0.8324	110	100	15,296
198 Actual Front Feet, 0.91 Total Acres					Total Est. Land Value =		15,296

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	29.49	96 86	2,435
Total Estimated Land Improvements True Cash Value =			2,435

Cost Est. for Res. Bldg: 1	Single Family	1.5S	Cls	C	Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
Total:				202,115	141,479

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
2 Fixture Bath			1	2,996	2,097
Water/Sewer					
1000 Gal Septic			1	4,689	3,282
Water Well, 50 Feet			1	3,344	2,341
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			676	26,776	26,240 *98% Good
Built-Ins					
Appliance Allow.			1	2,713	1,899
Deck					
Treated Wood			16	716	501
Breezeways					
Frame Wall			364	19,103	18,912 *99% Good
Totals:				263,874	197,746

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:				243,228

2026 Est. T.C.V. 009-140-013-00				=	260,959
Est. TCV/Total Floor Area = 172.59, Most recent sale 05/01/1995 for 72,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
111,500	111,500	111,500	71,021	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,000	0	0	1,917	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,500	130,500	130,500	72,938	72,938	72,938

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-160-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BELEN LEONARD F TRUST
6120 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 11 & COMM AT SE COR OF LOT 11, TH N TO OUTLOT A, TH N'LY
10 FT ALONG N LINE OF LOT 11 AS EXTENDED, TH S TO SW COR OFLOT 10, TH SW'LY
ALONG S LINE OF LOT 10 AS EXTENDED TO POB. BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	62.00	100.00	0.9275	1.0000	4800	100		276,017
62 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								276,017

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.72	30	0	0
D/W/P: 3.5 Concrete	6.16	437	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1118 SF Floor Area = 1118 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
1 Story	Siding	Slab	62		
Total:				138,613	97,028

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605
2 Fixture Bath	1	2,502	1,751

Porches

CGEP (1 Story)	238	13,183	9,228
CCP (1 Story)	49	1,430	1,001

Deck

Treated Wood	33	1,351	946

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	336	9,962	6,973

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	169	8,114	5,680

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	1,897	1,328

Totals: 186,602 130,620

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 222,054

2026 Est. T.C.V. 009-160-011-00 = 500,496

Est. TCV/Total Floor Area = 447.67						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	244,800	244,800	244,800	117,471	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,400	0	0	3,171	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	250,200	250,200	250,200	120,642	120,642	0

009-160-012-002026 Est. T.C.V. SELENO NICOLE TRUST

Property Class: 4016130 W LAKEVIEW DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 12 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	52.00	100.00	0.9864	1.0000	4800	100	246,197
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							246,197

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	136 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Forced Air w/ Ducts
Ground Area = 892 SF Floor Area = 892 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	892	
			Total:	107,271 69,726
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
Porches				
CGEP (1 Story)			160	9,939 6,460
Water/Sewer				
Public Sewer			1	1,300 845
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	1,897 1,233
Fireplaces				
Exterior 1 Story			1	5,597 3,638
			Totals:	130,533 84,846

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 144,238

2026 Est. T.C.V. 009-160-012-00					=	391,405
Est. TCV/Total Floor Area = 438.79, Most recent sale 10/21/2022 for 450,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
193,200	193,200	193,200	122,328	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	3,302	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,700	195,700	195,700	125,630	125,630	0	

009-160-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CRAWFORD JACK L & MARY G
6140 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 13 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	49.00	100.00	1.0071	1.0000	4800	100	236,869
49 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =		236,869

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 994 SF Floor Area = 994 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	994		
			Total:	117,997	76,697
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
2 Fixture Bath			1	2,502	1,626
Porches					
CGEP (1 Story)			168	10,300	6,695
Deck					
Treated Wood			80	2,133	1,386
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	1,897	1,233
Unit-in-Place Cost Items					
SHED			150	152	144 *95% Good
Totals:				140,810	91,570

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

155,669

2026 Est. T.C.V. 009-160-013-00				=	392,538
Est. TCV/Total Floor Area = 394.91					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
192,900	192,900	192,900	97,262	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	2,626	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
196,300	196,300	196,300	99,888	99,888	0

009-160-014-00	2026 Est. T.C.V.	DERUITER BRUCE & JOHANNA TRUST
Property Class: 401		6146 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 14 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	49.00	100.00	1.0071	1.0000	4800	100		236,869
49 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			236,869

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	576	82	3,580
D/W/P: Patio Blocks	18.85	1100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				8,330

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 1992

(11) Heating System: Forced Heat & Cool
Ground Area = 1080 SF Floor Area = 2268 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,080		
1 Story	Siding	Overhang	378		
Total:				348,806	244,164

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,466
3 Fixture Bath	1	6,585	4,609
2 Fixture Bath	1	4,412	3,088

Porches

CCP (1 Story)	36	1,532	1,072
WPP	420	9,622	6,735

Deck

Treated Wood	420	6,880	4,816

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	36,605	25,623
Common Wall: 1 Wall	1	-3,005	-2,103
Door Opener	2	1,317	922

Water/Sewer

Public Sewer	1	1,877	1,314
Water Well, 50 Feet	1	3,351	2,346

Built-Ins

Appliance Allow.	1	3,899	2,729

Totals: 423,975 296,781

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 504,528

2026 Est. T.C.V. 009-160-014-00	=	749,727
Est. TCV/Total Floor Area = 330.57		
2025 Assessed	MBOR	S.E.V.
Base for Cap	IRM	

Parcel Number: 009-160-014-00

Page: 2

	353,900	353,900	353,900	173,919	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,000	0	0	4,695	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	374,900	374,900	374,900	178,614	178,614	178,614

009-160-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ERNSBERGER THOMAS R & NANCY A
6162 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 15 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	142 0	0
Wood Frame		32.26	80 50	1,290
Total Estimated Land Improvements True Cash Value =				1,290

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1938

(11) Heating System: Forced Heat & Cool

Ground Area = 1308 SF Floor Area = 1308 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,308		
			Total:	166,566	108,288
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
3 Fixture Bath			1	4,478	2,911
Deck					
Treated Wood			48	1,667	1,084
Treated Wood			899	11,453	7,444
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			572	23,801	15,471
Common Wall: 1 Wall			1	-2,589	-1,683
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	2,713	1,763
Totals:				214,320	139,328

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 236,858

2026 Est. T.C.V. 009-160-015-00				=	478,148
Est. TCV/Total Floor Area = 365.56, Most recent sale 08/29/2005 for 245,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
232,800	232,800	232,800	127,735	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,300	0	0	3,448	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
239,100	239,100	239,100	131,183	131,183	0

009-160-016-002026 Est. T.C.V.LOTT JAMES R & CHRISTINE M

Property Class: 4016170 W LAKEVIEW DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 16 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	49.00	100.00	1.0071	1.0000	4800	100	236,869
49 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =		236,869

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1100	50	1,589
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				2,847

Cost Est. for Res. Bldg: 1Single Family1SCls CDBlt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1024 SF Floor Area = 1024 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,024		
			Total:	121,126	72,676
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Porches					
CGEP (1 Story)			128	8,563	5,138
Deck					
Treated Wood			200	3,888	2,333
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 50 Feet			1	3,344	2,006
Built-Ins					
Appliance Allow.			1	1,897	1,138
			Totals:	141,303	84,782

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:144,129

2026 Est. T.C.V. 009-160-016-00				=	383,845
Est. TCV/Total Floor Area = 374.85					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
189,100	189,100	189,100	80,729	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	2,179	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
191,900	191,900	191,900	82,908	82,908	0

009-160-017-002026 Est. T.C.V.KENNEDY FAMILY LIVING TRUST &
Property Class: 4016180 W LAKEVIEW DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 17 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	49.00	100.00	1.0071	1.0000	4800	100		236,869
49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								236,869

Cost Est. for Res. Bldg: 1 Single Family 1SCls CDBlt 1938

(11) Heating System: Space Heater

Ground Area = 592 SF Floor Area = 592 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	592		
Total:				75,654	45,393

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Deck

Treated Wood	20	877	491	*56% Good
Totals:		84,257	50,519	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 85,882

2026 Est. T.C.V. 009-160-017-00 = 322,751

Est. TCV/Total Floor Area = 545.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
161,600	161,600	161,600	58,165	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200	0	0	1,570	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
161,400	161,400	161,400	59,735	59,735	0

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-160-018-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NOORDYKE MATT & STEPHANIE
6186 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 18 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1939

(11) Heating System: Forced Heat & Cool

Ground Area = 1170 SF Floor Area = 1170 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,170		
			Total:	151,184	90,711

Other Additions/Adjustments

Exterior					
Brick Veneer		240	3,658	2,195	
Plumbing					
Average Fixture(s)		1	1,185	711	
Deck					
Treated Wood		256	4,588	2,753	
Water/Sewer					
Public Sewer		1	1,300	780	
Water Well, 50 Feet		1	3,344	2,006	
Built-Ins					
Appliance Allow.		1	1,897	1,138	
Fireplaces					
Exterior 1 Story		1	5,597	3,358	
			Totals:	172,753	103,652

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 176,208

2026 Est. T.C.V. 009-160-018-00 = 417,158

Est. TCV/Total Floor Area = 356.55, Most recent sale 05/03/2021 for 390,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
203,600	203,600	203,600	141,288	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,000	0	0	3,814	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
208,600	208,600	208,600	145,102	145,102	0

009-160-019-002026 Est. T.C.V.SAGE BRUCE J & KAREN E

Property Class: 4016190 W LAKEVIEW DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 19 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000

Cost Est. for Res. Bldg: 1Single Family 1SCls D 5 Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = 744 SF Floor Area = 744 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	744		
			Total:	93,272	55,953
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	593
Porches					
CGEP (1 Story)			216	11,007	6,604
CGEP (1 Story)			48	3,856	2,314
Deck					
Treated Wood			225	4,127	2,476
Water/Sewer					
Public Sewer			1	1,152	691
Water Well, 50 Feet			1	3,344	2,006
Built-Ins					
Appliance Allow.			1	1,607	964
			Totals:	119,353	71,601
Notes:					

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:121,722

2026 Est. T.C.V. 009-160-019-00				=	361,722
Est. TCV/Total Floor Area = 486.19					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
179,100	179,100	179,100	71,126	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	1,920	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
180,900	180,900	180,900	73,046	73,046	0

009-160-020-002026 Est. T.C.V. SWIONTONIOWSKI JOEL & MCKENZIE
Property Class: 4016198 W LAKEVIEW DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 20 BUENA VISTA PARK.

2 FV SHEDS

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	34.86	40	66	920
Metal Prefab	15.91	96	66	1,008
Total Estimated Land Improvements True Cash Value =				1,928

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Space Heater
Ground Area = 636 SF Floor Area = 636 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	636	
			Total:	78,041 50,727
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	770	
Porches				
CGEP (1 Story)	176	10,648	6,921	
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost	280	8,910	6,772	*76% Good
Water/Sewer				
Public Sewer	1	1,300	845	
Water Well, 50 Feet	1	3,344	2,174	
Built-Ins				
Appliance Allow.	1	1,897	1,233	
Fireplaces				
Exterior 1 Story	1	5,597	3,638	
			Totals:	110,922 73,080

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 124,237

2026 Est. T.C.V. 009-160-020-00					=	366,165
Est. TCV/Total Floor Area = 575.73, Most recent sale 07/06/2020 for 219,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
186,600	186,600	186,600	123,992	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	0	3,347	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
183,100	183,100	183,100	127,339	127,339	0	

009-160-021-002026 Est. T.C.V. VENEMA DOUGLAS J & DIANE L TRUST
Property Class: 4016220 W LAKEVIEW DR
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 12 T22N R8W LOT 21 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2005

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1736 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	504	
2 Story	Siding	Basement	616	
Total:			244,278	207,616
Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade			1 2,727	2,318
Plumbing				
Average Fixture(s)			1 1,422	1,209
3 Fixture Bath			2 8,956	7,613
Porches				
WCP (1 Story)			32 2,480	2,381 *96% Good
Deck				
Treated Wood			384 6,121	5,876 *96% Good
Water/Sewer				
Public Sewer			1 1,465	1,245
Water Well, 50 Feet			1 3,344	2,842
Built-Ins				
Appliance Allow.			1 2,713	2,306
Unit-in-Place Cost Items				
BOAT HOUSE (BY SQ FT			160 606	576 *95% Good
Totals:			274,112	233,982

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 397,769

2026 Est. T.C.V. 009-160-021-00					=	640,144
Est. TCV/Total Floor Area = 368.75, Most recent sale 01/04/2014 for 325,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
303,200	303,200	303,200	191,781	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,900	0	0	5,178	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
320,100	320,100	320,100	196,959	196,959	0	

009-160-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SMITH RACHELLE LEA
6226 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 22 BUENA VISTA PARK.

10 FT ADDED TO LOT FF FOR 97

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800 100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	240,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	144 71	630
Metal Prefab		14.63	140 50	1,024
Total Estimated Land Improvements True Cash Value =				1,654

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1957

(11) Heating System: Electric Baseboard
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	624		
			Total:	95,051	52,277

Other Additions/Adjustments

Recreation Room	624	11,344	6,239
Basement, Outside Entrance, Above Grade	1	1,747	961

Plumbing

Average Fixture(s)	1	1,185	652
2 Fixture Bath	1	2,502	1,376

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	16,805	9,243

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Totals: 140,772 77,423

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 131,619

2026 Est. T.C.V. 009-160-022-00		=	373,273
Est. TCV/Total Floor Area = 598.19, Most recent sale 10/26/2012 for 176,200			
2025 Assessed	MBOR	S.E.V.	Base for Cap
185,400	185,400	185,400	113,698
2026 New Eq.	Adjustment	Loss	Additions
0	1,200	0	0
			Tax Adjustment
			37,985
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
186,600	186,600	186,600	116,767
			->Taxable<-
			151,683
			PRE/MBT
			151,683

009-160-023-00	2026 Est. T.C.V.	LINE ROBERT S & BARBARA C						
Property Class: 401		6230 W LAKEVIEW DR						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 12 T22N R8W LOT 23 BUENA VISTA PARK.								
Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			240,000
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete					6.16	100	0	0
Residential Local Cost Land Improvements								
Description					Rate	Size	% Good	Cash Value
LAND IMPROVE 1000					1,000.00	1	95	950
Total Estimated Land Improvements					True Cash Value =			950
Cost Est. for Res. Bldg: 1 Single Family 1S						Cls CD		Blt 1957
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 888 SF Floor Area = 888 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost		
1 Story	Siding	Crawl Space		888				
				Total:	110,390	66,233		
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)				1	1,185	711		
Porches								
CGEP (1 Story)				77	5,951	3,571		
Deck								
Treated Wood				280	4,869	2,921		
Treated Wood				40	1,506	904		
Garages								
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
Base Cost				240	12,247	7,348		
Water/Sewer								
Public Sewer				1	1,300	780		
Water Well, 50 Feet				1	3,344	2,006		
Built-Ins								
Appliance Allow.				1	1,897	1,138		
Fireplaces								
Exterior 1 Story				1	5,597	3,358		
					Totals:	148,286	88,970	
Notes:								
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:					151,249			

2026	Est. T.C.V. 009-160-023-00				=	392,199	
Est. TCV/Total Floor Area = 441.67, Most recent sale 08/06/2014 for 150,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	193,700	193,700	193,700	102,564	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,400	0	0	2,769	0	

Parcel Number: 009-160-023-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	196,100	196,100	196,100	105,333	105,333	0

009-160-024-002026 Est. T.C.V. WHIPPLE AARON D & SUE R
Property Class: 401 6240 W LAKEVIEW DR
Map #: LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 24 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1957

(11) Heating System: Forced Air w/ Ducts
Ground Area = 744 SF Floor Area = 744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	744		
			Total:	94,580	56,748
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
2 Fixture Bath			1	2,502	1,501
Porches					
CGEP (1 Story)			144	9,239	5,543
Deck					
Treated Wood			168	3,479	2,087
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			440	15,818	9,491
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 50 Feet			1	3,344	2,006
Built-Ins					
Appliance Allow.			1	1,897	1,138
Fireplaces					
Exterior 1 Story			1	5,597	3,358
			Totals:	138,941	83,363

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 141,717

2026 Est. T.C.V. 009-160-024-00				=	381,717
Est. TCV/Total Floor Area = 513.06, Most recent sale 06/01/2017 for 203,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
189,000	189,000	189,000	115,256	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	3,111	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
190,900	190,900	190,900	118,367	118,367	118,367

009-160-025-00	2026 Est. T.C.V.	VANKUREN ROBIN M
Property Class: 401		6260 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 25 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.	Land Value =		240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	672	71	2,753
Wood Frame	25.57	80	45	921
Total Estimated Land Improvements True Cash Value =				3,674

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D 5 Blt 1935

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1152 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	864		
1 Story	Siding	Basement	288		
			Total:	146,747	88,037

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CGEP (1 Story)	50	3,914	2,348

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	12,130
Common Wall: 1 Wall	1	-2,421	-1,453
Door Opener	1	468	281

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Totals:	176,016	105,597

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 179,515

2026 Est. T.C.V. 009-160-025-00 = 423,189

$$\text{Est. TCV/Total Floor Area} = 367.35$$

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
207,000	207,000	207,000	84,945	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,600	0	0	2,293	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
211,600	211,600	211,600	87,238	87,238	0

009-160-026-00	2026 Est. T.C.V.	OLIVER CHRISTOPHER & DAWN
Property Class: 401		6270 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 12 T22N R8W LOT 26 BUENA VISTA PARK.		
Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A50'@4800/FF	53.00 100.00 0.9798 1.0000 4800 100	249,264
53 Actual Front Feet, 0.12 Total Acres	Total Est. Land Value =	249,264
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Fencing: Wd, Picket, 12-24	18.89 24 0	0
D/W/P: 3.5 Concrete	6.16 574 0	0
Metal Prefab	13.06 240 75	2,350
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00 1 95	950
Total Estimated Land Improvements	True Cash Value =	3,300
Cost Est. for Res. Bldg: 1 Single Family 1+S		
	Cls CD	Blt 1953
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1400 SF Floor Area = 1400 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Slab 1,400	
	Total:	158,745 95,246
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,185	711
2 Fixture Bath	1 2,502	1,501
Porches		
CGEP (1 Story)	60 5,012	3,007
Deck		
Treated Wood	75 2,049	1,229
Garages		
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	352 15,488	9,293
Common Wall: 1 Wall	1 -2,421	-1,453
Water/Sewer		
Public Sewer	1 1,300	780
Water Well, 50 Feet	1 3,344	2,006
Built-Ins		
Appliance Allow.	1 1,897	1,138
Fireplaces		
Exterior 1 Story	1 5,597	3,358
	Totals:	194,698 116,816
Notes:		
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:		198,587
2026 Est. T.C.V. 009-160-026-00 = 451,151		
Est. TCV/Total Floor Area = 322.25, Most recent sale 08/26/2016 for 240,000		
2025 Assessed	MBOR S.E.V. Base for Cap	IRM

Parcel Number: 009-160-026-00

Page: 2

	220,600	220,600	220,600	128,236	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	3,462	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	225,600	225,600	225,600	131,698	131,698	0

009-160-027-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HERRON SCOTT
6280 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 27 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	53.00	100.00	0.9798	1.0000	4800	100	249,264
53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							249,264

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Patio Blocks		14.26	73 50	520
Metal Prefab		15.91	96 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 100	1,000
Total Estimated Land Improvements True Cash Value =				1,520

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Wall/Floor Furnace
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	992	
1 Story	Siding	Slab	256	
Total:			140,716	91,466
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
Porches				
WCP (1 Story)			80	4,052 2,634
Water/Sewer				
Public Sewer			1	1,300 845
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	1,897 1,233
Fireplaces				
Exterior 1 Story			1	5,597 3,638
Deck				
Treated Wood			894	11,112 7,223
Totals:			169,203	109,983

Notes: 2020 ADDITION

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 186,971

2026 Est. T.C.V. 009-160-027-00					=	437,755
Est. TCV/Total Floor Area = 350.77, Most recent sale 12/01/2017 for 195,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
214,100	214,100	214,100	132,507	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	3,577	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
218,900	218,900	218,900	136,084	136,084	0	

DB: Lake2026

. SEC 12 T22N R8W LOT 28 BUENA VISTA PARK.

* Factors *

Land Improvement Cost Estimates

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1965

Building Areas

Other Additions/Adjustments

Plumbing

Porches

Deck

Garages

Water/Sewer

Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Totals:	180,898	109,733

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 186,546

$$\text{Est. TCV/Total Floor Area} = 451.83$$

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
219,400	219,400	219,400	89,851	89,851	0

009-160-029-00	2026 Est. T.C.V.	KAY JOSEPH M & BRIDGETTE M TRUSTS
Property Class: 401		6300 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 29 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	53.00	100.00	0.9798	1.0000	4800	100		249,264
53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								249,264

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	509	50	1,771
Wood Frame/Conc.	29.12	528	50	7,687
Total Estimated Land Improvements True Cash Value =				9,458

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C -5 Blt 1948

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	864		
Total:				174,945	113,734

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	35	1,190	773

Deck

Treated Wood	164	3,503	2,277
Composite	1200	18,192	11,825

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	992	32,061	20,840	

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Totals: 245,816 159,800

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 271,660

2026 Est. T.C.V. 009-160-029-00 = 530,382

Est. TCV/Total Floor Area = 350.78, Most recent sale 01/13/2020 for 300,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
256,400	256,400	256,400	179,697	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	4,851	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-160-029-00

Page: 2

265,200	265,200	265,200	184,548	184,548	0

009-160-030-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KLEIN ROGER K & CAROL J
6320 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 30 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1980

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1340 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	438		
2 Story	Siding	Basement	307		
1 Story	Siding	Crawl Space	263		
1 Story	Siding	Overhang	25		
Total:				198,902	149,177

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,422	1,066	
Porches					
WGEP (1 Story)		36	5,538	4,153	
Deck					
Treated Wood		399	6,272	4,704	
Treated Wood		88	2,306	1,729	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		672	32,189	24,142	
Door Opener		1	527	395	
Water/Sewer					
Public Sewer		1	1,465	1,099	
Water Well, 50 Feet		1	3,344	2,508	
Built-Ins					
Appliance Allow.		1	2,713	2,035	
Fireplaces					
Interior 1 Story		1	5,235	3,926	
Totals:			259,913	194,934	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 331,388

Parcel Number: 009-160-030-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	275,300	275,300	275,300	147,987	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,600	0	0	3,995	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	286,900	286,900	286,900	151,982	151,982	0

009-160-031-002026 Est. T.C.V.DITMAR BRAD A & KIMBERLY A

Property Class: 4016330 W LAKEVIEW DR

Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 12 T22N R8W LOT 31 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1801	50	7,357
Total Estimated Land Improvements True Cash Value =				7,357

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2023

(11) Heating System: Forced Heat & Cool

Ground Area = 1328 SF Floor Area = 1992 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Basement	1,328	
Total:			289,785	286,915

Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade			1	2,727 2,700

Plumbing				
Average Fixture(s)			1	1,422 1,408
3 Fixture Bath			2	8,956 8,866
2 Fixture Bath			1	2,996 2,966

Water/Sewer				
1000 Gal Septic			1	4,689 4,642
Water Well, 100 Feet			1	5,734 5,677

Porches				
WCP (1 Story)			364	12,573 12,447
CCP (1 Story)			48	1,531 1,516
WFP			36	1,863 1,844

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			528	22,551 22,325
Door Opener			1	527 522

Built-Ins				
Appliance Allow.			1	2,713 2,686
Totals:			358,067	354,514

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 602,674

2026 Est. T.C.V. 009-160-031-00					=	850,031
Est. TCV/Total Floor Area = 426.72, Most recent sale 06/29/2015 for 195,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
398,300	398,300	398,300	318,901	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,700	0	0	8,610	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
425,000	425,000	425,000	327,511	327,511	327,511	

009-160-032-002026 Est. T.C.V.SPURGEON WILLIAM K & MARY K TRUST
Property Class: 4016350 W LAKEVIEW DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 32 & 33 BUENA VISTA PARK.

CORRECTED SEWER COST FOR 06

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
A50'@4800/FF	100.00	100.00	0.7846	1.0000	4800	100	
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		
							Value
							376,600
							376,600

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	26.96	144 97	3,766
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =			6,191

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1927

(11) Heating System: Forced Heat & Cool
Ground Area = 2656 SF Floor Area = 2656 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,408		
1 Story	Siding	Crawl Space	1,248		
		Total:		354,196	230,218

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	924	
3 Fixture Bath	1	4,478	2,911	
2 Fixture Bath	1	2,996	1,947	

Porches				
CGEP (1 Story)	220	14,087	9,157	
WPP	651	11,510	7,481	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	795	36,220	23,543	
Common Wall: 1 Wall	1	-2,589	-1,683	
Door Opener	1	527	343	
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost	144	7,379	4,796	

Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 50 Feet	1	3,344	2,174	

Built-Ins				
Appliance Allow.	1	2,713	1,763	

Fireplaces				
Exterior 1 Story	1	6,387	4,152	
Direct-Vented Gas	1	2,963	1,926	

Totals: 447,098 290,604

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 494,027

Parcel Number: 009-160-032-00

Page: 2

2026	Est.	T.C.V.	009-160-032-00	=	876,818	
Est. TCV/Total Floor Area = 330.13						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	421,000	421,000	421,000	216,017	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,400	0	0	5,832	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	438,400	438,400	438,400	221,849	221,849	221,849

009-160-034-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SPURGEON WILLIAM K & MARY K TRUST
W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 175 BUENA VISTA PARK AMENDED L2 P 224.
FORMERLY SEC 12 T22N R8W LOT 34 BUENA VISTA PARK.

06 SPLIT/COMBINE 3 FT TO 009-160-035-00 FOR 07.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.26	99.03	0.9982	0.9966	4800	100		239,986
50 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			239,986
2026 Est. T.C.V. 009-160-034-00								= 239,986
Est. TCV/Total Floor Area = 90.36								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
125,000	125,000		125,000		41,369		2.70	
2026	New	Eq. Adjustment		Loss	Additions	Tax Adjustment		Losses
	0	-5,000		0	0	1,116		0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-		PRE/MBT
120,000	120,000		120,000		42,485	42,485		42,485

009-160-035-002026 Est. T.C.V.FRASER BRIAN J & ANGELA
Property Class: 4016376 W LAKEVIEW DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 35 & 36 BUENA VISTA PARK.

06 COMBINE 3 FT SPLIT FROM 009-160-034-00 FOR 07.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	94.00	100.00	0.8018	1.0000	4800	100		361,754
94 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 361,754

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	602	66	2,293
Total Estimated Land Improvements True Cash Value =				2,293

Cost Est. for Res. Bldg: 1Single Family 1SCls DBlt 1940

(11) Heating System: Space Heater

Ground Area = 930 SFFloor Area = 1010 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	610		
1.25 Story	Siding	Piers	320		
Total:				90,015	49,507

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CGEP (1 Story)	192	10,111	5,561

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680
Totals:		112,090	61,648

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:104,801

2026 Est. T.C.V. 009-160-035-00=468,848

Est. TCV/Total Floor Area = 464.21, Most recent sale 07/30/2021 for 350,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
240,800	240,800	240,800	151,064	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,400	0	0	4,078	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
234,400	234,400	234,400	155,142	155,142	0

009-160-037-002026 Est. T.C.V.

Property Class: 401SUMNARS MICHAEL & KRISTEN L

Map #:LAKE TOWNSHIP6390 W LAKEVIEW DR

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 37 BUENA VISTA PARK.

ADD'N TO GRG FOR 98 ADD'N TO GEG RO 04 REDID GRG AS 1 STRUCTURE

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@4800/FF	47.00	100.00	1.0219	1.0000	4800	100		230,539	
47 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 230,539	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	480	78	2,306
Total Estimated Land Improvements True Cash Value =				2,306

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1983

(11) Heating System: Forced Air w/ Ducts
Ground Area = 784 SF Floor Area = 784 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	784		
			Total:	115,779	81,045
Other Additions/Adjustments					
Basement Living Area			392	12,854	8,998
Plumbing					
Average Fixture(s)			1	1,185	829
3 Fixture Bath			1	3,721	2,605
Deck					
Treated Wood			280	4,869	3,408
Treated Wood			48	1,628	1,140
Water/Sewer					
Public Sewer			1	1,300	910
Water Well, 50 Feet			1	3,344	2,341
Built-Ins					
Appliance Allow.			1	1,897	1,328
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1216	34,352	24,046
Unit-in-Place Cost Items					
BOAT HOUSE (BY SQ FT			160	606	515 *85% Good
Totals:				181,535	127,165

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 216,181

2026 Est. T.C.V. 009-160-037-00					=	449,026
Est. TCV/Total Floor Area = 572.74, Most recent sale 10/23/2020 for 320,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
219,000	219,000	219,000	160,744	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,500	0	0	4,340	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-160-037-00

Page: 2

224,500	224,500	224,500	165,084	165,084	0

009-160-038-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LALIN JONATHON & MARK
6404 W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 38 BUENA VISTA PARK.

ADD GRG W/GSA FOR 01 REMOVE OLD HOUSE FOR 04
NEW CONST..NO VALUE FOR 04

SPLIT OFF LOT 39 FOR 1997

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	47.00	100.00	1.0219	1.0000	4800	100	230,539
47 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =		230,539

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Patio Blocks		13.08	640 0	0
D/W/P: 4in Concrete		6.05	200 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1070 SF Floor Area = 1935 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,070		
1 Story	Siding	Overhang	330		
Total:				247,993	198,391

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,138
3 Fixture Bath		1	4,478	3,582

Porches				
CCP (1 Story)		34	1,161	929
WPP		56	2,355	1,884

Deck				
Treated Wood		170	3,584	2,867
Treated Wood		80	2,182	1,746

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		646	31,260	25,008
Common Wall: 1/2 Wall		1	-1,294	-1,035
Door Opener		1	527	422

Water/Sewer				
Public Sewer		1	1,465	1,172
Water Well, 50 Feet		1	3,344	2,675

Built-Ins				
Appliance Allow.		1	2,713	2,170

Fireplaces				
Prefab 1 Story		1	2,542	2,034

Parcel Number: 009-160-038-00

Page: 2

Totals:

303,732

242,983

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

413,071

2026	Est. T.C.V. 009-160-038-00				=	648,360	
Est. TCV/Total Floor Area = 335.07, Most recent sale 11/22/2019 for 415,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	309,000	309,000	309,000	244,314	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	15,200	0	0	6,596	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	324,200	324,200	324,200	250,910	250,910	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-160-039-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCGEE JEFFREY M & DODY C
6416 W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 39 BUENA VISTA PARK.

SPLIT FROM 038 FOR 1997

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	47.00	100.00	1.0219	1.0000	4800	100		230,539
47 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 230,539

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1215 SF Floor Area = 1519 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,215		
Total:				223,897	179,105

Other Additions/Adjustments

Recreation Room	810	15,366	12,293
Basement, Outside Entrance, Below Grade	1	2,727	2,182

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Porches

WGEP (1 Story)	64	7,602	6,082

Deck

Treated Wood	255	4,679	3,743

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Prefab 1 Story	1	2,542	2,034

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
Totals:		275,621	220,485	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 374,825

2026 Est. T.C.V. 009-160-039-00

= 607,739

Est. TCV/Total Floor Area = 400.09						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	288,600	288,600	288,600	152,522	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,300	0	0	4,118	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	303,900	303,900	303,900	156,640	156,640	0

009-160-040-00	2026 Est. T.C.V.	SCHROEDER JAMES G & LEYANN TRUST
Property Class: 401		6430 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 40 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	256 71	1,196
Total Estimated Land Improvements True Cash Value =				1,196

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1027 SF Floor Area = 1540 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Crawl Space	1,027	
Total:			195,752	127,223
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 924
2 Fixture Bath			1	2,996 1,947
Deck				
Treated Wood			268	4,840 3,146
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			352	17,255 11,216
Common Wall: 1/2 Wall			1	-1,294 -841
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			720	27,972 18,182
Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	2,713 1,763
Fireplaces				
Exterior 1 Story			1	6,387 4,152
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good
Totals:			262,852	170,838

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 290,425

2026 Est. T.C.V. 009-160-040-00					=	531,621
Est. TCV/Total Floor Area = 345.21						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
256,900	256,900	256,900	130,915	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,900	0	0	3,534	0

Parcel Number: 009-160-040-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	265,800	265,800	265,800	134,449	134,449	0

03/24/2026

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Valuation Report

DB: Lake2026

009-160-041-00

2026 Est. T.C.V.

TOMPKINS JEFFREY JON TRUST

Property Class: 401

6438 W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 41 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	700	0	0
D/W/P: 3.5 Concrete	6.58	475	0	0
Wood Frame	25.46	180	50	2,291

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,666

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1302 SF Floor Area = 2278 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,302		
Total:				306,172	244,909

Other Additions/Adjustments

Exterior

Stone Veneer

136

4,975

3,980

Plumbing

Average Fixture(s)

1

1,422

1,138

3 Fixture Bath

1

4,478

3,582

2 Fixture Bath

1

2,996

2,397

Porches

CGEP (1 Story)

72

6,418

5,134

Balcony

Wood Balcony

24

1,048

838

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

552

30,078

24,062

Common Wall: 1 Wall

1

-3,005

-2,404

Door Opener

1

659

527

Water/Sewer

Public Sewer

1

1,465

1,172

Water Well, 100 Feet

1

5,734

4,587

Built-Ins

Appliance Allow.

1

2,713

2,170

Fireplaces

Direct-Vented Gas

1

2,963

2,370

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Parcel Number: 009-160-041-00

Page: 2

Totals:

368,116

294,462

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

500,585

2026	Est. T.C.V.	009-160-041-00		=	745,251	
Est. TCV/Total Floor Area = 327.15						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	350,900	350,900	350,900	222,215	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,700	0	0	5,999	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	372,600	372,600	372,600	228,214	228,214	0

009-160-042-002026 Est. T.C.V.ODEGARD TIMOTHY E & TRACEY J

Property Class: 4016446 W LAKEVIEW DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 42 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							240,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Patio Blocks		15.58	100 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2014

(11) Heating System: Forced Heat & Cool

Ground Area = 1214 SF Floor Area = 1214 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,214	
Total:			212,847	191,565
Other Additions/Adjustments				
Exterior				
Stone Veneer			40	1,463 1,317
Basement, Outside Entrance, Below Grade			1	2,727 2,454
Plumbing				
Average Fixture(s)			1	1,422 1,280
2 Fixture Bath			1	2,996 2,696
Water/Sewer				
1000 Gal Septic			1	4,689 4,220
Water Well, 100 Feet			1	5,734 5,161
Porches				
WPP			362	6,458 5,812
WCP (1 Story)			104	5,192 4,673
Deck				
Treated Wood			45	1,627 1,464
Garages				
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost			200	10,248 9,223
Totals:			255,403	229,865

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 390,771

2026 Est. T.C.V. 009-160-042-00					=	633,146
Est. TCV/Total Floor Area = 521.54						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
300,300	300,300	300,300	160,647	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,300	0	0	4,337		

Parcel Number: 009-160-042-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
316,600	316,600	316,600	164,984	164,984	0

009-160-043-002026 Est. T.C.V.HAVERKAMP FAMILY TRUST

Property Class: 4016450 W LAKEVIEW DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 43 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.85	1060	50	4,160
D/W/P: 4in Concrete	6.68	529	50	1,767
Wood Frame	34.31	60	50	1,029
Total Estimated Land Improvements True Cash Value =				6,956

Cost Est. for Res. Bldg: 1Single Family1SClsC -5Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = 1380 SF Floor Area = 1380 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Block	Slab	1,380	
Total:			169,805	101,871
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,366 820
Deck				
Treated Wood			67	1,918 1,151
w/Roof (Roof portion)			240	3,677 2,206
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			440	17,090 10,254
Water/Sewer				
Public Sewer			1	1,407 844
Water Well, 50 Feet			1	3,212 1,927
Built-Ins				
Appliance Allow.			1	2,605 1,563
Fireplaces				
Exterior 1 Story			1	6,134 3,680
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good
Totals:			207,214	124,316

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 211,337

2026 Est. T.C.V. 009-160-043-00					=	458,293
Est. TCV/Total Floor Area = 332.10						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
225,800	225,800	225,800	102,091	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	2,756	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-160-043-00

Page: 2

229,100	229,100	229,100	104,847	104,847	0

009-160-044-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JOSEPH ROBERT L & PAMELA A
6474 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 44 BUENA VISTA PARK.

ADD OHG W/BATH ABOVE GRG FOR 01

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800 100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	240,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58	900 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =			2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1989

(11) Heating System: Forced Hot Water
Ground Area = 1374 SF Floor Area = 2157 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Basement	1,374	
1 Story	Siding	Overhang	96	
Total:			293,461	220,060
Other Additions/Adjustments				

Plumbing			
Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches			
CGEP (1 Story)	400	22,992	17,244
CCP (1 Story)	222	6,067	4,550

Deck			
Treated Wood	32	1,353	1,015
Treated Wood	240	4,500	3,375

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	440	23,874	17,905
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer			
Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins			
Appliance Allow.	1	2,713	2,035

Local Cost Items			
SANITARY SEWER	1	0	0 *84% Good
Totals:		363,607	272,668

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 463,536

Parcel Number: 009-160-044-00

Page: 2

2026	Est.	T.C.V.	009-160-044-00	=	705,886	
Est. TCV/Total Floor Area = 327.25						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	333,000	333,000	333,000	193,714	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,900	0	0	5,230	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	352,900	352,900	352,900	198,944	198,944	198,944

03/24/2026

Valuation Report

DB: Lake2026

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009-160-045-00

2026 Est. T.C.V.

HOEFT FAMILY TRUST

Property Class: 401

6478 W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 45 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1322	50	5,400
D/W/P: Brick on Sand	18.00	120	50	1,080
D/W/P: 4in Concrete	6.96	223	94	1,459
Wood Frame	36.42	56	94	1,918

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				11,757

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1928

(11) Heating System: Forced Heat & Cool

Ground Area = 1701 SF Floor Area = 2501 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	291		
1 Story	Siding	Basement	1,060		
2 Story	Siding	Basement	150		
1 Story	Siding	Crawl Space	200		
1 Story	Siding	Overhang	650		
Total:				322,616	225,832

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

CCP (1 Story)	25	890	623

Deck

Treated Wood	120	2,840	1,988
Treated Wood	576	7,983	5,588
Treated Wood	20	896	627

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	650	26,033	18,223
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Totals:

377,116

263,981

Notes: 2018 2 ADDITION WITH GARAGE

Parcel Number: 009-160-045-00

Page: 2

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

448,768

2026 Est. T.C.V. 009-160-045-00						
=						
700,525						
Est. TCV/Total Floor Area = 280.10						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
332,900	332,900	332,900	156,049	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,400	0	0	4,213	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
350,300	350,300	350,300	160,262	160,262	0	

03/24/2026

Valuation Report

DB: Lake2026

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009-160-046-00

2026 Est. T.C.V.

THOMAS MICHAEL E & SUSAN R

Property Class: 401

6484 W LAKEVIEW DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 46 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1542	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1988

(11) Heating System: Forced Hot Water

Ground Area = 1176 SF Floor Area = 1764 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,176		
Total:				249,758	174,820

Other Additions/Adjustments

Recreation Room	588	11,154	7,808
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	296	5,156	3,609
Treated Wood	116	2,768	1,938

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	17,690
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		318,454	222,907	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 378,942

Parcel Number: 009-160-046-00

Page: 2

2026	Est.	T.C.V.	009-160-046-00	=	621,442	
Est. TCV/Total Floor Area = 352.29, Most recent sale 10/01/1997 for 188,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	296,300	296,300	296,300	181,654	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,400	0	0	4,904	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	310,700	310,700	310,700	186,558	186,558	0

009-160-047-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TRIM RALPH A & JOANNE L
6490 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 47 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	840	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1991

(11) Heating System: Forced Heat & Cool
Ground Area = 1290 SF Floor Area = 2130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	450		
2 Story	Siding	Basement	840		
Total:				308,600	231,452

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Porches

CCP (1 Story)	434	11,149	8,362

Deck

Treated Wood	80	2,182	1,636

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	560	23,470	17,602
Common Wall: 1 Wall	1	-2,589	-1,942

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Interior 1 Story	1	5,235	3,926
Prefab 1 Story	1	2,542	1,906

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	369,397	277,047

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 470,980

Parcel Number: 009-160-047-00

Page: 2

2026	Est.	T.C.V.	009-160-047-00	=	713,355	
Est. TCV/Total Floor Area = 334.91						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	337,300	337,300	337,300	164,852	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,400	0	0	4,451	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	356,700	356,700	356,700	169,303	169,303	169,303

009-160-048-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HUXTABLE COTTAGE LLC
6500 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 48 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							240,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		31.15	64 50	997
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				1,947

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 1932

(11) Heating System: Wall/Floor Furnace

Ground Area = 880 SF Floor Area = 1132 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	384	
1.75 Story	Siding	Slab	336	
1 Story	Siding	Crawl Space	160	
Total:			125,028	75,017
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Deck				
Treated Wood			272	4,776 2,866
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 50 Feet			1	3,344 2,006
Built-Ins				
Appliance Allow.			1	1,897 1,138
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good
Totals:			137,530	82,518

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 140,281

2026 Est. T.C.V. 009-160-048-00			=	382,228
Est. TCV/Total Floor Area = 337.66				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
188,100	188,100	188,100	74,611	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	3,000	0	0	2,014 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
191,100	191,100	191,100	76,625	76,625 0

. SEC 12 T22N R8W LOT 49 BUENA VISTA PARK.

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	364	0	0
D/W/P: Brick on Sand	18.00	287	0	0
D/W/P: 3.5 Concrete	6.58	249	0	0
D/W/P: Patio Blocks	15.58	218	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1952

(11) Heating System: Forced Heat & Cool

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,092		
			Total:	142,110	92,384

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	280	15,028	9,768

Common Wall: 1 Wall	1	-2,589	-1,683

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	240	12,377	8,045

Water/Sewer

Public Sewer	1	1,465	952

Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*85% Good

Totals:	175,870	114,327

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 194,356

2026 Est. T.C.V. 009-160-049-00 = 439,356

Est. TCV/Total Floor Area = 402.34, Most recent sale 06/22/2007 for 240,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
215,200	215,200	215,200	104,276	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

0	4,500	0	0	2,815	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-160-049-00

Page: 2

219,700	219,700	219,700	107,091	107,091	0

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-160-050-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ALLEN MICHAEL J & CYNTHIA L TRUST
6514 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 50 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1680 SF Floor Area = 2055 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	909		
1 Story	Siding	Basement	396		
2 Story	Siding	Basement	375		
Total:				295,918	221,910

Other Additions/Adjustments

Exterior			
Stone Veneer	96	3,512	2,634
Plumbing			
Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
Porches			
WSEP (1 Story)	105	6,570	4,927
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Basement Garage: 2 Car	1	3,863	2,897
Door Opener	2	1,054	790
Water/Sewer			
Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508
Built-Ins			
Appliance Allow.	1	2,713	2,035
Local Cost Items			
SANITARY SEWER	1	0	0 *84% Good
Totals:		324,339	243,224

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 413,481

2026 Est. T.C.V. 009-160-050-00 = 655,381

Est. TCV/Total Floor Area = 318.92

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
309,000	309,000	309,000	126,266	2.70

Parcel Number: 009-160-050-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,700	0	0	3,409	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	327,700	327,700	327,700	129,675	129,675	129,675

009-160-051-002026 Est. T.C.V.HALL LISA R & MAURICE
Property Class: 4016521 W LAKEVIEW DR
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 12 T22N R8W LOTS 51 & 52 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	49.00	109.00	0.8452	0.9968	500	100	LOT 51	20,640	
BACK 50' @ 500	49.00	109.00	0.8452	0.9968	500	100	LOT 52	20,640	
98 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value =	41,280

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	26.81	71	50	952
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,902

Cost Est. for Res. Bldg: 1 Single Family LOGCls DBlt 1928

(11) Heating System: Electric Wall Heat
Ground Area = 690 SF Floor Area = 690 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Pine Logs	Piers	480	
1 Story	Siding	Slab	210	
Total:			75,987	41,792
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 988	543
Porches				
CSEP (1 Story)			112 4,564	2,510
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost			440 10,204	5,612
Water/Sewer				
Public Sewer			1 1,152	634
Water Well, 50 Feet			1 3,344	1,839
Built-Ins				
Appliance Allow.			1 1,607	884
Fireplaces				
Exterior 1 Story			1 4,873	2,680
Local Cost Items				
SANITARY SEWER			1 0	0 *93% Good
Totals:			102,719	56,494

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 69,487

2026 Est. T.C.V. 009-160-051-00					=	112,669
Est. TCV/Total Floor Area = 163.29, Most recent sale 08/01/2016 for 46,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
58,300	58,300	58,300	32,721	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-160-051-00

Page: 2

	0	-2,000	0	0	883	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,300	56,300	56,300	33,604	33,604	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-160-053-00	2026 Est. T.C.V.	MADDUX SUSAN M FAMILY TRUST
Property Class: 401		1625 S BACON AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 53, 54 & 55 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	50.00	98.00	0.7598	0.9604	500	100	LOT 53	18,243	
BACK 50' @ 500	50.00	98.00	0.7598	0.9604	500	100	LOT 54	18,243	
BACK 50' @ 500	50.00	98.00	0.7598	0.9604	500	100	LOT 55	18,243	
150 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			54,730	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	280 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		0.00	0 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls CD	Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	672		
Total:				100,328	60,196

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,185	711	
Deck					
Treated Wood		90	2,280	1,368	
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		576	19,077	11,446	
Water/Sewer					
Public Sewer		1	1,300	780	
Water Well, 50 Feet		1	3,344	2,006	
Built-Ins					
Appliance Allow.		1	1,897	1,138	
Porches					
WCP (1 Story)		20	1,386	832	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:			130,797	78,477	

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:			96,527

2026 Est. T.C.V. 009-160-053-00		=	152,207		
Est. TCV/Total Floor Area = 181.20, Most recent sale 08/02/2013 for 85,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,700	76,700	76,700	44,011	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-160-053-00

Page: 2

	0	-600	0	0	1,188	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	76,100	76,100	76,100	45,199	45,199	0

009-160-056-00	2026 Est. T.C.V.	VADERSTOW HOWARD J
Property Class: 402		6518 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 56 & 57 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	49.00	100.00	0.8452	0.9672	500	100	LOT 56	20,027	
BACK 50' @ 500	49.00	100.00	0.8452	0.9672	500	100	LOT 57	20,027	
98 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	40,054

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				1,258

2026 Est. T.C.V. 009-160-056-00					=	41,312
Est. TCV/Total Floor Area = 49.18, Most recent sale 08/06/2012 for 1						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
20,600	20,600	20,600	14,675		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	396	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,700	20,700	20,700	15,071	15,071	0	

03/24/2026

Valuation Report

DB: Lake2026

12:41 PM

009-160-058-00

2026 Est. T.C.V.

CURTIS-BODNAR COLLEEN A

Property Class: 401

1656 S OAKWOOD DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 58 & 59 BUENA VISTA PARK.

WITH DEEDED ACCESS TO LAKE MISSAUKEE.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	98.00	0.8409	0.9604	500	100	LOT 58	20,189
BACK 50' @ 500	50.00	98.00	0.8409	0.9604	500	100	LOT 59	20,189
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 40,379

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1200	0	0
D/W/P: Brick on Sand	18.00	144	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1324 SF Floor Area = 1324 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,324		
Total:				180,996	117,645

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CGEP (1 Story)	176	12,024	7,816
CPP	140	2,839	1,845
CPP	100	2,121	1,379

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	432	23,570	15,320
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Breezeways

Frame Wall	192	12,960	8,424

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
Totals:		250,962	163,123	

Parcel Number: 009-160-058-00

Page: 2

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

200,641

2026 Est. T.C.V. 009-160-058-00				=	242,920	
Est. TCV/Total Floor Area = 183.47, Most recent sale 09/22/2025 for 250,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
122,800	122,800	122,800	75,532	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,300	0	0	45,968	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,500	121,500	121,500	77,571	121,500	121,500	

03/24/2026

Valuation Report

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DB: Lake2026

009-160-060-00

2026 Est. T.C.V.

NEDERHOOD NATHAN & COURTNEY

Property Class: 401

1676 S OAKWOOD AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 12 T22N R8W

LOT 60 BUENA VISTA PARK.

04 Split lot 61 to 160-061-00 for 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	90.00	1.0000	0.9322	500	100		23,304
50 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 23,304

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	910	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	100	2,000
Total Estimated Land Improvements True Cash Value =				3,290

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1426 SF Floor Area = 1954 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	898		
2 Story	Siding	Basement	528		
Total:			240,284	156,212	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CCP (1 Story)	50	1,578	1,026

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	432	19,708	12,810
Storage Over Garage	200	2,648	1,721
Common Wall: 2 Wall	1	-5,177	-3,365
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
Totals:		273,747	177,963	

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 218,894

Parcel Number: 009-160-060-00

Page: 2

2026	Est.	T.C.V.	009-160-060-00	=	245,488	
Est. TCV/Total Floor Area = 125.63, Most recent sale 06/05/2008 for 35,900						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	123,000	123,000	123,000	71,176	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	0	1,921	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	122,700	122,700	122,700	73,097	73,097	73,097

009-160-061-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NEDERHOOD NATHAN & COURTNEY
S OAKWOOD AVE
LAKE CITY, MI 49651

SEC 12 T22N R8W

LOT 61 BUENA VISTA PARK.

2004 Split from 160-00 for 2005.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	50.00	48.00	1.0000	0.7481	500	100		18,702	
50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			18,702	

2026 Est. T.C.V. 009-160-061-00					=	18,702	
Est. TCV/Total Floor Area = 9.57, Most recent sale 01/16/2009 for 7,500							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
9,400	9,400	9,400		1,265	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	34	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,400	9,400	9,400		1,299	1,299	1,299	

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-160-062-00

2026 Est. T.C.V.

GAFFNEY JACK S & DEBORA L TRUST

Property Class: 401

1696 S OAKWOOD ALY

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 62 & 63 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	98.00	0.8202	0.9604	500	100	LOT 62	19,692
BACK 50' @ 500	60.50	102.50	0.8202	0.9756	500	100	LOT 63	24,204
111 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 43,896

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	928	0	0
Wood Frame	21.91	200	50	2,191

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,691

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1745 SF Floor Area = 1745 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,087		
1 Story	Siding	Basement	658		
Total:				213,482	138,762

Other Additions/Adjustments

Recreation Room	658	11,962	7,775

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Deck

Treated Wood	300	5,085	3,305
Treated Wood	80	2,133	1,386

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	16,805	10,923

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:

265,292

172,437

Notes: 2018 ADDITION

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

212,098

Parcel Number: 009-160-062-00

Page: 2

2026	Est.	T.C.V.	009-160-062-00	=	260,685	
Est. TCV/Total Floor Area = 149.39, Most recent sale 07/01/2001 for 72,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	131,000	131,000	131,000	66,571	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-700	0	0	1,797	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	130,300	130,300	130,300	68,368	68,368	68,368

009-160-064-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HARRIS RYAN R & TARA C &
S OAKWOOD DR
LAKE CITY, MI 49651

LOT 64 BUENA VISTA PARK SEC12 T22N R8W
7/28/2017 2017-02356 SPLIT LOT 65 TO 160-065-00
FORMERLY SEC 12 T22N R8W LOTS 64, 65 BUENA VISTA PARK
SPLIT ON 07/31/2012 INTO 009-160-066-00, 009-160-067-00;
FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.

7/28/2017 2017-02356 SPLIT LOT 65 TO 160-065-00
SPLIT/COMB. ON 07/31/2012 COMPLETED 07/31/2012 TIM ASSESS LOTS SEPARATELY;
PARENT PARCEL(S): 009-160-064-00;
CHILD PARCEL(S): 009-160-066-00, 009-160-067-00;

LOTS IN PLATED SUB - TO ASSESS LOT 66 SEPARATELY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	53.47	113.60	0.9834	1.0113	500	100		26,587	
61 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			26,587	

2026	Est. T.C.V. 009-160-064-00				=	26,587	
Est. TCV/Total Floor Area = 15.24, Most recent sale 02/07/2018 for 260,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	13,300	13,300	13,300	7,043	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	190	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	13,300	13,300	13,300	7,233	7,233	7,233	

009-160-065-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NEDERHOOD NATHAN & COURTNEY
S OAKWOOD DR
LAKE CITY, MI 49651

LOT 65 BUENA VISTA PARK SEC10 T22N R8W
7/28/2017 2017-02356 SPLIT LOT 65 FROM 160-064-00

7/28/2017 2017-02356 SPLIT LOT 65 FROM 160-064-00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	54.00	110.00	0.9809	1.0000	500	100		26,485	
61 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			26,485	

2026 Est. T.C.V. 009-160-065-00					=	26,485	
Est. TCV/Total Floor Area = 15.18, Most recent sale 07/28/2017 for 15,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
13,200	13,200	13,200		7,043	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	0	0		0	190	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,200	13,200	13,200		7,233	7,233	7,233	

009-160-066-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NEDEREHOOD DERRICK & JENNY
S OAKWOOD DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 66 BUENA VISTA PARK.
SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00;
FORMERLY: SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.

Split/Comb. on 07/31/2012 completed 07/31/2012 TIM
Parent Parcel(s): 009-160-064-00;
Child Parcel(s): 009-160-066-00, 009-160-067-00;

LOTS IN PLATED SUB - TO ASSESS LOT 66 SEPARATELY

ASSESS LOTS SEPARATELY;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	110.00	1.0000	1.0000	500	100		25,000
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			25,000

2026 Est. T.C.V. 009-160-066-00				=	25,000
Est. TCV/Total Floor Area = 14.33, Most recent sale 12/20/2024 for 38,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM
12,500	12,500	12,500	12,500		2.70
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,500	12,500	12,500	12,837	12,500	0

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-160-067-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SAPH DAVID J JR & LISA R
1665 S OAKWOOD DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 67 BUENA VISTA PARK.
SPLIT ON 09/22/2012 INTO 009-160-068-00;
SEC 12 T22N R8W LOTS 67 & 68 BUENA VISTA PARK.
SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00;
FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.
SPLIT ON 09/22/2012 INTO 009-160-068-00;

Split/Comb. on 09/22/2012 completed 09/22/2012 TIM
SUBDIVISION;
Parent Parcel(s): 009-160-067-00;
Child Parcel(s): 009-160-068-00;

Split/Comb. on 07/31/2012 completed 07/31/2012 TIM
Parent Parcel(s): 009-160-064-00;
Child Parcel(s): 009-160-066-00, 009-160-067-00;

LOTS IN PLATED SUB - TO ASSESS LOT 66 SEPARATELY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *
DescriptionFrontageDepthFrontDepthRate %Adj. ReasonValue
BACK 50' @ 50050.0083.501.00000.908050010022,701
50 Actual Front Feet, 0.10 Total AcresTotal Est. Land Value =22,701

LOT 67

Land Improvement Cost Estimates

DescriptionRateSize % GoodCash Value
D/W/P: 4in Concrete6.961214504,224
Total Estimated Land Improvements True Cash Value =4,224

Cost Est. for Res. Bldg: 1 Single Family 1.5S

ClsC 10Blt 2014

(11) Heating System: Forced Air w/ Ducts
Ground Area = 638 SF Floor Area = 1266 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

StoriesExteriorFoundationSizeCost NewDepr. Cost
1.75 StorySidingCrawl Space446
1 StorySidingCrawl Space192
1 StorySidingOverhang294
Total:163,847147,455

Other Additions/Adjustments

Plumbing
Average Fixture(s)11,4221,280
2 Fixture Bath12,9962,696

Porches
CCP (1 Story)1083,1732,856

Garages
Class: C Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost72033,82630,443
Common Wall: 1 Wall1-2,589-2,330

Built-Ins
Appliance Allow.12,7132,442
Totals:205,388184,842

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:227,356

Parcel Number: 009-160-067-00

Page: 2

2026	Est.	T.C.V.	009-160-067-00	=	254,281	
Est. TCV/Total Floor Area = 200.85, Most recent sale 07/28/2022 for 235,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	100,900	100,900	100,900	86,712	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	27,300	-1,100	0	27,300	2,341	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	127,100	127,100	127,100	116,353	116,353	116,353

009-160-068-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SAPH DAVID J JR & LISA R
S OAKWOOD DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 68 BUENA VISTA PARK.
SPLIT/COMBINED ON 09/22/2012 FROM 009-160-067-00;
SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00;
FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.

Split/Comb. on 09/22/2012 completed 09/22/2012 TIM
SUBDIVISION;
Parent Parcel(s): 009-160-067-00;
Child Parcel(s): 009-160-068-00;

Split/Comb. on 07/31/2012 completed 07/31/2012 TIM
Parent Parcel(s): 009-160-064-00;
Child Parcel(s): 009-160-066-00, 009-160-067-00;

LOTS IN PLATED SUB - TO ASSESS LOT 66 SEPARATELY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *					LOT 68 IRR SHAPE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	33.67	132.00	1.0664	1.0659	500	100		19,133	
BACK 50' @ 500	5.00	132.00	1.0664	1.0659	500	100		2,842	
57 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =			21,975	

2026 Est. T.C.V. 009-160-068-00					=	21,975		
Est. TCV/Total Floor Area = 17.36, Most recent sale 07/28/2022 for 235,000								
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM			
	11,000	11,000	11,000	4,871	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	131	0		
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
	11,000	11,000	11,000	5,002	5,002	5,002		

009-160-069-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DRACT MICHELLE & TRIM JOANNE L
6495 W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W 2019-02987 L S-5 P0295 A PART OF LOT 69 BUENA VISTA PARK, PART OF SECTION 12, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 69: THENCE N00°03'51"W, 110.23 FEET: THENCE S86°37'55"E. 58.35 FEET: THENCE 122.81 FEET ALONG A CURVE TO THE LEFT (RADIUS=250.00 FEET. LONG CHORD=S28°32'50"W, 121 .58 FEET) TO THE POINT OF BEGINNING. .06 A M/L 9/25/2019 SPLIT PLATTED LOT 70 FOMERLY . SEC 12 T22N R8W LOTS 69 & 70 BUENA VISTA PARK.

2019 HOUSE RELOCATED FROM PIN 160-072-00

Split/Comb. on 10/21/2019 completed 10/21/2019 TIM ;
Parent Parcel(s): 009-160-069-00;
Child Parcel(s): 009-160-070-00;

LOT SPLIT AND LOT LINE ADJUSTMENT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	58.35	44.79	0.9621	0.7302	500	100	LOTS 70&69 IRR	20,496	
58 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								20,496	

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1957

(11) Heating System: Forced Air w/ Ducts
Ground Area = 775 SF Floor Area = 775 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	775		
			Total:	128,331	83,415

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	96	3,010	1,956
WCP (1 Story)	120	5,836	3,793

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763
Totals:			146,121 94,977

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 116,822

2026 Est. T.C.V. 009-160-069-00				=	137,318	
Est. TCV/Total Floor Area = 177.18, Most recent sale 07/01/2016 for 76,500						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
68,200	68,200	68,200		41,185	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	500	0		0	1,111	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
68,700	68,700	68,700		42,296	42,296	0

009-160-070-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TRIM RALPH A & JOANNE L
6495 W LAKEVIEW DR
LAKE CITY, MI 49651

2019-02987 LS-5P0295 A PART OF LOTS 69 & 70. PLAT OF BUENA VISTA PARK, PART OF SECTION 12 T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 70: THENCE SO1°41'16"E 133 93 FEET: THENCE N86°37'55"W 58.35 FEET: THENCE N00°03'05"W 121.77 FEET: THENCE N80°56'59"E. 55.10 FEET TO THE POINT OF' BEGINNING.
9/25/2019 SPLIT PLATTED LOT 69 FROM 009-160-069-00
FOMERLY . SEC 12 T22N R8W LOTS 69 & 70 BUENA VISTA PARK.

Split/Comb. on 10/21/2019 completed 10/21/2019 TIM ;
Parent Parcel(s): 009-160-069-00;
Child Parcel(s): 009-160-070-00;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @2000/	55.00	134.64	0.9765	1.0292	2000	100	LOTS 70&69 IRR	110,546	
55 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			110,546	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	319	50	965
Total Estimated Land Improvements True Cash Value =				965

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Heat & Cool
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,344		
Total:				157,671	102,487

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

WCP (1 Story)	30	2,206	1,434

Deck

Treated Wood	112	2,630	1,709

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	25,121	16,329
Common Wall: 1 Wall	1	-2,421	-1,574
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	44	176	174	*99% Good

Local Cost Items

Parcel Number: 009-160-070-00

Page: 2

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*84% Good

Totals:

193,578

125,886

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

154,840

2026 Est. T.C.V. 009-160-070-00			=	266,351
Est. TCV/Total Floor Area = 198.18				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
134,100	134,100	134,100	51,750	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	1,397	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
133,200	133,200	133,200	53,147	53,147 0

009-160-071-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DRACHT JONATHAN D & MICHELLE A
6491 W LAKEVIEW DR
LAKE CITY, MI 49651

QC 2019-03136 & 2019-03137 NEW PARCEL "B" AS SHOWN IN BOOK OF SURVEYS S-5 PAGE 295, DOCUMENT #2019-02987 MORE FULLY DESCRIBED AS: A PART OF LOTS 72 AND 73, PLAT OF BUENA VISTA PARK , BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 72; THENCE S09DEG34'15"E 80.86 FEET; THENCE 62.63 FEET ALONG A CURVE TO THE LEFT (RADIUS= 250.00 FEET, LONG CHORD= S67DEG26'36"W 62.47 FEET); THENCE N05DEG50'13"W 95.43 FEET; THENCE N80DEG46'20"E 54.66 FEET TO THE POINT OF BEGINNING.

9/25/2019 TRANSFER PARTS OF LOT LINES FROM 160-069-00 AND FROM 006-160-072-00 FORMERLY . SEC 12 T22N R8W LOT 71 BUENA VISTA PARK.

REROOF REMOD 06

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @2000/	55.00	119.00	0.9765	0.9979	2000	100	107,185
55 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =		107,185

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete		6.16	870	0 0
Residential Local Cost Land Improvements				
Description		Rate	Size	% Good Cash Value
LAND IMPROVE 1000		1,000.00	2	95 1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	960	
Total:			114,430	84,676

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	877
2 Fixture Bath		1	2,502	1,851

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		660	21,041	15,570
Common Wall: 1 Wall		1	-1,972	-1,459

Water/Sewer				
Public Sewer		1	1,300	962
Water Well, 50 Feet		1	3,344	2,475

Built-Ins				
Appliance Allow.		1	1,897	1,404

Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
Totals:			143,727	106,356

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 130,818

2026 Est. T.C.V. 009-160-071-00 = 239,903

Est. TCV/Total Floor Area = 249.90, Most recent sale 09/12/2008 for 0						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	120,800	120,800	120,800	47,620	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	1,285	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	120,000	120,000	120,000	48,905	48,905	0

009-160-072-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

W LAKEVIEW DR LLC
6477 W LAKEVIEW DR
Lake City, MI 49651

2019-02987 NEW PARCEL B, A PART OF LOTS 72 & 73, PLAT OF BUENA VISTA PARK, PART OF SECTION 12 T22N-R8W LAKE TOWNSHIP
MISSAUKEE COUNTY MICHIGAN, BRING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 72: THENCE S09DEG34'15"E. 80.86 FEET: THENCE 62.63 FEET ALONG A CURVE TO THE LEFT RADIUS=250.00 FEET. LONG CHORD=S67DEG26'36"W, 62.47 FEET: THENCE N05DEG 50DEG 13"W, 95.43 FEET: THENCE N80°46'20"E, 54.66 FEET TO THE POINT OF BEGINNING.
9/25/2019 TRANSFER PARTS OF LOT LINES FROM 160-073-00 AND TO 006-160-071-00
. SEC 12 T22N R8W LOT 72 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
BACK 50' @2000/	55.00	95.00	0.9765	0.9433	2000	100	101,316
55 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =				101,316

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	64 0	0
D/W/P: 4in Ren. Conc.		8.17	567 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1

Single Family 1S

Cls C 5 Blt 2020

(11) Heating System: Forced Heat & Cool
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	165,971	159,316

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,365
3 Fixture Bath		1	4,478	4,299

Porches				
WCP (1 Story)		240	9,430	9,053

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		708	27,654	26,548
Common Wall: 1 Wall		1	-2,589	-2,485
Door Opener		1	527	506

Water/Sewer				
Public Sewer		1	1,465	1,406
Water Well, 100 Feet		1	5,734	5,505

Built-Ins				
Appliance Allow.		1	2,713	2,604

Local Cost Items				
GENERATOR		1	1	1 *100% Good

Totals:

216,806

208,118

Notes:

Parcel Number: 009-160-072-00

Page: 2

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

255,985

2026	Est. T.C.V. 009-160-072-00					=	359,801
Est. TCV/Total Floor Area = 374.79, Most recent sale 02/09/2024 for 425,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	181,100	181,100	181,100	181,100	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-1,200	0	0	-1,200	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	179,900	179,900	179,900	185,989	179,900	0	

009-160-073-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JOSEPH ROBERT L & PAMELA A
6474 LAKEVIEW DR
LAKE CITY, MI 49651

2019-02987 COS L S-5P0295 NEW PARCEL "A" A PART OF LOT 73, PLAT OF BUENA VISTA PARK, PART OF SECTION 12, T22N-R8W LAKE TOWNSHIP MISSAUKEE COUNTY. MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 73; THENCE S01°04'53"E, 80.82 FEET: THENCE 43.31 FEET ALONG A CURVE TO THE LEFT (RADIUS=250.00 FEET LONG CHORD=S79°35'01"W 43.26 FEET): THENCE N09°34'15"W. 80.86 FEET; THENCE N80°43'52"E. 55.18 FEET TO THE POINT OF BEGINNING. 9/25/2019 TRANSFER PART TO LOT 160-072-00 FORMERLY . SEC 12 T22N R8W LOT 73 BUENA VISTA PARK.

2019-03134 TRANSFER PART TO ADJ LOT 72

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	85.00	0.9765	0.9174	2000	100		98,538
55 Actual Front Feet, 0.11 Total Acres			Total Est. Land Value =			98,538		

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	675	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1988

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			896 32,740	21,281
Storage Over Garage			450 5,958	3,873
Door Opener			2 1,054	685
Totals:			39,752	25,839

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 31,782

2026 Est. T.C.V. 009-160-073-00					=	131,290
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
66,900	66,900	66,900	14,970	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,300	0	404	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,600	65,600	65,600	15,374	15,374	15,374	

03/24/2026

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Valuation Report

DB: Lake2026

009-160-074-00

2026 Est. T.C.V.

YEADON NANCY L & THOMAS M

Property Class: 401

1616 S PARK BLVD

Map #: LAKE TOWNSHIP

Lake City, MI 49651

. SEC 12 T22N R8W LOT 74. BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	46.00	100.00	1.0211	0.9554	2000	100		89,752
46 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			89,752

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
Total:				133,715	100,285

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,422 1,066

Porches

WGEP (1 Story) 252 18,784 14,088

Foundation: Shallow 252 -1,464 -1,098

Deck

Treated Wood 474 7,029 5,272

Treated Wood 130 3,010 2,257

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost 768 19,776 14,832

Door Opener 2 1,054 790

Water/Sewer

Public Sewer 1 1,465 1,099

Water Well, 50 Feet 1 3,344 2,508

Built-Ins

Appliance Allow. 1 2,713 2,035

Fireplaces

Wood Stove 1 2,503 1,877

Local Cost Items

SANITARY SEWER 1 0 0 *93% Good

Totals: 193,351 145,011

Notes: 2025 GARAGE & 3 SEASONS ROOM

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 178,364

2026 Est. T.C.V. 009-160-074-00 = 268,116

Est. TCV/Total Floor Area = 279.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
120,800	120,800	120,800	52,815	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
14,000	-700	0	14,000	1,426	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
134,100	134,100	134,100	68,241	68,241	68,241

009-160-075-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TRIM RALPH A & JOANNE L
1929 S OAKWOOD AVE
Lake City, MI 49651

. LOT 75 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100		22,714	
46 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			22,714	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Metal Prefab	18.86	96	50	905
Total Estimated Land Improvements True Cash Value =				905

2026 Est. T.C.V. 009-160-075-00					=	23,619	
Est. TCV/Total Floor Area = 24.60							
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	11,800		11,800	11,800	5,149	2.70	
2026	New	Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
	0		0	0	0	139	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	11,800		11,800	11,800	5,288	5,288	0

009-160-076-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TRIM RALPH A & JOANNE L
W CIRCLE DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 76 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100		22,714
46 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			22,714

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	440	50	1,797
Total Estimated Land Improvements True Cash Value =				1,797

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2006

(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	780	35,755	30,392		
Door Opener	1	527	448		

Water/Sewer

Water Well, 100 Feet	1	5,734	4,874		

Carports

Wood Shingle	672	12,257	10,418		
Totals:		54,273	46,132		

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 56,742

2026 Est. T.C.V. 009-160-076-00 = 81,253

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
42,700	42,700	42,700	26,036	2.70		
2026 New Eq.	Adj.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,100		0	0	702	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600	26,738	26,738		0

03/24/2026

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Valuation Report

DB: Lake2026

009-160-077-00

2026 Est. T.C.V.

TOMPKINS JEFFREY & KATHLEEN TRUST

Property Class: 402

W CIRCLE DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 77 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100		22,714
46 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			22,714

2026 Est. T.C.V. 009-160-077-00

=

22,714

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/1997 for 18,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

11,400

11,400

11,400

1,833

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

49

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

11,400

11,400

11,400

1,882

1,882

0

009-160-078-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TOMPKINS JEFFREY & KATHLEEN TRUST
W CIRCLE DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 78 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100		22,714
46 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			22,714

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	144	0	0
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements True Cash Value =				1,415

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1992

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,380	21,285
Totals:				28,380	21,285

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 26,181

2026 Est. T.C.V. 009-160-078-00				=	50,310
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/1997 for 18,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,000	26,000	26,000	12,098	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	326	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,200	25,200	25,200	12,424	12,424	0

009-160-079-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FAIRBURN BRYCE
6471 W CIRCLE DR
Lake City, MI 49651

. SEC 12 T22N R8W LOT 79 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @ 500	46.00	100.00	1.0211	0.9672	500	100	22,714
46 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =		22,714

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	378 50	1,315
Wood Frame		28.80	100 50	1,440
Wood Frame		28.80	100 50	1,440
Total Estimated Land Improvements True Cash Value =				4,195

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1136 SF Floor Area = 1712 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,136		
1 Story	Siding	Overhang	576		
Total:				213,533	160,140

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,422	1,066	

Porches					
CCP (1 Story)		72	2,208	1,656	
CCP (1 Story)		72	2,208	1,656	

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	23,910	17,932	
Common Wall: 1 Wall		1	-2,589	-1,942	
Door Opener		1	527	395	

Water/Sewer					
Public Sewer		1	1,465	1,099	
Water Well, 50 Feet		1	3,344	2,508	

Built-Ins					
Appliance Allow.		1	2,713	2,035	

Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good

Totals: 248,741 186,545

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 229,450

2026 Est. T.C.V. 009-160-079-00					
				=	256,359
Est. TCV/Total Floor Area = 149.74, Most recent sale 06/29/2023 for 205,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
122,100	122,100	122,100	113,590	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,100	0	0	3,066	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-160-079-00

Page: 2

128,200	128,200	128,200	116,656	116,656	116,656

009-160-080-00	2026 Est. T.C.V.	ALLEN MARK W
Property Class: 401		1694 S PARK BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 80 & 81 BUENA VISTA PARK.

CORRECT LOC ADJ FROM -60 TO -35 FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *					LOTS 80 & 81 - IRR SHAPES				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	36.00	110.00	0.9129	1.0000	500	100		16,432	
BACK 50' @ 500	36.00	110.00	0.9129	1.0000	500	100	NEEDS FILL	16,432	
72 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			32,863	

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 2010

(11) Heating System: Wall/Floor Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
			Total:	82,215	69,885

Other Additions/Adjustments

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	968	18,624	15,830
Door Opener	2	830	705

Water/Sewer

Public Sewer	1	1,152	979
Water Well, 100 Feet	1	5,150	4,377

Totals: 107,971 91,776

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 112,884

2026 Est. T.C.V. 009-160-080-00 = 145,747

Est. TCV/Total Floor Area = 202.43, Most recent sale 09/30/2005 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
74,100	74,100	74,100	56,629	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,200	0	0	1,528	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,900	72,900	72,900	58,157	58,157	58,157

009-160-082-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLORY PATRICK G & TAMMY S
W RAILROAD ST
LAKE CITY, MI 49651

2012 ROLL: SEC 12 T22N R8W LOTS 82, 83 BUENA VISTA PARK.

SPLIT ON 10/20/2011 INTO 009-160-084-00; (LOTS 84 & 85)
AND 009-160-082-00 (LOTS 82 & 83)

FORMERLY: SEC 12 T22N R8W LOTS 82, 83, 84 & 85 BUENA VISTA PARK.

Split/Comb. on 10/20/2011 completed 10/20/2011 tim
PLATTED SUB;

SALE OF PARCELS IN

Parent Parcel(s): 009-160-082-00;
Child Parcel(s): 009-160-082-01, 009-160-084-00;

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM
PLATTED SUB;

SALE OF PARCELS IN

PARENT PARCEL(S): 009-160-082-00; (LOTS 82 & 83)
CHILD PARCEL(S): 009-160-084-00; (LOTS 84 & 85)

2012 SEPARATE TAX BILLS OF PLATED PARCELS

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *					LOTS 82 & 83				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	42.50	108.00	0.8758	0.9936	500	100		18,491	
BACK 50' @ 500	42.50	108.00	0.8758	0.9936	500	100	LOT 82 - NEEDS FILL	18,491	
85 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =			36,982	

2026 Est. T.C.V. 009-160-082-00

=

36,982

Est. TCV/Total Floor Area = 51.36, Most recent sale 09/19/2014 for 16,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM					
18,500	18,500	18,500	9,314	2.70					
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses					
0	0	0	251	0					
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
18,500	18,500	18,500	9,565	9,565	0				

009-160-084-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLORY PATRICK G & TAMMY S
6451 BUENA VISTA BLVD
LAKE CITY, MI 49651

2012 ROLL: SEC 12 T22N R8W LOTS 84, 85 BUENA VISTA PARK.
SPLIT ON 10/20/2011 INTO 009-160-084-00; (LOTS 84 & 85)
AND 009-160-082-00 (LOTS 82 & 83)

FORMERLY: SEC 12 T22N R8W LOTS 82, 83, 84 & 85 BUENA VISTA PARK.

Split/Comb. on 10/20/2011 completed 10/20/2011 tim
PLATTED SUB;
Parent Parcel(s): 009-160-082-00;
Child Parcel(s): 009-160-082-01, 009-160-084-00;

SPLIT/COMB. ON 10/20/2011 COMPLETED 10/20/2011 TIM
PLATTED SUB;
PARENT PARCEL(S): 009-160-082-00; (LOTS 82 & 83)
CHILD PARCEL(S): 009-160-084-00; (LOTS 84 & 85)

2012 SEPARATE TAX BILLS OF PLATED PARCELS

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
				* Factors *		LOTS 84 & 85			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	46.00	70.00	0.8586	0.8537	500	100		16,859	
BACK 50' @ 500	46.00	70.00	0.8586	0.8537	500	100		16,859	
92 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			33,717	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	60	0	0
D/W/P: 4in Ren. Conc.	8.17	1700	0	0
D/W/P: 3.5 Concrete	6.58	133	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S

(11) Heating System: Forced Heat & Cool
Ground Area = 1037 SF Floor Area = 1037 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,037		
Total:				147,246	95,711
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
Deck					
Treated Wood			26	1,173	762
Treated Wood			32	1,353	879
Garages					
Class: C Exterior: Pole (Unfinished)					
Storage Over Garage			853	11,294	7,341
Door Opener			3	1,581	1,028
Base Cost			1280	30,272	19,677
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 50 Feet			1	3,344	2,174

Parcel Number: 009-160-084-00

Page: 2

Built-Ins				
Appliance Allow.	1	2,713	1,763	
Local Cost Items				
SANITARY SEWER	1	0	0	*93% Good
Totals:		201,863	131,211	

Notes: 2015 ENCLOSE CCP FOR 4 SEASON ADDITION

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 161,390

2026 Est. T.C.V. 009-160-084-00			=	197,457
Est. TCV/Total Floor Area = 190.41, Most recent sale 01/31/2020 for 110,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
100,100	100,100	100,100	75,475	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,400	0	2,037	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
98,700	98,700	98,700	77,512	77,512 0

03/24/2026

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Valuation Report

DB: Lake2026

009-160-086-00

2026 Est. T.C.V.

FLORY PATRICK G & TAMMY S

Property Class: 402

BUENA VISTA DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 86 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	46.00	76.00	1.0211	0.8786	500	100		20,634
46 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =			20,634

2026 Est. T.C.V. 009-160-086-00 = 20,634

Est. TCV/Total Floor Area = 19.90, Most recent sale 07/03/2024 for 110,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
10,300	10,300	10,300	10,300	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,300	10,300	10,300	10,578	10,300	0

WILLIAMS TONY & AMY
6431 W CIRCLE DR
LAKE CITY, MI 49651

Notes:

Parcel Number: 009-160-087-00

Page: 2

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:						161,821
2026 Est. T.C.V. 009-160-087-00						= 211,524
Est. TCV/Total Floor Area = 148.13, Most recent sale 02/21/2025 for 200,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
106,000	106,000	106,000	70,648	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	35,152	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,800	105,800	105,800	72,555	105,800	0	

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-160-089-00

2026 Est. T.C.V.

ANSON THOMAS & LANGTON-ANSON CARMEN

Property Class: 401

1615 PARK BLVD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 89 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	46.00	100.00	1.0211	0.9554	2000	100		89,752
46 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			89,752

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	2200	50	2,398
Metal Prefab	18.52	68	50	629

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,977

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = 880 SF Floor Area = 880 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	880		
Total:				109,062	70,889

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CCP (1 Story)	160	4,170	2,710

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Wood Stove	1	2,107	1,370

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		123,065	79,991	

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 98,389

2026 Est. T.C.V. 009-160-089-00 = 192,118

Est. TCV/Total Floor Area = 218.32, Most recent sale 09/06/2024 for 260,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
96,100	96,100	96,100	96,100	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
96,100	96,100	96,100	98,694	96,100 0

009-160-090-00		2026 Est. T.C.V.		BUNN DAWN ET AL	
Property Class: 401				1601 S PARK BLVD	
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651	
. SEC 12 T22N R8W LOT 90 BUENA VISTA PARK.					
Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
BACK 50' @2000/	50.00	98.00	1.0000	0.9506	2000 100 95,063
50 Actual Front Feet,		0.11 Total Acres		Total Est. Land Value = 95,063	
Land Improvement Cost Estimates					
Description				Rate	Size % Good Cash Value
D/W/P: 3.5 Concrete				6.58	246 50 809
Wood Frame				32.26	80 50 1,290
Total Estimated Land Improvements				True Cash Value = 2,099	
Cost Est. for Res. Bldg: 1 Single Family 1S					
				Cls C	Blt 1964
(11) Heating System: Forced Air w/ Ducts					
Ground Area = 800 SF Floor Area = 800 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Building Areas					
Stories	Exterior	Foundation		Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space		800	
				Total:	113,250 73,611
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)				1	1,422 924
Deck					
Treated Wood				140	3,160 2,054
Treated Wood				25	1,140 741
Water/Sewer					
Public Sewer				1	1,465 952
Water Well, 50 Feet				1	3,344 2,174
Built-Ins					
Appliance Allow.				1	2,713 1,763
Local Cost Items					
SANITARY SEWER				1	0 0 *84% Good
				Totals:	126,494 82,219
Notes:					
ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 =>				TCV: 101,129	
2026 Est. T.C.V. 009-160-090-00				= 198,291	
Est. TCV/Total Floor Area = 247.86					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
99,400	99,400	99,400	31,004	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	837	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,100	99,100	99,100	31,841	31,841	0

009-160-091-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ODEGARD TIMOTHY E & TRACEY J
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 91 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @2000/	50.00	117.00	1.0000	0.9937	2000	100		99,369	
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 99,369	

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2023

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-4,433
Garages					
Class: C Exterior: Pole (Unfinished)					
Storage Over Garage			360	4,766	4,718
Door Opener			2	1,054	1,043
Base Cost			1440	34,056	33,715
Totals:				35,398	35,043

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 43,103

2026 Est. T.C.V. 009-160-091-00					=	142,472
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
72,600	72,600	72,600	22,434	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	605	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,200	71,200	71,200	23,039	23,039	0	

009-160-092-002026 Est. T.C.V.SILER GREG R
Property Class: 4016437 W LAKEVIEW DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 92 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
BACK 50' @2000/	50.00	91.00	1.0000	0.9332	2000 100	93,318
50 Actual Front Feet,	0.10	Total Acres			Total Est. Land Value =	93,318

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	223 0	0
D/W/P: 4in Ren. Conc.		8.17	720 0	0
Wood Frame		32.26	80 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1Single Family 1.5SCls C 10 Blt 1993

(11) Heating System: Forced Heat & Cool
Ground Area = 960 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Slab	960	
Total:			194,059	174,667
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,280
3 Fixture Bath		1	4,478	4,030
2 Fixture Bath		1	2,996	2,696
Water/Sewer				
Public Sewer		1	1,465	1,318
Water Well, 50 Feet		1	3,344	3,010
Built-Ins				
Appliance Allow.		1	2,713	2,442
Fireplaces				
Wood Stove		1	2,503	2,253
Local Cost Items				
SANITARY SEWER		1	0	0 *92% Good
Totals:			212,980	191,696

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 235,786

2026 Est. T.C.V. 009-160-092-00					=	331,529
Est. TCV/Total Floor Area = 230.23, Most recent sale 08/31/2017 for 167,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
166,200	166,200	166,200	88,949	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	2,401	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
165,800	165,800	165,800	91,350	91,350	91,350	

009-160-093-002026 Est. T.C.V. CHILMAN DEBORAH ETAL
Property Class: 4016431 W LAKEVIEW DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 93 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	65.00	89.00	0.9365	0.9280	2000	100		112,982
65 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								112,982

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		27.96	120 71	2,382
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =				3,352

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 600 SF Floor Area = 900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Crawl Space	600	
Total:			114,106	84,438
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,052
Deck				
Treated Wood		216	4,201	3,109
Treated Wood		160	3,446	2,550
Water/Sewer				
Public Sewer		1	1,465	1,084
Water Well, 50 Feet		1	3,344	2,475
Built-Ins				
Appliance Allow.		1	2,713	2,008
Fireplaces				
Wood Stove		1	2,503	1,852
Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
Totals:			133,200	98,568

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 121,239

2026 Est. T.C.V. 009-160-093-00					=	237,573
Est. TCV/Total Floor Area = 263.97, Most recent sale 06/01/2002 for 69,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
119,100	119,100	119,100	37,124	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	1,002	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,800	118,800	118,800	38,126	38,126	0	

009-160-094-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DOLLEY DEAN & SHONNA
6432 W CIRCLE DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 94 & 95 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *					LOT 94 & 95 (IRR)				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @2000/	50.00	96.00	0.8563	0.9457	2000	100	LOT 94	80,983	
BACK 50' @ 500	43.00	90.00	0.8563	0.9322	500	100	LOT 95, IRR	17,162	
93 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			98,145	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1000	0	0
Metal Prefab	15.53	100	45	699
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				1,639

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Forced Heat & Cool
Ground Area = 1350 SF Floor Area = 1350 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	750		
1 Story	Siding	Basement	300		
1 Story	Siding	Crawl Space	300		
Total:			173,519	116,257	

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	794
3 Fixture Bath			1	3,721	2,493
Porches					
CCP (1 Story)			240	5,885	3,943
Deck					
Treated Wood			457	6,700	4,489
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			576	14,314	9,590
Water/Sewer					
Public Sewer			1	1,300	871
Water Well, 100 Feet			1	5,415	3,628
Built-Ins					
Appliance Allow.			1	1,897	1,271
Fireplaces					
Interior 1 Story			1	4,610	3,089
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Totals:				218,546	146,425

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 180,103

Parcel Number: 009-160-094-00

Page: 2

2026	Est.	T.C.V.	009-160-094-00	=	279,887	
Est. TCV/Total Floor Area = 207.32, Most recent sale 11/18/2016 for 110,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	141,000	141,000	141,000	66,590	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,100	0	0	1,797	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	139,900	139,900	139,900	68,387	68,387	0

009-160-096-002026 Est. T.C.V.

FLORY PATRICK G & TAMMY S

Property Class: 4016431 W BUENA VISTA BLVD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 96 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @ 500	50.00	128.00	1.0000	1.0545	500	100	26,362
50 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =		26,362

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.47	400 50	1,294
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,244

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1964

(11) Heating System: Forced Heat & Cool
Ground Area = 700 SF Floor Area = 700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	700	
			Total:	91,810 55,085
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Porches				
CGEP (1 Story)			180	10,818 6,491
CCP (1 Story)			36	1,122 673
CCP (1 Story)			36	1,122 673
Deck				
Treated Wood			36	1,423 854
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			252	11,108 6,665
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 100 Feet			1	5,415 3,249
Built-Ins				
Appliance Allow.			1	1,897 1,138
Fireplaces				
Wood Stove			1	2,107 1,264
			Totals:	129,307 77,583

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 95,427

2026 Est. T.C.V. 009-160-096-00					=	124,033
Est. TCV/Total Floor Area = 177.19, Most recent sale 07/03/2024 for 110,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,900	62,900	62,900	62,900	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-160-096-00

Page: 2

	0	-900	0	0	-900	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,000	62,000	62,000	64,598	62,000	0	

009-160-097-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLORY PATRICK G & TAMMY S
6430 W RAILROAD ST
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 97 & 98 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *					LOTS 97&98				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	46.00	108.00	0.8586	0.9936	500	100		19,622	
BACK 50' @ 500	46.00	107.00	0.8586	0.9904	500	100		19,558	
92 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	
								39,179	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2015

(11) Heating System: Forced Air w/ Ducts
Ground Area = 907 SF Floor Area = 1688 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	907		
1 Story	Siding	Overhang	328		
Total:				195,666	178,057

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,294
3 Fixture Bath		1	4,478	4,075

Porches				
CCP (1 Story)		224	6,113	5,563

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		655	26,180	23,824
Common Wall: 1 Wall		1	-2,589	-2,356

Water/Sewer				
Public Sewer		1	1,465	1,333
Water Well, 50 Feet		1	3,344	3,043
Totals:			236,079	214,833

Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 264,245

2026 Est. T.C.V. 009-160-097-00					=	304,374
Est. TCV/Total Floor Area = 180.32, Most recent sale 09/28/2012 for 23,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
153,900	153,900	153,900	99,190	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	0	2,678	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,200	152,200	152,200	101,868	101,868	0	

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-160-099-00

2026 Est. T.C.V.

FOSS JACK T & BRENDA J

Property Class: 402

W BUENA VISTA BLVD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W W 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.

REMOVE SWAMP ADJ..CHG SIZE ADJ FROM +15 TO +21 FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	60.70	102.00	0.9527	0.9739	500	100		28,160
61 Actual Front Feet,	0.14	Total Acres	Total Est. Land Value =				28,160	

2026 Est. T.C.V. 009-160-099-00

=

28,160

Est. TCV/Total Floor Area = 16.68, Most recent sale 08/01/1999 for 56,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
14,100	14,100	14,100	1,475	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	39	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,100	14,100	14,100	1,514	1,514	1,514

009-160-101-00	2026 Est. T.C.V.	FOSS JACK T & BRENDA J
Property Class: 401		6401 W BUENA VISTA BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 101 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @ 500	61.80	132.00	0.9484	1.0659	500	100	31,237
62 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =		31,237

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	510 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1962

(11) Heating System: Space Heater
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	600		
1 Story	Siding	Basement	168		
Total:				101,577	60,947
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Porches					
CGEP (1 Story)			288	14,933	8,960
Deck					
Treated Wood			246	4,467	2,680
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			396	14,719	8,831
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 100 Feet			1	5,415	3,249
Built-Ins					
Appliance Allow.			1	1,897	1,138
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Totals:				145,493	87,296

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:	107,374

2026 Est. T.C.V. 009-160-101-00				=	139,561
Est. TCV/Total Floor Area = 181.72					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
70,500	70,500	70,500	38,175	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	1,030	0

Parcel Number: 009-160-101-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	69,800	69,800	69,800	39,205	39,205	39,205

009-160-102-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KEWAY PHILIP TODD
6385 W BUENA VISTA BLVD
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 102 & E 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	61.80	134.50	0.7993	1.0729	500	100		26,499
BACK 50' @ 500	60.70	55.00	0.7993	0.7846	500	100		19,033
123 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								45,532

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	144 71	630
Wood Frame		22.20	192 50	2,131
Total Estimated Land Improvements True Cash Value =				2,761

Cost Est. for Res. Bldg: 1

Single Family

1S

Cls CD

Blt 1965

(11) Heating System: Forced Heat & Cool
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
			Total:	163,677	106,390
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Porches					
CGEP (1 Story)			140	9,078	5,901
Deck					
Treated Wood			224	4,204	2,733
w/Roof (Roof portion)			274	3,839	2,495
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	1,897	1,233
Local Cost Items					
SANITARY SEWER			1	0	0
					*84% Good
			Totals:	188,524	122,541

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

150,725

2026 Est. T.C.V. 009-160-102-00				=	199,018
Est. TCV/Total Floor Area = 172.76					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
99,000	99,000	99,000	43,908	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	1,185	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,500	99,500	99,500	45,093	45,093	45,093

009-160-103-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCGEE JEFFREY M & DODY C
6384 W BUENA VISTA BLVD
LAKE CITY, MI 49651

2017-03004 "THAT PART OF LOTS 103 AND 104 AND THAT PART OF VACATED PINEWOOD AVENUE, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST COMER OF LOT 103; THENCE NORTH 58°38'53" WEST 17.68 FEET TO THE CENTENINE OF VACATED PINEWOOD AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°25'15" WEST 78.89 FEET; THENCE NORTH 64°16'36" EAST 93.84 FEET; THENCE SOUTH 18°27'57" EAST 83.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 103; THENCE SOUTH 62°43'37" WEST 107.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 103 AND THE POINT OF BEGINNING. TOGETHER WITH A 10 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED BELOW."

9/2017 SPLIT FROM 009-160-106-00
FORMERLY (0*2002) LOTS 103 & 104 EXC BEG AT NE COR LOT 104TH SE'LY TO SE COR LOT 103, SW'LY 8 FT, N'LY TO POB. BUENA VISTA PARK.

8/2017 SPLIT FROM 160-106-00 WITH NEW LOT LINE & EASEMENT TO RESOLVE ENCROCHMENT OF DRIVEWAY OF HOUSE ON 106.
02 SPLIT LOTS 107, 108 & BLDGS TO 107-00 FOR 03
06 COMBINED W/009-160-106-00 FOR 07.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @ 500	73.89	123.00	0.9070	1.0399	500	100	34,844
74 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =		34,844

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	600 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2003

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -3,582
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			2	1,054 843
Base Cost			2048	48,435 38,748
Totals:				45,011 36,009

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 44,291

2026 Est. T.C.V. 009-160-103-00					=	81,510
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/1997 for 27,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
42,100	42,100	42,100	23,850	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,300	0	643	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-160-103-00

Page: 2

40,800	40,800	40,800	24,493	24,493	0

009-160-106-00	2026 Est. T.C.V.	NEDERHOED MARION JO
Property Class: 401		6401 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30 FEET FROM THE NORTHWEST CORNER OF LOT 106; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81'32'4D" EAST 125.08 FEET TO A POINT ON THE CENTERLINE OF VACATED BIRCHWOOD AVENUE; THENCE ALONG SAID CENTERLINE SOUTH 45'10'13" EAST 47.04 FEET; THENCE SOUTH 60'17'46" WEST 89.21 FEET; THENCE SOUTH 18'27'57" EAST 18.67 FEET; THENCE SOUTH 64'16'36" WEST 93.84 FEET TO A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00'20'25" WEST 154.43 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 10 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED BELOW. EASEMENT FOR INGRESS AND EGRESS: AN EASEMENT FOR INGRESS AND EGRES, BEING THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30 FEET FROM THE NORTHWEST CORNER OF LOT 106; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81'32'40" EAST 76.49 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUING ALONG THE NORTH LINE OF LOT 106 SOUTH 81'32'40" EAST 10.05 FEET; THENCE SOUTH 02'32'43" WEST 81.76 FEET TO THE SOUTH LINE OF LOT 105; THENCE ALONG SAID SOUTH LINE EXTENDED SOUTH 60'17'46" WEST 2.74 FEET; THENCE SOUTH 18'27'57" EAST 6.45 FEET; THENCE SOUTH 02'32'43" WEST 13.76 FEET; THENCE SOUTH 64'16'36" WEST 11.35 FEET; THENCE NORTH 02'32'43" EAST 109.42 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT.

5/2018 COMBINE WITH 160-105-00

FORMERLY THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N. R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30' FROM THE ORTHWEST CORNER OF LOT 06; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81DEG32'40" EAST 125.08 FEET TO A POINT ON THE CENTERLINE OF VACATED BIRCHWOOD AVENUE; THENCE ALONG SAID CENTERLINE SOUTH 45'10'13" EAST 47.04 FEET; THENCE SOUTH 60"17'46" WEST 89.21 FEET: THENCE: SOUTH 18"27'57" EAST 18.67 FEET; THENCE SOUTH 64DEG16'36" WEST 93.84 FEET TO A POINT ON THE CENTERLINE: OF VACATED PINWOOD AVENUE: THENCE ALONG SAID CENTERLINE NORTH 00'20'25" WEST 154.43 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 10 FOOT WIDE EASMENT FOR INGRESS AND EGRESS AS DESCRIBED BELOW. AN EASEMENT FOR INGRESS AND EGRESS, BEING THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK. SEC12 T22N R8W. LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVE THAT IS N81DEG32'40"W 15.3' FROM THE NW COR OF LOT 106; TH ALONG THE N LINE OF LOT 106 S81DEG32'40"E 76.49' TO THE POB OF SAID EASEMENT; TH CONTINUING ALONG THE N LINE OF LOT 106 S 81DEG 32'40"E 10.05'; TH S02EG32'43"W81.76' TO THE S LINE OF LOT 10' TH ALONG SAID SOUTH LINE EXTENDED S 60DEG17'46"W 2.74'; TH S18DEG24'57"E6.45'; TH S 02DEG32'45"W13.76'; TH S64DEG16'36"W 11.35'; TH N02DEG32'43"E109.42' TO THE POB OF SAID EASEMENT. 2017-03591 APPURTENANT ACCESS EASEMENT

9/2017 SPLIT 160-103-00

FORMERLY SEC 12 T22N R8W BEG AT PLAT MONUMENT WHICH IS NW COR LOT106, TH N 81 DEG 33'W 15.22 FT, S 0 DEG 16' E 140.78 FT, N 60 DEG 19'53" E 93.09 FT, N 03 DEG 42'05" W 83.56 FT, N 81 DEG 33' W 61.77 FT TO POB, BEING A PART OF LOTS 105 & 106. ALSO LOTS 103 & 104 EXC BEG AT NE COR LOT 104, TH SE'LY TO SE COR LOT 103, SW'LY 8 FT, N TO POB. BUENA VISTA PARK. COMBINATION OF 160-003 & 160-006 FOR 2007.

8/2017 SPLIT LOT 103 & PART 104
06 COMBINED W/160-103-00 FOR 07.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *					PRT 106, 105 & 104				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @2000/	125.08	113.31	0.7951	0.9858	2000	100		196,083	
125 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =			196,083	

Parcel Number: 009-160-106-00

Page: 2

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	900	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1108 SF Floor Area = 1925 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1.25 Story	Siding	Slab	100		
1 Story	Siding	Overhang	288		
Total:				248,454	216,166

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,237
3 Fixture Bath	1	4,478	3,896
2 Fixture Bath	1	2,996	2,607
Separate Shower	1	1,310	1,140

Porches

WCP (1 Story)	192	8,262	7,188

Deck

Treated Wood	504	7,318	6,367

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	28,771	25,031
Door Opener	1	527	458
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1120	23,733	20,648

Water/Sewer

Public Sewer	1	1,465	1,275
Water Well, 100 Feet	1	5,734	4,989

Built-Ins

Appliance Allow.	1	2,713	2,360

Fireplaces

Direct-Vented Gas	1	2,963	2,578

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals: 340,147 295,941

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 364,007

2026 Est. T.C.V. 009-160-106-00		=	562,590
Est. TCV/Total Floor Area = 292.25, Most recent sale 01/05/2023 for 502,780			
2025 Assessed	MBOR	S.E.V.	Base for Cap
284,900	284,900	284,900	226,201
2026 New Eq.	Adjustment	Loss	Additions
0	-3,600	0	0
2026 Assessed	MBOR	S.E.V.	Capped
			->Taxable<-
			PRE/MBT

281,300	281,300	281,300	232,308	232,308	232,308

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-160-107-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DORTCH AMBER & RICHARD
6370 W BUENA VISTA
LAKE CITY, MI 49651

(4*2002) LOTS 107 & 108 & BEG AT NE COR LOT 104, TH SE'LY TO SE COR LOT 103,
SW'LY 8 FT, N'LY TO POB. BUENA VISTA PARK.

100% POVERTY 09

02 SPLIT FROM 103-00 FOR 03

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	42.00	94.00	0.8771	0.9465	500	100		17,432
BACK 50' @ 500	42.50	94.00	0.8771	0.9465	500	100	LOT 108	17,640
85 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								35,072

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.80	48	56	1,016
Total Estimated Land Improvements True Cash Value =				1,016

Cost Est. for Res. Bldg: 1 Single Family 1S

Est. TCV/Total Floor Area = 159.17, Most recent sale 06/27/2025 for 249,900						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	86,300	86,300	86,300	72,641	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	16,000	-800	0	16,000	12,859	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	101,500	101,500	101,500	90,602	101,500	0

009-160-109-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RETHMANN GERALD J II & ANDREA J
6371 W BUENA VISTA DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 109 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @ 500	62.00	153.00	0.9476	1.1224	500	100	32,973
62 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		32,973

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1961

(11) Heating System: Forced Air w/o Ducts
Ground Area = 601 SF Floor Area = 701 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	401		
1 Story	Siding	Slab	200		
			Total:	98,363	59,016
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	853
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			330	14,761	8,857
Water/Sewer					
Public Sewer			1	1,465	879
Water Well, 50 Feet			1	3,344	2,006
Built-Ins					
Appliance Allow.			1	2,713	1,628
Fireplaces					
Interior 2 Story			1	6,520	3,912
Local Cost Items					
SANITARY SEWER			1	0	0 *88% Good
			Totals:	128,588	77,151

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 94,896

2026 Est. T.C.V. 009-160-109-00				=	127,869
Est. TCV/Total Floor Area = 182.41, Most recent sale 06/11/2018 for 83,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
64,600	64,600	64,600	37,728	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	1,018	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,900	63,900	63,900	38,746	38,746	0

009-160-110-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHAFER ERIC D & BONNIE J &
6367 W BUENA VISTA DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 110 BUENA VISTA PARK.

REMOVE 2 DECKS & CCP FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	61.25	140.00	0.9505	1.0881	500	100		31,674	
61 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			31,674	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	270	0	0
Wood Frame	23.98	144	50	1,726
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,676

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 1235 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	988		
			Total:	157,839	102,596
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Deck					
Treated Wood			64	1,908	1,240
Treated Wood			80	2,133	1,386
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			624	22,632	14,711
Common Wall: 1/2 Wall			1	-1,207	-785
Door Opener			1	468	304
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	1,897	1,233
Totals:				191,499	124,474

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 153,103

2026 Est. T.C.V. 009-160-110-00					=	187,453	
Est. TCV/Total Floor Area = 151.78							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
93,800	93,800	93,800		42,938	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	-100	0	0	1,159	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-160-110-00

Page: 2

93,700	93,700	93,700	44,097	44,097	44,097

009-160-111-01
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RETHMAN JERRY
W BUENA VISTA BLVD
LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 111 & 112. BUENA VISTA PARK.
COMBINE FROM 009-160-011-10 & 009-160-112-00 ON 12/14/24

Split/Comb. on 12/27/2024 completed 12/27/2024 TIM ;
Parent Parcel(s): 009-160-112-00, 009-160-111-00;
Child Parcel(s): 009-160-111-02;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	55.00	119.00	0.8211	1.0279	500	100		23,210	
BACK 50' @ 500	55.00	119.00	0.8211	1.0279	500	100		23,210	
110 Actual Front Feet, 0.30 Total Acres			Total Est. Land Value =				46,421		

2026 Est. T.C.V. 009-160-111-01					=	46,421	
Est. TCV/Total Floor Area = 37.59							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
23,200	23,200	23,200		17,048	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	0	0	0	460	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,200	23,200	23,200		17,508	17,508	0	

009-160-113-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FRASER STEVE K & LOUISE E
S MAPLEWOOD AVE
LAKE CITY, MI 49651

2018. SEC 12 T22N R8W LOT 113 BUENA VISTA PARK.
FORMERLY . SEC 12 T22N R8W LOTS 113 & 114. BUENA VISTA PARK.

Split/Comb. on 04/05/2017 completed 04/05/2017 TIM ;
Parent Parcel(s): 009-160-113-00;
Child Parcel(s): 009-160-114-00;

FOR ASSESSMENT PURPOSES, ASSESS LOTS 113 & 114 SEPARATELY

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	44.17	112.00	1.0315	1.0063	500	100		22,923
48 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	22,923

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	37.80	48	50	907
Wood Frame	24.96	192	50	2,396
Total Estimated Land Improvements			True Cash Value =	3,303

2026 Est. T.C.V. 009-160-113-00	=	26,226
Est. TCV/Total Floor Area = 21.24, Most recent sale 11/02/2018 for 13,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
101,700 101,700 101,700	8,667	2.70
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -88,600 0	0	-88,366
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
13,100 13,100 13,100	8,901	8,901

009-160-114-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FRASER STEVE K & LOUISE E
1667 S MAPLEWOOD AVE
LAKE CITY, MI 49651

2018. SEC 12 T22N R8W LOT 114 BUENA VISTA PARK.
FORMERLY ASSESED WITH 160-113-00 . SEC 12 T22N R8W LOTS 113 & 114. BUENA VISTA PARK.

Split/Comb. on 04/05/2017 completed 04/05/2017 TIM ;
Parent Parcel(s): 009-160-113-00;
Child Parcel(s): 009-160-114-00;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	40.83	112.00	1.0519	1.0063	500	100		21,613
43 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	21,613

2026 Est. T.C.V. 009-160-114-00					=	21,613
Est. TCV/Total Floor Area = 17.50, Most recent sale 05/31/2018 for 25,500						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
10,800	10,800	10,800		7,043	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	0	0	0	190	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
10,800	10,800	10,800		7,233	7,233	0

009-160-115-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FRASER STEVE K & LOUISE E
1667 S MAPLEWOOD AVE
LAKE CITY, MI 49651

LOT 115 BUENA VISTA PARK.
SPLIT ON 11/27/2011 INTO 009-160-116-00, 009-160-115-00;

Split/Comb. on 11/27/2011 completed 11/27/2011 TIM SPLIT LOTS IN PLAT;
Parent Parcel(s): 009-160-115-00;
Child Parcel(s): 009-160-116-00, 009-160-115-01;

2011 SPLIT LOT 116 FOR 2012 ROLL 2011-02910
02 SPLIT LOT 117 TO 117-00 FOR 03

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @ 500	50.00	110.00	1.0000	1.0000	500	100	25,000
50 Actual Front Feet, 0.13 Total Acres			Total Est. Land Value =			25,000	

2026 Est. T.C.V. 009-160-115-00					=	25,000	
Est. TCV/Total Floor Area = 20.24, Most recent sale 05/31/2018 for 25,500							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
12,500	12,500	12,500		7,043	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	0	0		0	190	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
12,500	12,500	12,500		7,233	7,233	0	

009-160-117-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CRISSMAN COTTAGE TRUST
6327 W BUENA VISTA BLVD
LAKE CITY, MI 49651

LOTS 116, 117, 121 & W 1/2 OF LOT 122. BUENA VISTA PARK.
12/2017 COMBINE LOT 116
FORMERLY LOTS 117, 121 & W 1/2 OF LOT 122. BUENA VISTA PARK.

ADD CITY SEWER FOR 05

12/2017 COMBINE 116
02 SPLIT FROM 115-00 FOR 03
03 COMBO W/ 121-00 FOR 04

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
				* Factors *		LOTS 117, 121, & 1/2 OF 122			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	153.00	112.00	0.7561	1.0063	500	100		58,206	
153 Actual Front Feet, 0.39 Total Acres				Total Est. Land Value =				58,206	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	29.49	96	85	2,406
Total Estimated Land Improvements True Cash Value =				2,406

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C -5 Blt 1979

(11) Heating System: Space Heater
Ground Area = 1673 SF Floor Area = 2091 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,673		
			Total:	240,864	168,607

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	995	

Porches				
WPP	212	4,948	3,464	
WPP	632	11,180	7,826	

Deck				
Treated Wood	344	5,697	3,988	
Treated Wood	16	716	501	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	728	28,188	19,732	
Storage Over Garage	485	6,421	4,495	
Common Wall: 1 Wall	1	-2,589	-1,812	
Door Opener	2	1,054	738	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Door Opener	1	527	369	
Base Cost	1285	54,497	38,148	

Water/Sewer				
Public Sewer	1	1,465	1,025	
Water Well, 50 Feet	1	3,344	2,341	

Built-Ins				
Appliance Allow.	1	2,713	1,899	

Fireplaces				
Wood Stove	1	2,503	1,752	

Parcel Number: 009-160-117-00

Page: 2

Totals:

362,950

254,068

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

312,504

2026	Est. T.C.V. 009-160-117-00				=	373,116	
Est. TCV/Total Floor Area = 178.44							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	189,100	189,100	189,100	82,643	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-2,500	0	0	2,231	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	186,600	186,600	186,600	84,874	84,874	0	

009-160-118-002026 Est. T.C.V.DAVIS BRYAN & ZINSER LORI

Property Class: 4016371 W LAKEVIEW DR

Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 12 T22N R8W LOT 118 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @2000/	50.00	112.00	0.8563	0.9829	2000	100	84,165
BACK 50' @ 500	43.00	112.00	0.8563	1.0063	500	100	18,527
93 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		102,692

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	62 50	978
Total Estimated Land Improvements True Cash Value =			978

Cost Est. for Res. Bldg: 1Single Family1+S

Cls CD

Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 793 SF Floor Area = 793 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1+ Story	Siding	Slab	793	
			Total:	101,764 61,059
Other Additions/Adjustments				
Exterior				
Brick Veneer			56	853 512
Plumbing				
Average Fixture(s)			1	1,185 711
Porches				
CCP (1 Story)			81	2,251 1,351
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			441	17,878 10,727
Common Wall: 1/2 Wall			1	-1,207 -724
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 50 Feet			1	3,344 2,006
Built-Ins				
Appliance Allow.			1	1,897 1,138
Fireplaces				
Interior 1 Story			1	4,610 2,766
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good
			Totals:	133,875 80,326

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 98,801

2026 Est. T.C.V. 009-160-118-00			=	202,471
Est. TCV/Total Floor Area = 255.32				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
101,800	101,800	101,800	33,082	2.70
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

Parcel Number: 009-160-118-00

Page: 2

	0	-600	0	0	893	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	101,200	101,200	101,200	33,975	33,975	0

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-160-119-00

2026 Est. T.C.V.

DAVIS BRYAN & ZINSER LORI

Property Class: 402

W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 119 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	71.00	1.0000	0.8579	500	100		21,448
50 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =			21,448

2026 Est. T.C.V. 009-160-119-00 = 21,448

Est. TCV/Total Floor Area = 27.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
10,700	10,700	10,700	2,258	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	60	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,700	10,700	10,700	2,318	2,318	0

009-160-120-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SPURGEON WILLIAM K & MARY K TRUST
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 120 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	31.50	124.46	1.1224	1.0442	500	100		18,459	
32 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value =	18,459

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	3000	50	4,335
Wood Frame	28.69	80	50	1,147
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	250	25	875
Total Estimated Land Improvements True Cash Value =				7,327

2026 Est. T.C.V. 009-160-120-00					=	25,786
Est. TCV/Total Floor Area = 32.52						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
12,700	12,700	12,700	1,833		2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	200		0	49	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,900	12,900	12,900	1,882	1,882	1,882	

009-160-123-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FRASER STEVE K & LOUISE E
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 123 & E 1/2 OF LOT 122 BUENA VISTA PARK.

HOUSE ON 124-00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	53.60	120.00	0.8880	1.0309	500	100		24,535	
BACK 50' @ 500	26.80	120.00	0.8880	1.0309	500	100		12,268	
80 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =			36,803	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	144	71	673
Total Estimated Land Improvements True Cash Value =				673

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1977

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-2,911
Porches					
CCP (1 Story)			192	5,357	3,482
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			384	16,247	10,561
Totals:				17,126	11,132

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 13,692

2026 Est. T.C.V. 009-160-123-00					=	51,168
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/17/2019 for 129,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,900	25,900	25,900	10,714	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	289	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,600	25,600	25,600	11,003	11,003	0	

009-160-124-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FRASER STEVE K & LOUISE E
6313 W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 124, 125 & 126 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @2000/	53.60	120.00	0.7788	1.0000	2000	100	LOT 126	83,484	
BACK 50' @ 500	82.33	158.00	0.7788	1.1351	500	100	LOT 125 & 126 TRIANGLE	36,391	
177 Actual Front Feet, 0.37 Total Acres					Total Est. Land Value =			119,876	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	522	50	1,816
Total Estimated Land Improvements True Cash Value =				1,816

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1949

(11) Heating System: Forced Heat & Cool

Ground Area = 1233 SF Floor Area = 1233 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,233	
Total:			158,146	102,819
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			1	4,478 2,911
Porches				
CCP (1 Story)			210	5,790 3,763
Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	2,713 1,763
Fireplaces				
Exterior 1 Story			1	6,387 4,152
Totals:			183,745	119,458

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 146,933

2026 Est. T.C.V. 009-160-124-00					=	268,625
Est. TCV/Total Floor Area = 217.86, Most recent sale 09/17/2019 for 129,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
134,800	134,800	134,800	61,458	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-500		0	1,659	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,300	134,300	134,300	63,117	63,117	0	

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-160-127-00

2026 Est. T.C.V.

FRASER STEVE K & LOUISE E

Property Class: 402

1667 S MAPLEWOOD AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 127 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	32.25	65.00	1.1159	0.8318	500	100	TRIANGLE	14,966
32 Actual Front Feet, 0.05 Total Acres					Total Est. Land Value =			14,966

2026 Est. T.C.V. 009-160-127-00 = 14,966

Est. TCV/Total Floor Area = 12.14, Most recent sale 09/17/2019 for 129,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
7,500	7,500	7,500	3,520	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	95	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	3,615	3,615	0

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-160-128-00

2026 Est. T.C.V.

FRASER STEVE K & LOUISE E

Property Class: 402

1667 S MAPLEWOOD AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 128 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	64.50	84.50	0.9383	0.9118	500	100		27,593
65 Actual Front Feet, 0.13 Total Acres								
Total Est. Land Value =								27,593

2026 Est. T.C.V. 009-160-128-00

=

27,593

Est. TCV/Total Floor Area = 22.38, Most recent sale 09/17/2019 for 129,900

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

13,800

13,800

13,800

4,695

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

126

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

13,800

13,800

13,800

4,821

4,821

0

009-160-129-00	2026 Est. T.C.V.	HUNTER CRAIG & TERESA
Property Class: 401		BEACHWOOD ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOTS 129, 130 & 131 BUENA VISTA PARK.

ADD GRG @ 40% FOR 02 50% FOR 03 COMP FOR 04 W/OHG & WW,SS1
SEE PIC FOR 03 & 04

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	59.00	112.00	0.7488	1.0063	500	100	LOT 129	22,231
BACK 50' @ 500	50.00	110.00	0.7488	1.0000	500	100	LOT 130	18,721
BACK 50' @ 500	50.00	110.00	0.7488	1.0000	500	100	LOT 131	18,721
159 Actual Front Feet, 0.40 Total Acres					Total	Est.	Land Value =	59,673

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2001

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	672		
			Total:	45,252	36,202

Other Additions/Adjustments

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	780	23,486	18,789

Water/Sewer

Public Sewer	1	1,152	922

Water Well, 50 Feet	1	3,344	2,675

Totals:	73,234	58,588

Notes: GRG W/UPPER LIVING AREA

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 72,063

2026 Est. T.C.V. 009-160-129-00 = 131,736

Est. TCV/Total Floor Area = 196.04, Most recent sale 11/01/1997 for 10,000

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	67,400		67,400	67,400	40,884	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-1,500	0	0	1,103	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	65,900		65,900	65,900	41,987	41,987	

009-160-132-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SPITZLEY JAMES P & BARBARA A
BEACHWOOD AVE
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 132 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @2000/	58.00	135.00	0.9636	1.0299	2000	100	115,115
58 Actual Front Feet, 0.18 Total Acres			Total Est. Land Value =			115,115	

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: Patio Blocks	13.70	104 66	940
Total Estimated Land Improvements True Cash Value =			940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1947

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Block	Slab	936	
Total:			112,747	67,646
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,138 683
Porches				
CGEP (1 Story)			208	11,488 6,893
Water/Sewer				
Public Sewer			1	1,249 749
Water Well, 50 Feet			1	3,212 1,927
Built-Ins				
Appliance Allow.			1	1,822 1,093
Fireplaces				
Interior 1 Story			1	4,427 2,656
Totals:			136,083	81,647

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 100,426

2026 Est. T.C.V. 009-160-132-00				=	216,481
Est. TCV/Total Floor Area = 231.28					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
109,300	109,300	109,300	37,795	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	1,020	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,200	108,200	108,200	38,815	38,815	0

009-160-133-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JAMROZY RICHARD J
6293 W LAKEVIEW DR
Lake City, MI 49651

. SEC 12 T22N R8W LOT 133 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	59.00	118.00	0.9595	0.9958	2000	100		112,742
59 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								112,742

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Patio Blocks		13.08	90 0	0
D/W/P: 4in Concrete		6.05	96 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,040	
Total:			133,619	93,534

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	692
3 Fixture Bath		1	3,128	2,190

Porches				
WCP (1 Story)		260	7,839	5,487
WPP		16	739	517

Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	18,657	13,060

Water/Sewer				
Public Sewer		1	1,152	806
Water Well, 100 Feet		1	5,150	3,605

Built-Ins				
Appliance Allow.		1	1,607	1,125
Totals:			172,879	121,016

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.140 => TCV: 137,958

2026 Est. T.C.V. 009-160-133-00					=	251,650
Est. TCV/Total Floor Area = 241.97						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
120,200	120,200	120,200	38,968	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	1,052	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,800	125,800	125,800	40,020	40,020	40,020	

009-160-134-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WOLCOTT HENRY W & NELL H TRUST
6275 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 134 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	58.00	103.00	0.9636	0.9625	2000	100		107,586
58 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			107,586

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	507	50	1,561
Wood Frame	23.39	160	50	1,871
Wood Frame	23.39	160	50	1,871
Total Estimated Land Improvements True Cash Value =				5,303

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1423 SF Floor Area = 1423 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	779		
1 Story	Siding	Slab	644		
Total:				160,958	104,621

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	770	
Porches				
CSEP (1 Story)	228	8,771	5,701	
Water/Sewer				
Public Sewer	1	1,300	845	
Water Well, 50 Feet	1	3,344	2,174	
Built-Ins				
Appliance Allow.	1	1,897	1,233	
Totals:		177,455	115,344	

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 141,873

2026 Est. T.C.V. 009-160-134-00				=	254,762
Est. TCV/Total Floor Area = 179.03, Most recent sale 01/01/2012 for 57,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
127,300	127,300	127,300	49,595	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100	0	0	1,339	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,400	127,400	127,400	50,934	50,934	0

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-160-135-00

2026 Est. T.C.V.

CAULFIELD JAMES & BENSON NANCY

Property Class: 401

1616 S ELMWOOD ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 135 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	58.00	88.00	0.9636	0.9254	2000	100		103,435
58 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								103,435

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.01	40	0	0
D/W/P: 3.5 Concrete	5.77	300	0	0
Metal Prefab	14.70	80	35	412

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				1,382

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D 10 Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 912 SF Floor Area = 912 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	912		
Total:				132,481	86,113

Other Additions/Adjustments

Recreation Room	912	16,215	1,621
Exterior			
Brick Veneer	64	895	582
Plumbing			
Average Fixture(s)	1	988	642
2 Fixture Bath	1	2,074	1,348
Porches			
CPP	40	955	621
Garages			
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	480	16,445	10,689
Common Wall: 1 Wall	1	-2,227	-1,448
Door Opener	1	415	270
Water/Sewer			
Public Sewer	1	1,152	749
Water Well, 50 Feet	1	3,344	2,174
Built-Ins			
Appliance Allow.	1	1,607	1,045
Totals:		174,344	104,406

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

128,419

2026 Est. T.C.V. 009-160-135-00

=

233,236

Est. TCV/Total Floor Area = 255.74

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-160-135-00

Page: 2

	116,500	116,500	116,500	45,309	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	100	0	0	1,223	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	116,600	116,600	116,600	46,532	46,532	0

009-160-136-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCCOMAS FAMILY REV TRUST
1626 S ELMWOOD ST
Lake City, MI 49651

. SEC 12 T22N R8W LOT 136 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	50.00	110.00	1.0000	0.9785	2000	100		97,848
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			97,848

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	600 0	0
Wood Frame		28.69	80 50	1,147
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,097

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,008	
Total:			142,865	92,862
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
2 Fixture Bath			1	2,502 1,626
Porches				
CPP			60	1,354 880
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			480	16,805 10,923
Water/Sewer				
Public Sewer			1	1,300 845
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	1,897 1,233
Totals:			171,252	111,313

Notes: WALL UNIT AC

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 136,915

2026 Est. T.C.V. 009-160-136-00					=	236,860
Est. TCV/Total Floor Area = 234.98, Most recent sale 09/15/2003 for 86,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
118,400	118,400	118,400	50,317	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,358	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,400	118,400	118,400	51,675	51,675	0	

009-160-137-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

M2K ENTERPRISES LLC
1636 S ELMWOOD ST
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 137 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	50.00	110.00	1.0000	0.9785	2000	100		97,848
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			97,848

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	750 0	0
Wood Frame		26.22	96 50	1,258
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,208

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 912 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	576	
1 Story	Siding	Basement	336	
Total:			123,407	80,214
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
Porches				
WCP (1 Story)			72	3,802 2,471
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			352	13,665 8,882
Water/Sewer				
Public Sewer			1	1,300 845
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	1,897 1,233
Local Cost Items				
SANITARY SEWER			1	0 0 *88% Good
Totals:			148,600	96,589

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 118,804

2026 Est. T.C.V. 009-160-137-00					=	218,860
Est. TCV/Total Floor Area = 239.98, Most recent sale 09/18/2020 for 139,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
109,600	109,600	109,600	54,597	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	1,474	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,400	109,400	109,400	56,071	56,071	0	

009-160-138-00	2026 Est. T.C.V.	ROUSSE MICHAEL J L/E & ET AL J/T
Property Class: 401		1646 S ELMWOOD ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 138 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	47.00	113.00	1.0156	0.9851	2000	100		94,042
47 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	94,042

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1977

(11) Heating System: Wall/Floor Furnace

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	672		
			Total:	92,911	60,393

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Deck

Treated Wood	40	1,476	959

Water/Sewer

Public Sewer	1	1,152	749

Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,607	1,045

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	101,478	65,962

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 81,134

2026 Est. T.C.V. 009-160-138-00 = 175,176

Est. TCV/Total Floor Area = 260.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
87,100	87,100	87,100	29,390	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	500	0	0	793	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,600	87,600	87,600	30,183	30,183	30,183

009-160-139-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JAMROZY LINDA M ETAL
S ELMWOOD ST
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 139 BUENA VISTA PARK.

PARTIAL SPLIT TO 140-00 FOR 96

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	47.00	110.00	1.0156	1.0000	500	100		23,866
47 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	23,866

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.22	336	50	3,901
Total Estimated Land Improvements			True Cash Value =	3,901

2026 Est. T.C.V. 009-160-139-00				=	27,767
Est. TCV/Total Floor Area = 41.32					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
13,900	13,900	13,900	4,347	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	117	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,900	13,900	13,900	4,464	4,464	0

009-160-140-00	2026 Est. T.C.V.	STRZELEWICZ DANGELINE
Property Class: 401		6255 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	102.50	0.7477	0.9614	2000	100		79,066
BACK 50' @2000/	55.00	119.00	0.7477	0.9979	2000	100	LOT 141	82,072
BACK 50' @ 500	50.00	110.00	0.7477	1.0000	500	100	LOT 142	18,692
160 Actual Front Feet, 0.41 Total Acres					Total	Est.	Land Value =	179,830

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	144	66	585
Wood Frame	24.12	140	50	1,688
Total Estimated Land Improvements				True Cash Value = 2,273

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1951

(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	99,426	59,656

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	192	11,305	6,783

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	17,957	10,774
Door Opener	1	468	281

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138
Totals:		136,882	82,129

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 101,019

2026 Est. T.C.V. 009-160-140-00 = 283,122

$$\text{Est. TCV/Total Floor Area} = 346.96$$

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	142,100	142,100	142,100	37,545	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-500	0	0	1,013	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
	141,600	141,600	141,600	38,558	38,558		

. SEC 12 T22N R8W LOTS 143 AND W 1/2 OF LOTS 145 & 146 BUENA VISTA PARK.

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	85.50	0.8211	0.9187	2000	100		82,982
BACK 50' @2000/	55.00	99.00	0.8211	0.9530	2000	100	1/2 LOT 145 & 146	86,080
110 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			169,062

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	81	50	729
D/W/P: 4in Concrete	6.96	72	50	250
Total Estimated Land Improvements True Cash Value =				979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	840		
			Total:	130,753	85,001

Other Additions/Adjustments

Average Fixture(s)	1	1,422	924

CSEP (1 Story)	72	3,975	2,584
CCP (1 Story)	80	2,428	1,578
CPP	18	493	320

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	440	19,950	12,967

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763
	Totals:	166,543	108,263

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 133,163

2026 Est. T.C.V. 009-160-143-00 = 303,204

$$\text{Est. TCV/Total Floor Area} = 360.96$$

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	151,800	151,800	151,800	40,925	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-200	0	0	1,104	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
	151,600	151,600	151,600	42,029	42,029		

009-160-144-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VENEMA DOUGLAS J & DIANE L TRUST
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 144. BUENA VISTA PARK.

GAVE XTRA ADJ FOR ROAD ON TWO SIDES OF SMALL LOT

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @2000/	58.00	69.00	0.9636	0.8708	2000	100		97,333	
58 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =			97,333	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	3705	50	15,135
Total Estimated Land Improvements True Cash Value =				15,135

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2021

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,344
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			2	1,054 1,022
Base Cost			1600	37,840 36,705
Totals:				34,416 33,383

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 41,061

2026 Est. T.C.V. 009-160-144-00					=	153,529
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,900	77,900	77,900	34,310	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	0	926	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,800	76,800	76,800	35,236	35,236	0	

03/24/2026

Valuation Report

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DB: Lake2026

009-160-145-00

2026 Est. T.C.V.

LINE ROBERT S & BARBARA C

Property Class: 402

OTTAWA

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W E 1/2 OF LOTS 145 & 146. BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	55.00	100.00	0.9765	0.9672	500	100		25,972
55 Actual Front Feet, 0.13 Total Acres								25,972
Total Est. Land Value =								25,972

2026 Est. T.C.V. 009-160-145-00 = 25,972

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/07/2004 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
13,000	13,000	13,000	1,411	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	38	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,000	13,000	13,000	1,449	1,449	0

009-160-147-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

COOPER STEVEN & LAURIE
6195 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 147 BUENA VISTA PARK.

2013 MOVED DATA OF 2012 GARAGE CONSTRUCTIN TO WEST MOST PARCEL 009-012-031-00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @2000/	55.00	155.00	0.9765	1.0661	2000	100	114,507
55 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		114,507	

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
D/W/P: 4in Concrete	6.47	446	0 0
Wood Frame	28.69	80	50 1,147
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 1000	1,000.00	1	95 950
Total Estimated Land Improvements True Cash Value =			2,097

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1962

(11) Heating System: Wall/Floor Furnace

Ground Area = 912 SF Floor Area = 912 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
1 Story	Siding	Basement	336		
Total:			118,813	71,287	

Other Additions/Adjustments			
Plumbing			
Average Fixture(s)	1	1,185	711
Deck			
Treated Wood	240	4,399	2,639
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	440	15,818	9,491
Water/Sewer			
Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006
Built-Ins			
Appliance Allow.	1	1,897	1,138
Totals:			146,756 88,052

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

108,304

2026 Est. T.C.V. 009-160-147-00				=	224,908	
Est. TCV/Total Floor Area = 246.61, Most recent sale 10/21/2016 for 75,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
112,800	112,800	112,800		39,957	2.70	
2026 New Eq. Adjustment	Loss			Additions	Tax Adjustment	Losses
0	-300	0		0	1,078	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
112,500	112,500	112,500		41,035	41,035	0

009-160-148-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NOORDYKE MATT & STEPHANIE
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 148 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @2000/	55.00	137.00	0.9765	1.0337	2000	100	111,027
55 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		111,027

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	448 76	2,098
Metal Prefab		15.53	100 35	544
Total Estimated Land Improvements True Cash Value =				2,642

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD Blt 1981

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		840	25,099	20,079
Storage Over Garage		800	9,432	7,546
Totals:			34,531	27,625

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 33,979

2026 Est. T.C.V. 009-160-148-00					=	147,648
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/03/2021 for 390,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
75,200	75,200	75,200	38,077	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	1,028	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,800	73,800	73,800	39,105	39,105	0	

009-160-149-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KENNEDY FAMILY LIVING TRUST &
6181 W LAKEVIEW DR
Lake City, MI 49651

. SEC 12 T22N R8W LOT 149 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @2000/	55.00	128.00	0.9765	1.0163	2000	100		109,157	
55 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 109,157	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements True Cash Value =				1,329

2026 Est. T.C.V. 009-160-149-00					=	110,486
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
55,200	55,200	55,200	3,250		2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	87	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,200	55,200	55,200	3,337	3,337	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-160-150-00

2026 Est. T.C.V.

LOTT JAMES & CHRISTINE M &

Property Class: 402

W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 150 BUENA VISTA PARK

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	122.00	0.9765	1.0041	2000	100		107,855
55 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			107,855

2026 Est. T.C.V. 009-160-150-00

=

107,855

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
53,900	53,900	53,900	2,685	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	72	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,900	53,900	53,900	2,757	2,757	0

03/24/2026
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Valuation Report

DB: Lake2026

009-160-151-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

6159/6119 LAKEVIEW DRIVE LLC
6159 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 151 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	55.00	115.00	0.9765	0.9894	2000	100		106,273
55 Actual Front Feet, 0.14 Total Acres								106,273
Total Est. Land Value =								106,273

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	630	45	879
Metal Prefab	17.88	120	50	1,073
Total Estimated Land Improvements True Cash Value =				1,952

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1248 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
Total:				169,144	126,856

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Deck

Treated Wood	160	3,446	2,584

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	16,247	12,185

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Wood Stove	1	2,503	1,877

Local Cost Items

SANITARY SEWER	1	0	0	*79% Good
Totals:		204,762	153,568	

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 0.990 => TCV: 152,032

2026 Est. T.C.V. 009-160-151-00 = 260,257

Est. TCV/Total Floor Area = 208.54, Most recent sale 06/19/2020 for 137,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,800	112,800	112,800	65,754	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,300	0	0	64,346	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
130,100	130,100	130,100	67,529	130,100	0

009-160-152-00	2026 Est. T.C.V.	DERUITER BRUCE & JOHANNA TRUST
Property Class: 401		W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 152 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @2000/	55.00	106.00	0.9765	0.9695	2000	100	104,130
55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =		104,130

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1250 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	2 95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 10 Blt 2015

(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Storage Over Garage		576	7,626 6,940
Door Opener		2	1,054 959
Base Cost		1170	49,620 45,154
		Totals:	58,300 53,053

Notes: WINDOW A/C ON 2ND FLOOR. 1BATH

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 65,255

2026 Est. T.C.V. 009-160-152-00				=	174,135
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/13/2014 for 12,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
89,200	89,200	89,200	29,677	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,100	0	0	801	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,100	87,100	87,100	30,478	30,478	30,478

009-160-153-00	2026 Est. T.C.V.	SELENO RICHARD R & KATHY L
Property Class: 401		6129 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 12 T22N R8W LOT 176 AMENDED PLAT OF BUENA VISTA PARK L-2 P 0226		
2019-03151 CIRCUIT COURT JUDGEMENT		
FORMERLY . SEC 12 T22N R8W LOT 153 BUENA VISTA PARK.		
Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE		
* Factors *		
Description	Frontage	Depth
BACK 50' @2000/	56.44	172.51
56 Actual Front Feet,	0.22	Total Acres
Rate	%Adj.	Reason
2000	100	
Total Est. Land Value =		Value
		119,915
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: Patio Blocks	14.26	288 0
Metal Prefab	14.54	144 50
Residential Local Cost Land Improvements		
Description	Rate	Size % Good
LAND IMPROVE 1000	1,000.00	1 95
Total Estimated Land Improvements True Cash Value =		Cash Value
		1,997
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls CD	Blt 1946
(11) Heating System: Wall/Floor Furnace		
Ground Area = 924 SF Floor Area = 924 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Crawl Space
		Size
		924
		Cost New
		Depr. Cost
		Total:
		111,968
		67,180
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185
2 Fixture Bath	1	2,502
Water/Sewer		
Public Sewer	1	1,300
Water Well, 50 Feet	1	3,344
Built-Ins		
Appliance Allow.	1	1,897
		1,138
		Totals:
		122,196
		73,316
Notes:		
ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:		
		90,179
2026 Est. T.C.V. 009-160-153-00		
		=
		212,091
Est. TCV/Total Floor Area = 229.54		
2025 Assessed	MBOR	S.E.V.
106,100	106,100	106,100
		Base for Cap
		IRM
		24,555
		2.70
2026 New Eq. Adjustment	Loss	Additions
0	-100	0
		Tax Adjustment
		Losses
		662
		0
2026 Assessed	MBOR	S.E.V.
106,000	106,000	106,000
		Capped
		->Taxable<-
		PRE/MBT
		25,217
		25,217
		0

009-160-154-00	2026 Est. T.C.V.	DRACHT GAYLE TRUST & 6119 W LAKEVIEW DR LAKE CITY, MI 49651
Property Class: 401		
Map #:	LAKE TOWNSHIP	

SEC 12 T22N R8W LOT 177 AMENDED L-2 P 226 BUENA VISTA PARK
. SEC 12 T22N R8W LOT 154 BUENA VISTA PARK.
2019-03151 CIRCUIT COURT JUDGEMENT

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @2000/	70.22	186.41	0.9186	1.1164	2000	100		144,026
70 Actual Front Feet,	0.30	Total Acres			Total Est. Land Value =			144,026

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	340	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1180 SF Floor Area = 1180 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,180		
			Total:	141,761	92,144

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

WGEP (1 Story)	112	10,110	6,571

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	778	26,491	17,219
Storage Over Garage	389	4,586	2,981
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
Totals:		191,142	124,241	

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

152,816

2026	Est. T.C.V. 009-160-154-00					=	297,792	
Est. TCV/Total Floor Area = 252.37, Most recent sale 03/19/2004 for 0								
2025	Assessed		MBOR		S.E.V.		Base for Cap	IRM
	149,700		149,700		149,700		45,895	2.70
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		-800	0	0	52,122	0	

Parcel Number: 009-160-154-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	148,900	148,900	148,900	47,134	98,017	0

009-160-155-01
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GREMEL GARY D & MONICA M
6111 W LAKEVIEW DR
LAKE CITY, MI 49651

LOT 178 AS AMENDED IN L-2 PG 226 F/K/A LOTS 155 & 156 EXC E 10 FT THOF. ALSO THAT PART OF LOT 179 AS AMENDED IN L-2 P226 F/K/A RAILROAD ST LYING S'LY OF ORIGINAL LOT 157 AND S'LY OF E 10 FT OF LOT 55. ALSO THAT PART OF VACATED RR ST LYING S'LY OF ORIGINAL LOT 158 BUENA VISTA PARK SEC 12 T22N R8W. 2019-03151 CIRCUIT COURT JUDGEMENT
SPLIT/COMBINED ON 02/01/2026 FROM 009-160-155-00, 009-160-157-80, 009-160-158-80;

Split/Comb. on 02/01/2026 completed 02/01/2026 TIM ;
Parent Parcel(s): 009-160-155-00, 009-160-157-80, 009-160-158-80;
Child Parcel(s): 009-160-155-01;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
BACK 50' @2000/	65.22	273.84	0.9357	1.2291	2000 100	150,015
65 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =	150,015

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	216 0	0
Wood Frame		29.49	96 94	2,661
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =				3,631

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1547 SF Floor Area = 2322 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	463		
1 Story	Siding	Basement	309		
2 Story	Siding	Basement	387		
2 Story	Siding	Slab	388		
Total:			287,767	201,436	

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	995
3 Fixture Bath		2	8,956	6,269
Porches				
WPP		144	3,979	2,785
CCP (1 Story)		336	8,649	6,054
Deck				
Treated Wood		238	4,477	3,134
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Basement Garage: 1 Car		1	2,778	1,945
Door Opener		1	527	369
Water/Sewer				
Public Sewer		1	1,465	1,025
Water Well, 50 Feet		1	3,344	2,341

Parcel Number: 009-160-155-01

Page: 2

Built-Ins			
Appliance Allow.	1	2,713	1,899
	Totals:	326,077	228,252

Notes: DUPLEX TYPE

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

280,750

2026 Est. T.C.V. 009-160-155-01				=	434,396
Est. TCV/Total Floor Area = 187.08					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	100,144	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
217,200	0	0	0	102,847	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
217,200	217,200	217,200	102,847	102,847	73,021

009-160-157-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHRISTESEN KATHLEEN P
6091 W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 179 EXC ORIGINAL LOT 158 AS AMENDED PLAT OF BUENA VISTA PARK
L-2 P 226 FKA LOT 157 ALSO EXC VACATED RAILROAD ST LYING S'LY THOF
3/30/21 SPLIT PART TO 006-160-157-80
FORMERLY SEC 12 T22N R8W LOT 179 EXC ORIGINAL LOT 158 AS AMENDED PLAT OF BUENA
VISTA PARK L-2 P 226
2019-03151 CIRCUIT COURT JUDGEMENT
FORMERLY. SEC 12 T22N R8W LOT 157 & E 10 FT OF LOTS 155 & 156 BUENA VISTA PARK.

Split/Comb. on 03/30/2021 completed 03/30/2021 TIM ;
Parent Parcel(s): 009-160-157-00;
Child Parcel(s): 009-160-157-80;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
BACK 50' @2000/	50.00	144.00	1.0000	1.0466	2000 100	104,664
50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	104,664

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		28.69	80 71	1,629
Total Estimated Land Improvements True Cash Value =				1,629

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	936		
			Total:	134,211	73,815
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	652
Porches					
CGEP (1 Story)			60	5,012	2,757
CCP (1 Story)			24	1,110	610
Deck					
Treated Wood			196	3,842	3,381 *88% Good
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			352	13,665	7,516
Water/Sewer					
Public Sewer			1	1,300	715
Water Well, 50 Feet			1	3,344	1,839
Built-Ins					
Appliance Allow.			1	1,897	1,043
Unit-in-Place Cost Items					
ROOF STRUCT. (SQ FT)			96	385	273 *71% Good
Totals:				165,951	92,601
Notes:					

Parcel Number: 009-160-157-00

Page: 2

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

113,899

2026 Est. T.C.V. 009-160-157-00						=	220,192
Est. TCV/Total Floor Area = 235.25, Most recent sale 07/01/2000 for 73,900							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
110,200	110,200	110,200	42,227	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-100	0	0	1,140	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
110,100	110,100	110,100	43,367	43,367		0	

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-160-158-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BELEN LAKE COTTAGE LLC
W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W PART OF LOT 179 AMENDED PLAT OF BUENA VISTA PARK L-2 P 226
DESCRIBED AS ORIGINAL LOT 158
2019-03151 CIRCUIT COURT JUDGEMENT
FORMERLY. SEC 12 T22N R8W LOT 158 BUENA VISTA PARK.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	140.00	1.0000	1.0881	500	100		27,202
50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			27,202

2026 Est. T.C.V. 009-160-158-00 = 27,202

Est. TCV/Total Floor Area = 29.06, Most recent sale 07/27/2020 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
13,600	13,600	13,600	7,043	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	190	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,600	13,600	13,600	7,233	7,233	0

009-160-159-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BACHMAN RICHARD W & LUELLA A TRUST
6081 W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 180 AMENDED PLAT OF BUENA VISTA PARK L-2 P 226
2019-03151 CIRCUIT COURT JUDGEMENT
FORMERLY . SEC 12 T22N R8W LOTS 159 & 160 BUENA VISTA PARK.

ADD 2ND STY @ 65% FOR02 CLASS FROM D+10 TO CD
TOTAL REMODEL FOR 02 COMP FOR 03

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
				* Factors * LOTS 159 & 160			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @ 500	100.00	136.00	0.8409	1.0771	500	100	45,286
100 Actual Front Feet, 0.31 Total Acres				Total Est. Land Value =		45,286	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	720 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1820 SF Floor Area = 3240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,420		
1 Story	Siding	Crawl Space	400		
Total:				320,153	192,091

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233
2 Fixture Bath	1	2,502	1,501

Porches

WCP (1 Story)	320	9,853	5,912

Deck

Treated Wood	160	3,371	2,023

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	12,863
Common Wall: 1 Wall	1	-2,421	-1,453
Door Opener	1	468	281

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264
Direct-Vented Gas	1	2,107	1,264

Parcel Number: 009-160-159-00

Page: 2

Breezeways			
Frame Wall	84	4,939	2,963
Totals:		375,965	225,577

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 277,460

2026 Est. T.C.V. 009-160-159-00		=	323,716
Est. TCV/Total Floor Area = 99.91			
2025 Assessed	MBOR	S.E.V.	Base for Cap
162,700	162,700	162,700	81,717
2026 New Eq. Adjustment		Loss	IRM
0	-800	0	2.70
2026 Assessed		MBOR	S.E.V.
161,900	161,900	161,900	83,923
		Capped	->Taxable<-
		83,923	83,923
		PRE/MBT	
		83,923	

DB: Lake2026

DB: Lake2026

009-160-161-00	2026 Est. T.C.V.	ALLEN MICHAEL J & CYNTHIA L TRUST
Property Class: 401		6041 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 181 AMENDED PLAT OF BUENA VISTA PARK L-2 P 226
2019-03151 CIRCUIT COURT JUDGEMENT
FORMERLY . SEC 12 T22N R8W LOTS 161, 162 & 163 BUENA VISTA PARK.

ADD 25' ABANDONED RAILROAD ST FOR 99

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *				LOTS 61, 62 & 63 TRIANGLE			
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
BACK 50' @ 500	230.00	37.78	0.6828	0.6879	500	100	54,019
230 Actual Front Feet,	0.20		Total Acres		Total Est.	Land Value =	54,019

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	600	0	0
D/W/P: 4in Ren. Conc.	7.33	309	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1148 SF Floor Area = 1148 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	928		
1 Story	Siding	Slab	220		
			Total:	156,038	101,424

Other Additions/Adjustments

Exterior			
Brick Veneer	160	2,438	1,585

Plumbing				
Average Fixture(s)	1	1,185	770	
2 Fixture Bath	1	2,502	1,626	

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	308	14,273	9,277
Common Wall: 1 Wall	1	-2,421	-1,574

Water/Sewer			
Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins			
Appliance Allow.	1	1,897	1,233

Totals:	180,556	117,360

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 144,353

2026 Est. T.C.V. 009-160-161-00 = 200,872

Est. TCV/Total Floor Area = 174.98, Most recent sale 05/01/1997 for 60,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	100,300	100,300	100,300	59,386	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-160-161-00

Page: 2

	0	100	0	0	1,603	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,400	100,400	100,400	60,989	60,989	0	

009-180-001-00	2026 Est. T.C.V.	INGRAHAM SALLY & JOE
Property Class: 401		1727 S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 1 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	82.50	145.50	1.2478	0.7017	110	100	7,946
83 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =		7,946

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =			970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	896	
Total:			132,020	85,810
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			1	4,478 2,911
Porches				
WCP (1 Story)			256	9,738 6,330
Deck				
Treated Wood			232	4,406 2,864
Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 100 Feet			1	5,734 3,727
Built-Ins				
Appliance Allow.			1	2,713 1,763
Local Cost Items				
SANITARY SEWER			1	0 0 *93% Good
Totals:			161,976	105,281

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 129,496

2026 Est. T.C.V. 009-180-001-00		=	138,412
Est. TCV/Total Floor Area = 154.48, Most recent sale 03/18/2005 for 105,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
85,800	85,800	85,800	44,446 2.70
2026 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	-16,600	0	0 1,200 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
69,200	69,200	69,200	45,646 45,646 0

009-180-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BALL PATRICIA A
S DICKERSON RD
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 2 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	82.50	145.50	1.2478	0.7017	110	100		7,946
83 Actual Front Feet, 0.28			Total Acres		Total Est. Land Value =			7,946

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 1986

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,464	14,602
Totals:				22,464	14,602
Notes:					

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

17,960

2026 Est. T.C.V. 009-180-002-00				=	25,906
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,800	12,800	12,800	8,072	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	217	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,000	13,000	13,000	8,289	8,289	0

009-180-003-002026 Est. T.C.V.DAVID NICHOLE
Property Class: 4011767 S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 11 T22N R8W LOT 3 AND 4 BURGETT SUB.
5/23/12 COMBINED LOT 3 WITH LOT 4 FOR ASSESSMENTS AND TAX BILLINGS.
. SEC 11 T22N R8W LOT 3 BURGETT SUB.

5/23/12 COMBINE LOT 3 & 4 FOR ASSESSMENT AND TAX BILLINGS. . SEC 11 T22N R8W LOT
4 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	165.00	145.00	1.0493	0.7011	110	100	LOT 3	13,353	
165 Actual Front Feet, 0.55 Total Acres					Total Est. Land Value =			13,353	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	200	50	3,384
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				4,674

Cost Est. for Res. Bldg: 1 Single Family 1.25S
Cls C 5 Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 780 SF Floor Area = 975 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	780		
Total:				135,626	115,275

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,422	1,209	
2 Fixture Bath		1	2,996	2,547	
Water/Sewer					
Public Sewer		1	1,465	1,245	
Water Well, 50 Feet		1	3,344	2,842	
Built-Ins					
Appliance Allow.		1	2,713	2,306	
Fireplaces					
Prefab 1 Story		1	2,542	2,161	
Raised Hearth		1	434	369	
Local Cost Items					
SANITARY SEWER		1	0	0	*91% Good
Totals:			150,542	127,954	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 157,383

2026 Est. T.C.V. 009-180-003-00					=	175,410
Est. TCV/Total Floor Area = 179.91, Most recent sale 03/01/2025 for 150,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
86,500	86,500	86,500	57,933	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	29,767	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,700	87,700	87,700	59,497	87,700	87,700	

009-180-005-002026 Est. T.C.V.ZWOLAK EUGENE JULIAN & KATHRYN PAGE
Property Class: 401S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 5 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet, 0.28			Total Acres		Total Est. Land Value =			8,325

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,380	25,542
			Totals:	28,380	25,542
Notes:					

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 31,417

2026 Est. T.C.V. 009-180-005-00					=	39,742
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/24/2013 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,500	17,500	17,500	12,906	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	348	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,900	19,900	19,900	13,254	13,254	0	

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-180-006-01

2026 Est. T.C.V.

HERWEYER BRIAN

Property Class: 401

1885 S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 6 & 7 BURGETT SUB.

SPLIT/COMBINED ON 11/12/2025 FROM 009-180-006-00, 009-180-007-00;

Split/Comb. on 11/12/2025 completed 11/12/2025 TIM

COMBINE LOT 6 & 7;

Parent Parcel(s): 009-180-006-00, 009-180-007-00;

Child Parcel(s): 009-180-006-01;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.0267	0.6887	110	100		7,000
A 200' @ 110/	90.00	135.00	1.0267	0.6887	110	100		7,000
180 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								14,001

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	887	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls CD

Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,216		
Total:				126,015	94,510

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Water/Sewer

1000 Gal Septic	1	4,386	3,289
Water Well, 100 Feet	1	5,415	4,061

Deck

Treated Wood	128	2,912	2,184
Treated Wood w/Roof (Deck Portion)	192	3,792	2,844
Treated Wood w/Roof (Roof portion)	192	2,903	2,177

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	832	27,922	20,941

Built-Ins

Appliance Allow.	1	1,897	1,423

Totals:

180,148

135,109

Notes: 1998 PATRIOT MHS

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV:

133,758

2026 Est. T.C.V. 009-180-006-01

=

148,729

Est. TCV/Total Floor Area = 122.31

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-180-006-01

Page: 2

	0	0	0	36,271	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	74,400	0	0	0	37,250	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	74,400	74,400	74,400	37,250	37,250	37,250

009-180-008-00	2026 Est. T.C.V.	THE BIRCHAVEN COTTAGE TRUST
Property Class: 401		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 8 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet, 0.28 Total Acres					Total Est.		Land Value =	8,325

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls	C	Blt	2003

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	16,810

Door Opener	1	527	448

Deck

w/Roof (Roof portion)	256	4,027	3,423

Totals:	24,330	20,681

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 25,438

2026 Est. T.C.V. 009-180-008-00 = 33,763

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/01/2018 for 21,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

15,000	15,000	15,000	12,735	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

0	1,900	0	0	343	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

16,900	16,900	16,900	13,078	13,078	0

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-180-009-00

2026 Est. T.C.V.

BALL SAM R & RACHEL &

Property Class: 401

1939 S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 9 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet, 0.28 Total Acres								8,325
Total Est. Land Value =								8,325

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	125	0	0
D/W/P: 4in Ren. Conc.	7.33	1100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 2013

(11) Heating System: Forced Hot Water, Wood Furnace Add-On

Ground Area = 912 SF Floor Area = 912 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	912		
Total:				114,734	108,998

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,126

Deck

Treated Wood	241	4,410	4,189
w/Roof (Roof portion)	192	2,903	2,758

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	954	30,976	29,427
Door Opener	1	468	445

Water/Sewer

Public Sewer	1	1,300	1,235
Water Well, 50 Feet	1	3,344	3,177

Built-Ins

Appliance Allow.	1	1,897	1,802
Totals:		161,217	153,157

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 188,383

2026 Est. T.C.V. 009-180-009-00 = 198,608

Est. TCV/Total Floor Area = 217.77, Most recent sale 04/24/2013 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
85,900	85,900	85,900	52,578	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,400	0	0	1,419	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,300	99,300	99,300	53,997	53,997	53,997

009-180-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BALL SAMUEL & RACHEL
1947 S DICKERSON RD
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 10 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet, 0.28	Total Acres			Total Est. Land Value =				8,325

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	20.40	50	50	510
D/W/P: 4in Ren. Conc.	10.25	285	94	2,746
Total Estimated Land Improvements True Cash Value =				3,256

Cost Est. for Res. Bldg: 1 Single Family GRG Cls BC Blt 2009

(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-6,585	-5,926
2 Fixture Bath			1	4,412	3,971

Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Door Opener	1	659	593
Base Cost	1799	80,991	72,892
	Totals:	79,477	71,530

Notes: HOME BASED BUSINESS

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 87,982

2026 Est. T.C.V. 009-180-010-00					=	99,563
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/09/2009 for 5,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
44,500	44,500	44,500	20,860	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,300	0	0	563	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,800	49,800	49,800	21,423	21,423	21,423	

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-180-011-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 11 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	99.00	135.00	1.0013	0.6887	110	100		7,510
A 200' @ 110/	100.00	135.00	1.0013	0.6887	110	100		7,585
199 Actual Front Feet, 0.62 Total Acres								
Total Est. Land Value =								15,095

2026 Est. T.C.V. 009-180-011-00

=

15,095

Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/1999 for 2,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
6,200	6,200	6,200	2,542	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,300	0	0	68	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,610	2,610	0

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-180-012-00

2026 Est. T.C.V.

BALL SAMUEL R & RACHEL

Property Class: 402

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 12 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet,	0.28	Total Acres	Total Est. Land Value =				8,325	

2026 Est. T.C.V. 009-180-012-00

=

8,325

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/21/2010 for 2,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,400	3,400	3,400	2,273	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	61	0	

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,200	4,200	4,200	2,334	2,334	0

009-180-013-002026 Est. T.C.V.SCHWAB RYAN M & ELIZABETH A

Property Class: 4017950 W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 13 BURGETT SUB.

2014 PUBLIC MARKETING REMARKS CUTE RANCH WITH 3 BEDROOMS AND W 2 BATHS. THE WELL, FURNACE AND ROOF ARE ALL NEWER. CLOSE TO TOWN, THE LAKE AND CADILLAC. THIS HOUSE IS IN THE RIGHT LOCATION IF YOU WANT TO BE IN LAKE CITY BUT BE CLOSE TO CADILLAC.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100	8,325
90 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =		8,325

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		24.96	192 50	2,396
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				3,346

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1975

(11) Heating System: Forced Heat & Cool
Ground Area = 1128 SF Floor Area = 1128 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,128	
Total:			159,001	103,350
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 924
2 Fixture Bath			1	2,996 1,947
Water/Sewer				
1000 Gal Septic			1	4,689 3,048
Water Well, 100 Feet			1	5,734 3,727
Porches				
WCP (1 Story)			36	2,691 1,749
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			576	23,910 15,541
Common Wall: 1 Wall			1	-2,589 -1,683
Door Opener			1	527 343
Built-Ins				
Appliance Allow.			1	2,713 1,763
Totals:			201,094	130,709

Notes: HUD

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 129,402

2026	Est. T.C.V. 009-180-013-00				=	141,073
Est. TCV/Total Floor Area = 125.06, Most recent sale 08/28/2014 for 65,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	55,300	55,300	55,300	31,445	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-180-013-00

Page: 2

	0	15,200	0	0	849	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	70,500	70,500	70,500	32,294	32,294	32,294

009-180-014-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DREWS KENNETH & IRENE
W JENNINGS RD
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 14 BURGETT SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110	100		8,325
90 Actual Front Feet, 0.28			Total Acres		Total Est. Land Value =			8,325

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 1986

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			480	12,600	10,080
Totals:				12,600	10,080

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

12,398

2026 Est. T.C.V. 009-180-014-00				=	20,723
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2016 for 15,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,100	9,100	9,100	6,670	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	180	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,400	10,400	10,400	6,850	6,850	0

009-180-015-00	2026 Est. T.C.V.	JONES DONA L
Property Class: 401		7914 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 15 BURGETT SUB.

ADD FOR SEWER FOR 06 +800.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/	90.00	135.00	1.2209	0.6887	110 100	8,325
90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =						8,325

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	212 71	990
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				1,940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1213 SF Floor Area = 1213 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,213	
Total:			156,735	101,898
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	924
Porches				
CCP (1 Story)		28	983	639
Deck				
Treated Wood		40	1,540	1,001
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		520	20,010	13,006
Water/Sewer				
Public Sewer		1	1,465	952
Water Well, 50 Feet		1	3,344	2,174
Built-Ins				
Appliance Allow.		1	2,713	1,763
Local Cost Items				
SANITARY SEWER		1	0	0 *95% Good
Totals:			188,212	122,357

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 150,499

2026 Est. T.C.V. 009-180-015-00		=	160,764
Est. TCV/Total Floor Area = 132.53, Most recent sale 04/16/2012 for 55,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
68,600	68,600	68,600	38,207 2.70
2026	New Eq. Adjustment	Loss	Additions Tax Adjustment Losses

Parcel Number: 009-180-015-00

Page: 2

	0	11,800	0	0	1,031	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	80,400	80,400	80,400	39,238	39,238	39,238

03/24/2026
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Valuation Report

DB: Lake2026

009-180-016-002026 Est. T.C.V.SKAGGS SHANA R
Property Class: 4017898 W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 16 & 17 BURGETT SUB.
COMBINED W 180-017-00 FOR 2010

Removed sheds for 2010 per Mike Klein

009-180-017-00 Combined wtih this Pcl on 09-22-09

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Parcel Number: 009-180-016-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	83,700	83,700	83,700	58,345	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,800	0	0	1,575	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	97,500	97,500	97,500	59,920	59,920	59,920

009-190-001-002026 Est. T.C.V.PRAY JOSEPH E & LEONORE R
Property Class: 401S CAROLYN AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 1 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	100.00	150.00	1.1892	0.7825	200	100	18,612
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =		18,612

Cost Est. for Res. Bldg: 1Single FamilyGRG
Cls CDBlt 1997

(11) Heating System: No Heating/Cooling
Ground Area = 0 SFFloor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			1664	39,354 33,451
			Totals:	39,354 33,451

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 41,145

2026 Est. T.C.V. 009-190-001-00					=	59,757
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1997 for 4,300						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
27,800	27,800	27,800	13,690		2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	369	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,900	29,900	29,900	14,059	14,059	0	

009-190-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NICHOLS THOMAS A & JENNIFER L
267 S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 2 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	100.00	150.00	1.1892	0.7825	200	100	18,612
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							18,612

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	92	50	320
D/W/P: 4in Concrete	6.96	12	50	42
D/W/P: 4in Ren. Conc.	8.17	440	50	1,797
Total Estimated Land Improvements True Cash Value =				2,159

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1732 SF Floor Area = 1732 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,732	
Total:			243,759	182,834

Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade				
	1	2,727	2,045	
Plumbing				
Average Fixture(s)	1	1,422	1,066	
3 Fixture Bath	1	4,478	3,358	
Porches				
CCP (1 Story)	56	1,754	1,315	
WPP	372	6,636	4,977	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	23,910	17,932	
Common Wall: 1 Wall	1	-2,589	-1,942	
Door Opener	1	527	395	
Built-Ins				
Appliance Allow.	1	2,713	2,035	
Totals:			285,337	214,015
Notes: 1977 HOME RELOCATED 2007 VACANT & STUDS INTERIOR 2016				
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:			263,238	

2026 Est. T.C.V. 009-190-002-00				=	284,009
Est. TCV/Total Floor Area = 163.98, Most recent sale 11/13/2017 for 190,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
121,700	121,700	121,700	88,926	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,300	0	0	2,401	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,000	142,000	142,000	91,327	91,327	91,327

3/24/2026

Valuation Report

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DB: Lake2026

009-190-003-00

2026 Est. T.C.V.

ROOT JENNIFER S

Property Class: 401

255 S CAROLYN AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 3 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	150.00	1.1892	0.7825	200	100		18,612
100 Actual Front Feet, 0.34 Total Acres								18,612
Total Est. Land Value =								18,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	960	0	0
D/W/P: 3.5 Concrete	6.58	400	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1736 SF Floor Area = 1736 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,736		
			Total:	244,223	183,177

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Porches

CCP (1 Story)	80	2,428	1,821

Deck

Treated Wood	128	2,977	2,233

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	23,801	17,851
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
Totals:		292,902	219,685	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

270,213

Parcel Number: 009-190-003-00

Page: 2

2026	Est.	T.C.V.	009-190-003-00	=	289,765	
Est. TCV/Total Floor Area = 166.92, Most recent sale 10/16/2019 for 180,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	124,400	124,400	124,400	103,224	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,500	0	0	2,787	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	144,900	144,900	144,900	106,011	106,011	106,011

009-190-004-002026 Est. T.C.V.GRUNOW ROBERT JR & TAMIE L TRUST

Property Class: 401249 S CAROLYN AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	150.00	1.1892	0.7825	200	100		18,612
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								18,612

Cost Est. for Res. Bldg: 1Single FamilyGRG

ClsC

Blt 2012

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SFFloor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1320	31,218	28,096
Totals:				31,218	28,096

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

34,558

2026 Est. T.C.V. 009-190-004-00				=	53,170
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/14/2011 for 9,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,800	24,800	24,800	24,800	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	1,800	0	0	669	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,600	26,600	26,600	25,469	25,469	0

009-190-005-002026 Est. T.C.V.BALL JAMES R & JANICE C
Property Class: 401S CAROLYN AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 5 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *				IRREGULAR SHAPE			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	100.00	150.00	1.1892	0.7825	200	100	18,612
100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =		18,612

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			2251	53,236 47,912
			Totals:	53,236 47,912

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 58,932

2026 Est. T.C.V. 009-190-005-00					=	77,544
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
35,800	35,800	35,800	17,888		2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	482	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,800	38,800	38,800	18,370	18,370	0	

009-190-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BEDELL WAYNE E & CAROL M
S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 6 CAROLYNzS PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *					IRREGULAR "RECTANGLE"				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	111.00	162.00	1.1586	0.7977	200	100		20,518	
111 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								20,518	

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 2001

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener			1	527	422
Base Cost			1536	36,326	29,061
Unit-in-Place Cost Items					
ROOF STRUCT. (SQ FT)			576	2,310	2,241 *97% Good
Totals:				39,163	31,724

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

39,021

2026 Est. T.C.V. 009-190-006-00				=	59,539
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1999 for 4,900					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,300	28,300	28,300	16,297	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	440	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,800	29,800	29,800	16,737	16,737	0

03/24/2026		Valuation Report				DB: Lake2026			
12:41 PM									
009-190-007-00		2026 Est. T.C.V.		ANTONCICH RICARDO & PRICE ROBIN C					
Property Class: 401				211 S CAROLYN AVE					
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651					
SEC 2 T22N R8W LOTS 7 & 8 CAROLYN'S PLAT.									
Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *					IRR, EFF: LOT 7 & 8				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	105.84	176.93	0.9884	0.8155	200	100	LOT 8	17,063	
C200'@200/	103.69	178.47	0.9884	0.8173	200	100	LOT 7	16,752	
210 Actual Front Feet, 0.85 Total Acres					Total Est. Land Value =			33,815	
Land Improvement Cost Estimates									
Description					Rate	Size % Good		Cash Value	
D/W/P: 3.5 Concrete					5.77	66 0		0	
Wood Frame					22.16	120 50		1,329	
Metal Prefab					12.74	120 50		764	
Total Estimated Land Improvements					True Cash Value =			2,093	
Cost Est. for Res. Bldg: 1 Single Family HUD									
					Cls	D	Blt 1989		
(11) Heating System: Forced Air w/ Ducts									
Ground Area = 2058 SF Floor Area = 2058 SF.									
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
Building Areas									
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost			
1 Story	Siding	Crawl Space		1,677					
1 Story	Siding	Crawl Space		381					
Total:					205,311	123,188			
Other Additions/Adjustments									
Plumbing									
Average Fixture(s)				1	988	593			
3 Fixture Bath				1	3,128	1,877			
Deck									
Pine w/Roof (Deck Portion)				192	2,964	2,134	*72% Good		
Pine w/Roof (Roof portion)				192	2,632	1,895			
Treated Wood				59	1,788	1,073			
Garages									
Class: D Exterior: Pole (Unfinished)									
Base Cost				576	12,332	7,399			
Water/Sewer									
Public Sewer				1	1,152	691			
Water Well, 100 Feet				1	5,150	3,090			
Built-Ins									
Appliance Allow.				1	1,607	964			
Fireplaces									
Interior 1 Story				1	4,050	2,430			
Local Cost Items									
SANITARY SEWER				1	0	0	*72% Good		
Totals:					241,102	145,334			
Notes: SCHULT MANUFACTURED HOME YEAR (1989), MAKE (SCHULT), AND SERIAL NUMBER (M245275)									
ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV:					143,881				
2026 Est. T.C.V. 009-190-007-00					= 179,789				
Est. TCV/Total Floor Area = 87.36, Most recent sale 09/06/2023 for 115,231									
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM				

Parcel Number: 009-190-007-00

Page: 2

	73,500		73,500		73,500	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		16,400	0	0	1,984	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	89,900		89,900	89,900	75,484	75,484	75,484

009-190-009-002026 Est. T.C.V.LASKOWSKI ELLEN M
Property Class: 401S CAROLYN AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 9 CAROLYN'S PLAT.

PC GRG FOR 04
96 HS @ 7-97 BOR

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.38	166.39	1.1881	0.8031	200	100		19,155
101 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	19,155

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.98	144	94	3,246
Total Estimated Land Improvements True Cash Value =				3,246

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2003

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	448
Base Cost	1792	42,381	36,024
Totals:		42,908	36,472

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 44,861

2026 Est. T.C.V. 009-190-009-00				=	67,262
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 86,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
31,400	31,400	31,400	16,557	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	447	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,600	33,600	33,600	17,004	17,004	17,004

009-190-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LASKOWSKI ELLEN M
166 S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 10 CAROLYNzS PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	100.23	156.84	1.1885	0.7913	200	100	18,854
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =							18,854

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =			940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 1072 SF Floor Area = 1548 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	952		
1 Story	Siding	Crawl Space	120		
Total:			194,334	165,184	

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,422	1,209	
3 Fixture Bath		1	4,478	3,806	
Porches					
WCP (1 Story)		224	9,081	4,086	*45% Good
Deck					
Treated Wood		144	3,217	1,448	*45% Good
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		676	32,326	27,477	
Common Wall: 1.5 Wall		1	-3,883	-3,301	
Door Opener		1	527	448	
Water/Sewer					
Public Sewer		1	1,465	1,245	
Water Well, 100 Feet		1	5,734	4,874	
Built-Ins					
Appliance Allow.		1	2,713	2,306	
Local Cost Items					
SANITARY SEWER		1	0	0	
Totals:			251,414	208,782	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 256,802

2026 Est. T.C.V. 009-190-010-00			=	276,596
Est. TCV/Total Floor Area = 178.68				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
120,000	120,000	120,000	71,597	2.70

Parcel Number: 009-190-010-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,300	0	0	1,933	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	138,300	138,300	138,300	73,530	73,530	73,530

009-190-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BALL JANICE & JAMES
S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 11 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.05	150.86	1.1891	0.7837	200	100		18,645
100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								18,645

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1995

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			1	527 448
Base Cost			1440	34,056 28,948
			Totals:	34,583 29,396

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 36,157

2026 Est. T.C.V. 009-190-011-00				=	54,802
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,600	25,600	25,600	11,856	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	320	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
27,400	27,400	27,400	12,176	12,176	0

009-190-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOLARIK CHRISTOPHER & ELLEN TRUST
131 S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 12 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *					IRR, EFF				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	90.40	147.41	1.2196	0.7791	200	100		17,181	
86 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value =	
								17,181	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1120	50	4,575
Total Estimated Land Improvements True Cash Value =				4,575

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2021

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,299
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		2	1,054	1,012
	Base Cost		2688	63,571	61,028
Deck					
	w/Roof (Roof portion)		896	13,332	12,799
Totals:				73,479	70,540

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 86,764

2026 Est. T.C.V. 009-190-012-00					=	108,520
Est. TCV/Total Floor Area = 0.00, Most recent sale 05/29/2018 for 15,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,800	49,800	49,800	41,163	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	0	1,111	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,300	54,300	54,300	42,274	42,274	0	

009-190-013-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARKER BRIAN P
S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 13 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	113.12	149.04	1.1531	0.7813	200	100		20,382	
125 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								20,382	

2026 Est. T.C.V. 009-190-013-00					=	20,382						
Est. TCV/Total Floor Area = 0.00												
2025	Assessed		MBOR		S.E.V.		Base for Cap		IRM			
	10,200		10,200		10,200		2,481		2.70			
2026	New		Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses	
	0		0		0		0		66		0	
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT	
	10,200		10,200		10,200		2,547		2,547		0	

009-190-014-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HINDY GERARD T & MOLLIE M
S CAROLYN AVE
LAKE CITY, MI 49651

SEC 2 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-184 DESC AS:
LOT 14 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
C200'@200/	102.67	153.00	1.1814	0.7864	200	100			19,077
109 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =									19,077

2026 Est. T.C.V. 009-190-014-00							=	19,077
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2002 for 13,500								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
9,500	9,500		9,500		2,481		2.70	
2026	New	Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses
	0	0	0		0		66	0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
9,500	9,500		9,500		2,547		2,547	0

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-190-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JONES ZACK E & KELSEY L
186 S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 15 CAROLYN'S PLAT.

BLDG MOVED FROM CROWS NEST GRG FOR 95
HOUSE COMP FOR 96 GRG TO LIVING FOR 00
NEW GRG FOR 03

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	154.91	1.1892	0.7889	200	100		18,763
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								18,763

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	240	0	0
Wood Frame	27.13	140	50	1,899

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				2,839

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
Total:				148,856	104,200

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Deck

Treated Wood	192	3,882	2,717

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	20,140
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good
Totals:		188,391	131,874	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 162,205

2026 Est. T.C.V. 009-190-015-00 = 183,807

Est. TCV/Total Floor Area = 170.19, Most recent sale 07/10/2020 for 129,900

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-190-015-00

Page: 2

	80,300		80,300		80,300		68,218		2.70		
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
	0		11,600		0		0		1,841		0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
	91,900		91,900		91,900		70,059		70,059		70,059

009-190-016-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WILLIAMS DONALD C & VIRGINIA TRUST
61 S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 16 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *					IRR - EFF				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	91.36	147.81	1.2164	0.7797	200	100		17,328	
91 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								17,328	

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2000

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener			1	527	422
Base Cost			1200	28,380	22,704
Totals:				28,907	23,126

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 28,445

2026 Est. T.C.V. 009-190-016-00					=	45,773
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/1999 for 7,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
21,500	21,500	21,500	13,539		2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	365	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,900	22,900	22,900	13,904	13,904	0	

009-190-017-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

QUALITY CONSULTING & AUDITING LLC
S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 17 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	158.00	1.1892	0.7928	200	100		18,855
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								18,855

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2000

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: D Exterior: Pole (Unfinished)				
Door Opener			1	415 332
Base Cost			1200	22,464 17,971
			Totals:	22,879 18,303
Notes:				
			ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:	22,513

2026 Est. T.C.V. 009-190-017-00					=	41,368
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/26/2018 for 35,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
19,600	19,600	19,600	12,915	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	348	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,700	20,700	20,700	13,263	13,263	0	

009-190-018-002026 Est. T.C.V.TIEMAN JAMES R & LYNN L TRUST
Property Class: 401S CAROLYN AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 18 CAROLYN'S PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.67	169.00	1.1872	0.8062	200	100		19,271
101 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								19,271

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls C

Blt 2002

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	843
Base Cost	1536	36,326	29,061
Totals:	37,380	29,904	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 36,782

2026 Est. T.C.V. 009-190-018-00 = 56,053

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 12,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,200	26,200	26,200	14,993	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	404	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	15,397	15,397	0

009-200-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

OBRIEN KATHLEEN & STOREMSKI LORI
750 SW OAK DR
Lake City, MI 49651

. SEC 3 T22N R8W LOT 1 PLAT OF CHEROKEE SHORES.

ADD 10' VACATED ALLEY FOR 00

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
A 80'@\$1900/FF	73.00	309.00	1.0000	1.2189	1900	100	
73 Actual Front Feet, 0.52 Total Acres					Total Est. Land Value =		169,057

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.		33.84	10 50	169
D/W/P: 3.5 Concrete		6.58	36 50	118
D/W/P: Brick on Sand		18.00	114 50	1,026
D/W/P: Patio Blocks		15.58	12 50	93
D/W/P: 4in Ren. Conc.		8.17	276 50	1,127
Wood Frame		35.72	60 25	536
Total Estimated Land Improvements True Cash Value =				3,069

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1968

(11) Heating System: Forced Hot Water, Air Conditioning
Ground Area = 920 SF Floor Area = 920 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Crawl Space	920	
Total:			146,973	102,883

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	995
Porches				
CGEP (1 Story)		120	9,235	6,464
Deck				
Treated Wood		160	3,446	2,412
w/Roof (Roof portion)		276	4,267	2,987
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost		396	20,145	14,101
Common Wall: 1 Wall		1	-2,139	-1,497
Class: C Exterior: Pole (Unfinished)				
Base Cost		1200	28,380	19,866
Water/Sewer				
Public Sewer		1	1,465	1,025
Water Well, 50 Feet		1	3,344	2,341
Built-Ins				
Appliance Allow.		1	2,713	1,899
Fireplaces				
Wood Stove		1	2,503	1,752
Local Cost Items				
SANITARY SEWER		1	0	0
*93% Good				
Totals:			221,754	155,228

Parcel Number: 009-200-001-00

Page: 2

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

263,888

2026 Est. T.C.V. 009-200-001-00						=	436,014
Est. TCV/Total Floor Area = 473.93, Most recent sale 09/20/2013 for 165,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
168,800	168,800	168,800	124,063	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	49,200	0	0	3,349	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
218,000	218,000	218,000	127,412	127,412		0	

009-200-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LYNCH WILLIAM D & CARIN K TRUST
760 SW OAK DR
LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 2 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 80'@ \$1900/FF	73.00	262.00	1.0000	1.1696	1900	100		162,226	
73 Actual Front Feet, 0.44 Total Acres								Total Est. Land Value = 162,226	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1200	0	0
D/W/P: 3.5 Concrete	6.58	280	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1967

(11) Heating System: Electric Baseboard
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	960			
			Total:	139,782	90,861	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,422	924	
Porches						
WCP (1 Story)			108	5,357	3,482	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	24,004	15,603	
Water/Sewer						
Public Sewer			1	1,465	952	
Water Well, 50 Feet			1	3,344	2,174	
Built-Ins						
Appliance Allow.			1	2,713	1,763	
Fireplaces						
Interior 1 Story			1	5,235	3,403	
Local Cost Items						
SANITARY SEWER			1	0	0	*93% Good
			Totals:	183,322	119,162	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 202,575

2026	Est. T.C.V. 009-200-002-00				=	367,176		
Est. TCV/Total Floor Area = 382.48								
2025	Assessed		MBOR		S.E.V.		Base for Cap	IRM
	140,900		140,900		140,900		100,131	2.70
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses
	0	42,700	0		0	2,703		0

Parcel Number: 009-200-002-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	183,600	183,600	183,600	102,834	102,834	0

3/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-200-003-00

2026 Est. T.C.V.

COLLINS W TRUST & ALLEN D TRUST

Property Class: 401

770 SW OAK DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 3 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	73.00	223.00	1.0000	1.1234	1900	100		155,819
73 Actual Front Feet, 0.37 Total Acres								155,819

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	64	0	0
D/W/P: 4in Ren. Conc.	8.17	1060	50	4,330
D/W/P: 4in Concrete	6.96	55	50	191
Wood Frame	28.80	100	50	1,440
Total Estimated Land Improvements True Cash Value =				5,961

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C

Blt 2021

(11) Heating System: Forced Heat & Cool

Ground Area = 1408 SF Floor Area = 2416 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Crawl Space	400		
Total:				295,898	287,020

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	2	8,956	8,687

Water/Sewer

2000 Gal Septic	1	9,318	9,038
Water Well, 100 Feet	1	5,734	5,562

Porches

WCP (1 Story)	192	8,262	8,014
CCP (1 Story)	72	2,208	2,142

Deck

Treated Wood	644	8,585	8,327

Balcony

Wood Balcony, Roof	40	2,404	2,332

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	416	22,951	22,262
Common Wall: 1 Wall	1	-2,589	-2,511
Door Opener	1	527	511

Built-Ins

Appliance Allow.	1	2,713	2,632

Fireplaces

Direct-Vented Gas	1	2,963	2,874

Totals:

369,352

358,269

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

609,057

Parcel Number: 009-200-003-00

Page: 2

2026	Est.	T.C.V.	009-200-003-00	=	770,837	
Est. TCV/Total Floor Area = 319.06, Most recent sale 05/20/2011 for 179,155						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	301,100	301,100	301,100	300,446	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	84,300	0	0	8,112	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	385,400	385,400	385,400	308,558	308,558	0

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-200-004-00

2026 Est. T.C.V.

PROUT JEFFREY J & GERRIE L TRUST

Property Class: 401

780 SW OAK DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 4 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	73.00	195.00	1.0000	1.0864	1900	100		150,679
73 Actual Front Feet, 0.33 Total Acres								150,679

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	72	0	0
D/W/P: Asphalt Paving	3.10	1200	0	0
Wood Frame	25.62	176	94	4,238

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,613

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 955 SF Floor Area = 1375 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	784		
1 Story	Siding	Crawl Space	171		
1 Story	Siding	Overhang	28		
Total:				177,792	115,543

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	112	3,282	2,133
CGEP (1 Story)	240	14,981	9,738

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Prefab 2 Story	1	3,109	2,021

Local Cost Items

GENERATOR	1	1	1	*95% Good
SANITARY SEWER	1	0	0	*93% Good
Totals:		233,908	152,018	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 258,431

Parcel Number: 009-200-004-00

Page: 2

2026	Est.	T.C.V.	009-200-004-00	=	415,723	
Est. TCV/Total Floor Area = 302.34, Most recent sale 08/14/2015 for 203,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	160,300	160,300	160,300	121,002	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	47,600	0	0	3,267	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	207,900	207,900	207,900	124,269	124,269	0

009-200-005-00	2026 Est. T.C.V.	MORTENSON RONALD L & MARI L
Property Class: 401		790 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 5 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	75.00	182.00	1.0000	1.0678	1900	100		152,160
75 Actual Front Feet, 0.31 Total Acres					Total Est.	Land Value =		152,160

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =			2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1694 SF Floor Area = 2650 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,274		
1 Story	Siding	Crawl Space	420		
			Total:	322,273	209,460

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	280	10,125	6,581

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	14,658
Common Wall: 1 Wall	1	-2,589	-1,683

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	29,207	18,985
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 397,635 258,445

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 439,357

2026 Est. T.C.V. 009-200-005-00 = 593,867

$$\text{Est. TCV/Total Floor Area} = 224.10$$

Parcel Number: 009-200-005-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	228,500	228,500	228,500	159,211	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	68,400	0	0	4,298	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	296,900	296,900	296,900	163,509	163,509	163,509

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-200-006-00

2026 Est. T.C.V.

FEE LAWRENCE D & JOY

Property Class: 401

800 SW OAK DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 6 & 7 PLAT OF CHEROKEE SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	149.00	190.00	0.8560	1.0793	1900	100		261,561
149 Actual Front Feet, 0.65 Total Acres								261,561
Total Est. Land Value =								261,561

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	468	0	0
D/W/P: Brick on Sand	18.00	381	0	0
D/W/P: Patio Blocks	15.58	45	0	0
D/W/P: 3.5 Concrete	6.58	154	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1643 SF Floor Area = 1643 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,643		
Total:				226,327	147,107

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	336	5,611	3,647

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	20,217	13,141

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	360	17,507	11,380
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:

285,730

185,719

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

315,722

Parcel Number: 009-200-006-00

Page: 2

2026	Est.	T.C.V.	009-200-006-00	=	582,283	
Est. TCV/Total Floor Area = 354.40, Most recent sale 08/11/2006 for 300,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	223,500	223,500	223,500	155,116	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	67,600	0	0	4,188	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	291,100	291,100	291,100	159,304	159,304	159,304

009-220-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TITCOMB MARK A & KAREN TRUST
930 S OAK DR
Lake City, MI 49651

. LOT 1 PLAT OF CHIPPEWA SHORES.

NEW HOME FOR 96 @ 45%
REMOVED WELL ADD 5% COMP FOR 97
ADD WW & CS FOR 00 PER TOM D.
ADD 2WFP FOR 02

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	100.00	180.00	0.9457	1.0648	1900	100	191,343
100 Actual Front Feet, 0.41 Total Acres			Total Est. Land Value =				191,343

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	27.77	64 74	1,315
Total Estimated Land Improvements True Cash Value =			1,315

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1080 SF Floor Area = 1350 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Crawl Space	1,080	
Total:			181,344	136,007

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,066	
3 Fixture Bath	1	4,478	3,358	
Porches				
WCP (1 Story)	324	11,201	8,401	
WCP (1 Story)	48	3,193	2,395	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	23,910	17,932	
Door Opener	1	527	395	
Water/Sewer				
Public Sewer	1	1,465	1,099	
Water Well, 100 Feet	1	5,734	4,300	
Built-Ins				
Appliance Allow.	1	2,713	2,035	
Local Cost Items				
SANITARY SEWER	1	0	0	*91% Good
Totals:		235,987	176,988	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 300,880

2026 Est. T.C.V. 009-220-001-00		=	493,538
Est. TCV/Total Floor Area = 365.58, Most recent sale 09/08/2025 for 505,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
197,700	197,700	197,700	121,806 2.70
2026	New Eq. Adjustment	Loss	Additions Tax Adjustment Losses

Parcel Number: 009-220-001-00

Page: 2

	0	49,100	0	0	124,994	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	246,800	246,800	246,800	125,094	246,800	0

03/24/2026 12:41 PM		Valuation Report		DB: Lake2026	
009-220-002-00		2026 Est. T.C.V.		MEILI KURT R & LESIA M	
Property Class: 401				920 S OAK ST	
Map #:		LAKE TOWNSHIP		Lake City, MI 49651	
. LOT 2 PLAT OF CHIPPEWA SHORES.					
ADD WFP/GE & WD @45% FOR 02 1QS TO 1HS FOR 02					
WFP, WD, GRG COMP FOR 03					
Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
A 80'@\$1900/FF	100.00	195.00	0.9457	1.0864	1900 100 195,210
100 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value = 195,210
Land Improvement Cost Estimates					
Description				Rate	Size % Good Cash Value
D/W/P: 3.5 Concrete				6.58	160 0 0
Wood Frame				27.96	120 50 1,677
Residential Local Cost Land Improvements					
Description				Rate	Size % Good Cash Value
LAND IMPROVE 1000				1,000.00	1 95 950
Total Estimated Land Improvements True Cash Value =					2,627
Cost Est. for Res. Bldg: 1 Single Family 1.5S					
Cls C 10 Blt 1958					
(11) Heating System: Forced Air w/ Ducts					
Ground Area = 720 SF Floor Area = 1080 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
Building Areas					
Stories	Exterior	Foundation		Size	Cost New Depr. Cost
1.5 Story	Siding	Crawl Space		720	
Total:				148,311	111,238
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,066
Porches					
WGEP (1 Story)			96	9,948	9,053 *91% Good
Deck					
Treated Wood			492	7,203	6,555 *91% Good
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	21,479	16,109
Water/Sewer					
Public Sewer			1	1,465	1,099
Water Well, 50 Feet			1	3,344	2,508
Built-Ins					
Appliance Allow.			1	2,713	2,035
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Totals:				195,885	149,663
Notes:					
ECF (4085 CROOKED LAKE) 1.700 => TCV:				254,427	
2026 Est. T.C.V. 009-220-002-00				= 452,264	
Est. TCV/Total Floor Area = 418.76					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	

Parcel Number: 009-220-002-00

Page: 2

	173,500	173,500	173,500	84,152	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,600	0	0	2,272	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	226,100	226,100	226,100	86,424	86,424	0

009-220-003-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MEILI KURT R & LESIA M
S OAK DR
LAKE CITY, MI 49651

. LOT 3 PLAT OF CHIPPEWA SHORES.

COMMENT MADE PRIOR TO TOWNSHIP SEWER AVAIABLILITY.
HISTORY COMMENT: UNBUILDABLE PER HEALTH DEPT

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
* Factors *					NOT BUILDABLE: WETLAND				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 220@\$1900/FF	100.00	183.00	0.9457	0.5118	1900	100		91,967	
100 Actual Front Feet, 0.42 Total Acres					Total Est. Land Value =			91,967	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements True Cash Value =				1,147

2026 Est. T.C.V. 009-220-003-00					=	93,114
Est. TCV/Total Floor Area = 86.22						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
34,400	34,400	34,400	15,186		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	0	410	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,600	46,600	46,600	15,596	15,596	0	

009-220-004-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KURTZ RICHARD R TRUST
900 S OAK DR
LAKE CITY, MI 49651

. LOT 4 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	100.00	166.00	0.9457	1.0435	1900	100	187,509
100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =							187,509

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =			940

Cost Est. for Res. Bldg: 1

Single Family 1S

Cls CD

Blt 1963

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,056	
Total:			124,430	80,878
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	770	
Deck				
Treated Wood	200	3,888	2,527	
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	529	20,245	13,159	
Common Wall: 1 Wall	1	-2,421	-1,574	
Water/Sewer				
Public Sewer	1	1,300	845	
Water Well, 50 Feet	1	3,344	2,174	
Built-Ins				
Appliance Allow.	1	1,897	1,233	
Fireplaces				
Interior 1 Story	1	4,610	2,996	
Local Cost Items				
SANITARY SEWER	1	0	0	*89% Good
Totals:			158,478	103,008

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

175,114

2026 Est. T.C.V. 009-220-004-00			=	363,563
Est. TCV/Total Floor Area = 344.28				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
138,700	138,700	138,700	97,024	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	43,100	0	2,619	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 009-220-004-00

Page: 2

181,800	181,800	181,800	99,643	99,643	0

009-220-005-002026 Est. T.C.V.BOSWELL TERRY W & GAIL A TRUST

Property Class: 401890 S OAK DR

Map #:LAKE TOWNSHIPLake City, MI 49651

. LOT 5 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	110.00	174.00	0.9235	1.0559	1900	100		203,787
110 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =								203,787

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1965

(11) Heating System: Wall/Floor Furnace
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Brick	Crawl Space	792	
1 Story	Siding	Crawl Space	320	
Total:			152,047	98,846
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 924
Porches				
CCP (1 Story)			117	3,416 2,220
CPP			16	438 285
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			320	14,470 9,405
Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	2,713 1,763
Fireplaces				
Interior 1 Story			1	5,235 3,403
Local Cost Items				
SANITARY SEWER			1	0 0 *93% Good
Totals:			184,550	119,972

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 203,952

2026 Est. T.C.V. 009-220-005-00					=	408,679
Est. TCV/Total Floor Area = 367.52						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
155,000	155,000	155,000	119,981	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	49,300	0	0	3,239	0	

Parcel Number: 009-220-005-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	204,300	204,300	204,300	123,220	123,220	0

009-220-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STONE ROBERT C & KAREN J
880 S OAK DR
LAKE CITY, MI 49651

. LOT 6 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	89.00	189.00	0.9737	1.0779	1900	100	177,481
89 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =							177,481

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	816 50	3,333
Wood Frame		27.13	140 50	1,899
Total Estimated Land Improvements True Cash Value =				5,232

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2032 SF Floor Area = 2192 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
1.25 Story	Siding	Crawl Space	640		
1 Story	Siding	Crawl Space	672		
			Total:	258,949	155,358
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	853
2 Fixture Bath			1	2,996	1,798
Porches					
CCP (1 Story)			28	983	590
Deck					
Treated Wood			71	2,050	1,230
Treated Wood			160	3,446	2,068
Treated Wood			224	4,305	2,583
Water/Sewer					
Public Sewer			1	1,465	879
Water Well, 50 Feet			1	3,344	2,006
Built-Ins					
Appliance Allow.			1	2,713	1,628
Fireplaces					
Interior 2 Story			1	6,520	3,912
Local Cost Items					
SANITARY SEWER			1	0	0 *89% Good
Totals:				288,193	172,905
Notes:					

ECF (4085 CROOKED LAKE) 1.700 => TCV: 293,939

Cost Est. for Res. Bldg: 2 Single Family 2S

Cls C -5 Blt 2009

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Parcel Number: 009-220-006-00

Page: 2

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	672		
Total:				58,316	49,569

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	-4,478	-3,806
2 Fixture Bath	1	2,996	2,547

Balcony

Wood Balcony	144	6,290	5,346
Wood Balcony	72	3,145	2,673

Garages

Class: C Exterior: Pole (Finished)

Base Cost	672	23,533	20,003
Door Opener	1	527	448

Water/Sewer

Public Sewer	1	1,465	1,245

Totals: 93,216 79,234

Notes: GRG W/UPPER LIVING

ECF (4085 CROOKED LAKE) 1.700 => TCV: 134,698

2026 Est. T.C.V. 009-220-006-00				=	611,350
Est. TCV/Total Floor Area = 213.46, Most recent sale 07/01/1998 for 115,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
237,700	237,700	237,700	148,120	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	68,000	0	0	3,999	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
305,700	305,700	305,700	152,119	152,119	152,119

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-220-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DENISE MARK & KATHRYN
870 S OAK DR
LAKE CITY, MI 49651

. LOT 7 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	89.00	182.00	0.9737	1.0678	1900	100		175,814
89 Actual Front Feet, 0.37 Total Acres								175,814

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	130	0	0
D/W/P: Asphalt Paving	3.10	3549	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2358 SF Floor Area = 2358 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,358		
Total:				299,083	194,394

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

CSEP (1 Story)	264	11,025	7,166
WCP (1 Story)	268	9,943	6,463
WPP	172	4,450	2,892

Deck

Treated Wood	348	5,739	3,730

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

371,325 241,349

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 410,293

Parcel Number: 009-220-007-00

Page: 2

2026	Est.	T.C.V.	009-220-007-00	=	590,857	
Est. TCV/Total Floor Area = 250.58, Most recent sale 08/31/2021 for 265,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	228,000	228,000	228,000	97,241	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	67,400	0	0	2,625	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	295,400	295,400	295,400	99,866	99,866	0

009-220-008-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KARL DAVID & GANSS ELIZABETH GRACE
860 S OAK DR
LAKE CITY, MI 49651

PART OF LOT 8 PLAT OF CHIPPEWA SHORES OF SURVEY RECORDED IN BOOK OF SURVEYS S-6
P 51 DESC AS BEG AT SE COR LOT 8, TH N 40 DEG 41'36"W 175.33 FT, N 31 DEG
28'41"E 65.43 FT, S 47 DEG 17'46"E 171.77 FT, S 32 DEG 32'00"W 85.68 FT TO POB.
FORMERLY . LOT 8 PLAT OF CHIPPEWA SHORES AS SHOWN IN THE SURVEY RECORDED IN BOOK
OF SURVEYS S-6 P51.

1/26/2021 TRANSFER 20.68' PART TO LOT 9

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 80'@\$1900/FF	65.43	194.15	1.0000	1.0852	1900	100	134,907
65 Actual Front Feet, 0.29 Total Acres			Total Est. Land Value =				134,907

2026	Est. T.C.V. 009-220-008-00				=	134,907	
Est. TCV/Total Floor Area = 57.21, Most recent sale 09/10/2021 for 130,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	49,700	49,700	49,700	31,712	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	17,800	0	0	856	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	67,500	67,500	67,500	32,568	32,568	0	

009-220-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EVANS THOMAS E & SILVIA A TRUST
850 S OAK DR
LAKE CITY, MI 49651

LOT 9 PLAT OF CHIPPEWA SHORES OF SURVEY IN BOOK OF SURVEYS S-6 P 51. ALSO PCL OF SURVEY IN BOOK OF SURVEYS S-6 P51 DESC AS: BEG AT NE COR LOT 8, TH S 32 DEG 32'00"W 44.48 FT, N 47 DEG 17'46"W 171.77 FT, N 31 DEG 28'41"E 20.68 FT, S 55 DEG 15'40"E 169.58 FT TO POB, BEING PART OF LOT 8 OF CHIPPEWA SHORES. FORMERLY . LOT 9 PLAT OF CHIPPEWA SHORES AS SHOWN IN THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P51.

REMOVE CABIN..ADD NEW HOUSE FOR 00

TRANSFER IN 20.86' OF LOT 8 WITH GARAGE

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 80'@\$1900/FF	104.77	210.38	0.9348	1.1072	1900	100		206,028	
105 Actual Front Feet, 0.51			Total Acres		Total Est. Land Value =			206,028	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	200	0	0
Wood Frame	27.96	120	50	1,677
Wood Frame	32.26	80	50	1,290
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,867

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1814 SF Floor Area = 1814 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,814		
Total:				280,842	224,675

Other Additions/Adjustments

Exterior				
Brick Veneer	1312	21,727	17,382	

Plumbing			
Average Fixture(s)	1	1,422	1,138

Porches			
CGEP (1 Story)	234	14,719	11,775
CCP (1 Story)	108	3,173	2,538

Deck			
Treated Wood	378	6,059	4,847

Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	400	16,656	13,325

Water/Sewer			
Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins			
Appliance Allow.	1	2,713	2,170

Parcel Number: 009-220-009-00

Page: 2

Fireplaces				
Interior 1 Story	1	5,235	4,188	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		357,355	285,885	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 486,005

2026 Est. T.C.V. 009-220-009-00		=	696,900
Est. TCV/Total Floor Area = 384.18, Most recent sale 01/01/1997 for 76,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
267,700	267,700	267,700	151,797
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	80,800	0	0
			4,098
2026 Assessed	MBOR	S.E.V.	Capped
348,500	348,500	348,500	155,895
			155,895
			0

03/24/2026
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Valuation Report

DB: Lake2026

009-220-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHUPE TIMOTHY & ELLEN
840 S OAK DR
LAKE CITY, MI 49651

. LOT 10 PLAT OF CHIPPEWA SHORES.

CHG PATIO TO CFP/SE ALSO 16X24 ADDN @ 45% FOR 02
ADD'N COMP FOR 05 ADD SEWER FOR 06 +1000.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	84.00	191.00	0.9879	1.0808	1900	100		170,397
84 Actual Front Feet, 0.37 Total Acres								
Total Est. Land Value =								170,397

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.85	81	50	318
D/W/P: Patio Blocks	14.97	45	0	0
Total Estimated Land Improvements True Cash Value =				318

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1677 SF Floor Area = 1677 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,000		
1 Story	Block	Crawl Space	389		
1 Story	Siding	Crawl Space	288		
Total:				211,883	137,722

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888
3 Fixture Bath	1	4,301	2,796

Deck

Treated Wood	36	1,397	908
Treated Wood	80	2,095	1,362

Garages

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	480	18,576	12,074

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	30,551	19,858
Door Opener	2	1,012	658

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	2,605	1,693

Fireplaces

Exterior 1 Story	1	6,134	3,987

Local Cost Items

SANITARY SEWER	1	0	0	*95% Good

Totals:

	284,539	184,949

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 314,414

Parcel Number: 009-220-010-00

Page: 2

2026	Est.	T.C.V.	009-220-010-00	=	485,129	
Est. TCV/Total Floor Area = 289.28, Most recent sale 07/30/2019 for 246,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	190,700	190,700	190,700	168,234	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,900	0	0	4,542	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	242,600	242,600	242,600	172,776	172,776	172,776

009-220-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MINERT DOUGLAS P & AMAL A
830 S OAK DR
LAKE CITY, MI 49651

. LOT 11 PLAT OF CHIPPEWA SHORES.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	84.00	240.00	0.9879	1.1442	1900	100	180,408
84 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =							180,408

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1673 SF Floor Area = 1673 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	294		
1 Story	Siding	Crawl Space	240		
1 Story	Siding	Crawl Space	326		
1 Story	Siding	Slab	45		
Total:			229,874	149,419	

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	924	
2 Fixture Bath	1	2,996	1,947	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	256	14,200	9,230	
Common Wall: 1 Wall	1	-2,589	-1,683	

Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 50 Feet	1	3,344	2,174	

Built-Ins				
Appliance Allow.	1	2,713	1,763	

Fireplaces				
Interior 1 Story	1	5,235	3,403	

Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good

Totals:	258,660	168,129		

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 285,819

2026 Est. T.C.V. 009-220-011-00					=	466,227
Est. TCV/Total Floor Area = 278.68, Most recent sale 08/10/2021 for 337,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
161,700	161,700	161,700	144,273	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
21,800	59,400	9,800	21,800	3,659	8,744	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
233,100	233,100	233,100	160,988	160,988	0	

03/24/2026

Valuation Report

DB: Lake2026

12:41 PM

009-220-012-00

2026 Est. T.C.V.

MCMIN DEAN R & LOWES PENNY L

Property Class: 401

820 S OAK DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 12 PLAT OF CHIPPEWA SHORES.

01 BOR CHG'D FOR POOR FRONTAGE. ADD RS FOR 06. +400 AV

SUCCESSOR TRUSTEES ARE PENNY L LERG & PAMIE BETH BLEVINS.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	84.00	304.00	0.9879	1.2139	1900	100		191,391
84 Actual Front Feet, 0.59 Total Acres								
Total Est. Land Value =								191,391

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	50	395
D/W/P: Patio Blocks	15.58	48	50	374
D/W/P: 4in Ren. Conc.	8.17	194	50	792
Total Estimated Land Improvements True Cash Value =				1,561

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 10 Blt 1963

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1144 SF Floor Area = 1144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,144		
Total:				166,790	108,405

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WGEP (1 Story)	288	20,419	13,272
WSEP (1 Story)	150	8,636	5,613
WCP (1 Story)	168	7,533	4,896

Deck

Treated Wood	442	6,710	4,361
Treated Wood	55	1,794	1,166
Treated Wood	144	3,217	2,091

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	240	12,038	7,825
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Storage Over Garage	189	2,502	1,626
Door Opener	2	1,054	685
Base Cost	1024	35,666	23,183

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Parcel Number: 009-220-012-00

Page: 2

Totals:

279,781

181,847

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

309,140

2026	Est. T.C.V. 009-220-012-00				=	502,092	
Est. TCV/Total Floor Area = 438.89, Most recent sale 11/05/2013 for 150,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	193,600	193,600	193,600	142,506	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	57,400	0	0	3,847	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	251,000	251,000	251,000	146,353	146,353	146,353	

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-240-001-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LOONEY SELWYN EFRAM
S RIVERVIEW DR
LAKE CITY, MI 49651

SEC 35 T22N R8W LOT 1 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	187.00	288.00	1.0169	0.8324	110	100		17,412
187 Actual Front Feet, 1.24 Total Acres					Total Est. Land Value =			17,412

2026 Est. T.C.V. 009-240-001-00 = 17,412

Est. TCV/Total Floor Area = 15.22, Most recent sale 12/21/2005 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
7,100	7,100	7,100	2,841	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,600	0	0	76	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,700	8,700	8,700	2,917	2,917	0

009-240-002-002026 Est. T.C.V.LOONEY DIANA

Property Class: 4015119 S RIVERVIEW DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 2 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	202.01	254.25	0.9975	0.8068	110	100	17,884
202 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =							17,884

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.10	1000 50	1,550
D/W/P: 3.5 Concrete		6.58	150 50	493
Total Estimated Land Improvements True Cash Value =				2,043

Cost Est. for Res. Bldg: 1Single Family 1SCls CBlt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1360 SF Floor Area = 1760 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
2 Story	Siding	Slab	400		
			Total:	218,653	153,057
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
Water/Sewer					
1000 Gal Septic			1	4,689	3,282
Water Well, 50 Feet			1	3,344	2,341
Porches					
WCP (1 Story)			80	4,489	3,142
Deck					
Treated Wood			280	4,978	3,485
w/Roof (Roof portion)			240	3,828	2,680
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			400	18,692	13,084
Common Wall: 1 Wall			1	-2,589	-1,812
Door Opener			1	527	369
Built-Ins					
Appliance Allow.			1	2,713	1,899
Totals:				260,746	182,522

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:224,502

2026 Est. T.C.V. 009-240-002-00				=	244,429
Est. TCV/Total Floor Area = 138.88					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
104,100	104,100	104,100	58,294	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,100	0	0	1,573	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,200	122,200	122,200	59,867	59,867	59,867

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-240-003-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

WEBSTER GENE L & MAXINE E
5155 S RIVERVIEW DR
LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 3 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	214.72	267.30	0.9824	0.8170	110	100		18,956
215 Actual Front Feet, 1.32 Total Acres Total Est. Land Value =								18,956

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	300	0	0
D/W/P: 4in Ren. Conc.	8.17	1000	0	0
D/W/P: Crushed Rock	2.26	300	0	0
Wood Frame	24.96	192	98	4,696

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				7,071

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1288 SF Floor Area = 1792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
1 Story	Siding	Crawl Space	280		
Total:				247,787	161,068

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174

Porches

CCP (1 Story)	210	5,790	3,763

Deck

Treated Wood	224	4,305	2,798

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	400	18,692	12,150
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Class: CD Exterior: Pole (Unfinished)

Base Cost	1920	40,685	26,445

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 330,361 214,740

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 264,130

2026 Est. T.C.V. 009-240-003-00 = 290,157

Est. TCV/Total Floor Area = 161.92						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	123,700	123,700	123,700	75,510	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,400	0	0	2,038	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	145,100	145,100	145,100	77,548	77,548	77,548

TROLZ TERRY S & TONYA L
5191 S RIVERVIEW DR
LAKE CITY, MI 49651

Fireplaces

Parcel Number: 009-240-004-00

Page: 2

Direct-Vented Gas	1	2,963	2,519
Deck			
w/Roof (Roof portion)	233	3,740	3,179
Totals:		306,053	260,146

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 319,980

2026 Est. T.C.V. 009-240-004-00						=	352,477
Est. TCV/Total Floor Area = 261.87, Most recent sale 10/05/2018 for 204,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
151,300	151,300	151,300	120,351	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	24,900	0	0	3,249	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
176,200	176,200	176,200	123,600	123,600	123,600		

009-240-005-00	2026 Est. T.C.V.	COLES LAWRENCE P & SHARON P
Property Class: 401		5197 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 5 CLAM RIVER ESTATES.

ADD 1.5 BATHS, FB FOR 93
NEW PC GRG FOR 04 (NICE)

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	199.77	367.51	1.0003	0.8847	110	100		19,446
200 Actual Front Feet, 1.69 Total Acres					Total Est.	Land Value =		19,446

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size % Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	95	950

Total Estimated Land Improvements True Cash Value = 950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = 945 SF Floor Area = 1418 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

1.5 Story	Siding	Basement	945

Total:	210,241	147,160

Other Additions/Adjustments

Basement Living Area	500	17,585	12,309

Plumbing

Average Fixture(s)	1	1,422	995

3 Fixture Bath	1	4,478	3,135

2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282

Water Well, 100 Feet	1	5,734	4,014

Deck

Treated Wood	192	3,882	2,717

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	13,965

Common Wall: 1/2 Wall	1	-1,294	-906

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	468	328

Base Cost	1200	25,428	17,800

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508

Breezeways

Frame Wall	135	9,113	6,379

Totals: 315,274 220,682

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

271,439

2026 Est. T.C.V. 009-240-005-00						=	291,835
Est. TCV/Total Floor Area = 205.81							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
125,200	125,200	125,200	76,944	2.70			
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	20,700	0	0	2,077	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
145,900	145,900	145,900	79,021	79,021	79,021		

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-240-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DISCHER DEBORAH L
5203 S RIVERVIEW DR
LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 6 CLAM RIVER ESTATES.

20X22 BSM'T GRG

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	157.50	350.74	1.0615	0.8744	110	100		16,081
158 Actual Front Feet, 1.27 Total Acres								16,081
Total Est. Land Value =								16,081

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 1544 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	624		
2 Story	Siding	Crawl Space	240		
1 Story	Siding	Overhang	440		
Total:			208,166	145,715	

Other Additions/Adjustments

Recreation Room	600	11,382	7,967
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	80	2,428	1,700

Deck

Treated Wood	384	6,121	4,285

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	13,965
Common Wall: 1.5 Wall	1	-3,883	-2,718
Door Opener	1	527	369

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals:

262,582

183,806

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

226,081

Parcel Number: 009-240-006-00

Page: 2

2026 Est. T.C.V. 009-240-006-00							=	243,102
Est. TCV/Total Floor Area = 157.45								
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM			
	104,100	104,100	104,100	71,336	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	17,500	0	0	1,926	0		
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
	121,600	121,600	121,600	73,262	73,262	73,262		

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-240-007-00

2026 Est. T.C.V.

DUDDLES WILLIAM T & MARY ANN

Property Class: 401

5209 S RIVERVIEW DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 7 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	157.50	350.74	1.0615	0.8744	110	100		16,081
158 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value = 16,081

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	0	0
D/W/P: Asphalt Paving	2.89	1050	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1248 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
Total:				171,105	111,219

Other Additions/Adjustments

Recreation Room	624	11,344	7,374
Basement, Outside Entrance, Below Grade	1	2,293	1,490

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	80	2,133	1,386
Treated Wood	320	5,312	3,453

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	936	30,514	19,834
Common Wall: 1 Wall	1	-2,421	-1,574

Built-Ins

Appliance Allow.	1	1,897	1,233
Totals:		234,813	152,629

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 187,734

2026 Est. T.C.V. 009-240-007-00 = 205,715

Est. TCV/Total Floor Area = 164.84

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
87,600	87,600	87,600	53,858	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-240-007-00

Page: 2

	0	15,300	0	0	1,454	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	102,900	102,900	102,900	55,312	55,312	55,312

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-240-008-00

2026 Est. T.C.V.

DUDDLES WILLIAM T & MARY ANN

Property Class: 402

S RIVERVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 8 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	160.00	368.79	1.0574	0.8854	110	100		16,478
160 Actual Front Feet, 1.36 Total Acres								16,478
Total Est. Land Value =								16,478

2026 Est. T.C.V. 009-240-008-00

=

16,478

Est. TCV/Total Floor Area = 13.20

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,700	6,700	6,700	3,250	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	87	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,200	8,200	8,200	3,337	3,337	0

03/24/2026		Valuation Report				DB: Lake2026	
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009-240-009-00		2026 Est. T.C.V.		DEZEEUW BLAKE T & MABEL J			
Property Class: 401				5221 S RIVERVIEW DR			
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651			
. SEC 35 T22N R8W LOT 9 CLAM RIVER ESTATES.							
Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 110/	125.20	368.79	1.1242	0.8854	110	100	13,709
125 Actual Front Feet, 1.06 Total Acres					Total Est. Land Value =		13,709
Land Improvement Cost Estimates							
Description					Rate	Size % Good	Cash Value
D/W/P: 4in Concrete					6.96	500 50	1,740
D/W/P: Asphalt Paving					3.10	2400 50	3,720
Wood Frame					35.03	64 86	1,928
Residential Local Cost Land Improvements							
Description					Rate	Size % Good	Cash Value
LAND IMPROVE 1000					1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =							8,358
Cost Est. for Res. Bldg: 1 Single Family 1S						Cls C 10 Blt 1995	
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 1204 SF Floor Area = 1204 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Building Areas							
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost	
1 Story	Siding	Basement		1,204			
				Total:	206,388	154,784	
Other Additions/Adjustments							
Recreation Room				450	8,537	6,403	
Plumbing							
Average Fixture(s)				1	1,422	1,066	
3 Fixture Bath				1	4,478	3,358	
Water/Sewer							
1000 Gal Septic				1	4,689	3,517	
Water Well, 100 Feet				1	5,734	4,300	
Porches							
CPP				100	2,121	1,591	
Deck							
Treated Wood				280	4,978	3,733	
Garages							
Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost				584	29,042	21,781	
Common Wall: 1 Wall				1	-2,589	-1,942	
Door Opener				1	527	395	
Built-Ins							
Appliance Allow.				1	2,713	2,035	
Local Cost Items							
GENERATOR				1	1	1	*100% Good
				Totals:	268,041	201,022	
Notes:							
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:						247,257	

Parcel Number: 009-240-009-00

Page: 2

2026	Est. T.C.V. 009-240-009-00				=	269,324	
Est. TCV/Total Floor Area = 223.69, Most recent sale 10/31/2025 for 302,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	114,000	114,000	114,000	69,900	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	7,600	13,100	0	7,600	57,200		0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	134,700	134,700	134,700	79,387	134,700	134,700	

03/24/2026

Valuation Report

DB: Lake2026

12:41 PM

009-240-011-00

2026 Est. T.C.V.

PALMER CYNTHIA R

Property Class: 401

5233 S RIVERVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W

LOTS 10 &11 CLAM RIVER ESTATES.

16X16 ADD'N DOR 04

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	130.88	332.84	1.1118	0.8630	110	100		13,814
A 200' @ 110/	142.61	335.99	1.0882	0.8651	110	100		14,768
273 Actual Front Feet, 2.10 Total Acres								Total Est. Land Value = 28,581

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	40	0	0
D/W/P: 4in Ren. Conc.	8.17	616	0	0
D/W/P: Asphalt Paving	3.10	240	0	0
Wood Frame	26.71	150	94	3,767
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,142

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1979

(11) Heating System: Forced Hot Water

Ground Area = 1264 SF Floor Area = 1264 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
1 Story	Siding	Crawl Space	256		
Total:				197,182	128,166

Other Additions/Adjustments

Basement Living Area	144	5,064	3,292
Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174
Porches			
WCP (1 Story)	104	5,192	3,375
WCP (1 Story)	58	3,638	2,365
Deck			
Treated Wood	189	3,842	2,497

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	17,332
Common Wall: 1 Wall	1	-2,589	-1,683

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541
Door Opener	2	1,054	685

Class: C Exterior: Pole (Unfinished)

Base Cost	649	17,549	11,407

Parcel Number: 009-240-011-00

Page: 2

Built-Ins			
Appliance Allow.	1	2,713	1,763
Totals:		298,153	193,797

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 238,370

2026 Est. T.C.V. 009-240-011-00				=	273,093
Est. TCV/Total Floor Area = 216.05					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
117,300	117,300	117,300	73,292	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	19,200	0	0	1,978	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
136,500	136,500	136,500	75,270	75,270	75,270

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-240-012-00

2026 Est. T.C.V.

WILLETT LORI J

Property Class: 401

5080 S RIVERVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 12 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	180.00	264.00	1.0267	0.8144	110	100		16,556
180 Actual Front Feet, 1.09 Total Acres								16,556
Total Est. Land Value =								16,556

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	720	0	0
D/W/P: 3.5 Concrete	6.58	129	0	0
Wood Frame	35.72	60	94	2,014

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,964

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1684 SF Floor Area = 1684 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,070		
1 Story	Siding	Crawl Space	614		
Total:				242,563	206,180

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 50 Feet	1	3,344	2,842

Deck

Treated Wood	144	3,217	2,734
Treated Wood	34	1,406	1,195

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	371	17,849	15,172
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	397	18,611	15,819
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306
Totals:		299,164	254,290

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 312,777

2026 Est. T.C.V. 009-240-012-00

=

332,297

Est. TCV/Total Floor Area = 197.33						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	141,400	141,400	141,400	78,250	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,700	0	0	2,112	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	166,100	166,100	166,100	80,362	80,362	80,362

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-240-013-00

2026 Est. T.C.V.

DERUITER DAVID & CYNTHIA

Property Class: 401

5120 S RIVERVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 13 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	168.00	271.00	1.0446	0.8198	110	100		15,825
168 Actual Front Feet, 1.04 Total Acres Total Est. Land Value =								15,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2400	0	0
D/W/P: 3.5 Concrete	6.58	500	0	0
Wood Frame	24.21	240	50	2,905

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	95	4,750
Total Estimated Land Improvements True Cash Value =				7,655

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 1168 SF Floor Area = 1460 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,168		
Total:				200,102	170,089

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CPP	32	924	785

Deck

Treated Wood	216	4,201	3,571

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	24,455
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 250,972 213,328

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 262,393

2026 Est. T.C.V. 009-240-013-00 = 285,873

Est. TCV/Total Floor Area = 195.80, Most recent sale 08/31/2017 for 149,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

123,100 123,100 123,100 90,191 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-240-013-00

Page: 2

	0	19,800	0	0	2,435	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	142,900	142,900	142,900	92,626	92,626	92,626

009-240-014-00	2026 Est. T.C.V.	BANDELOW CRYSTAL
Property Class: 401		5156 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 14 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	165.00	255.00	1.0493	0.8074	110	100	15,377
165 Actual Front Feet, 0.97 Total Acres Total Est. Land Value =							15,377

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	28.69	80 50	1,147
Total Estimated Land Improvements True Cash Value =			1,147

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1985

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,056	
Total:			148,634	111,474

Other Additions/Adjustments				
Recreation Room				
		312	5,672	4,254
Plumbing				
Average Fixture(s)				
		1	1,185	889
3 Fixture Bath				
		1	3,721	2,791
Water/Sewer				
1000 Gal Septic				
		1	4,386	3,289
Water Well, 100 Feet				
		1	5,415	4,061
Porches				
WPP				
		40	1,806	1,354
Deck				
Treated Wood				
		252	4,536	3,402
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost				
		480	18,926	14,194
Common Wall: 1 Wall				
		1	-2,421	-1,816
Built-Ins				
Appliance Allow.				
		1	1,897	1,423
Totals:			193,757	145,315

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 178,737

2026 Est. T.C.V. 009-240-014-00					=	195,261
Est. TCV/Total Floor Area = 184.91, Most recent sale 09/10/2020 for 129,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
83,200	83,200	83,200	66,457	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,400	0	0	1,794	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,600	97,600	97,600	68,251	68,251	68,251	

03/24/2026

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Valuation Report

DB: Lake2026

009-240-015-00

2026 Est. T.C.V.

VANDUINEN HEATHER J

Property Class: 402

S RIVERVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 15 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	165.00	474.00	1.0493	0.9428	110	100		17,954
165 Actual Front Feet, 1.79 Total Acres								17,954
Total Est. Land Value =								17,954

2026 Est. T.C.V. 009-240-015-00

=

17,954

Est. TCV/Total Floor Area = 17.00, Most recent sale 08/14/2025 for 21,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
7,300	7,300	7,300	3,250	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,700	0	0	5,750	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,000	9,000	9,000	3,337	9,000	0

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-240-016-00

2026 Est. T.C.V.

KLINE HAMILTON TRUST

Property Class: 401

5200 S RIVERVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 16 CLAM RIVER ESTATES

GGRG FB FOR 93 440' ADD'N FOR 03

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	165.00	439.00	1.0493	0.9249	110	100		17,613
165 Actual Front Feet, 1.66 Total Acres Total Est. Land Value =								17,613

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	112	0	0
D/W/P: Asphalt Paving	3.10	850	0	0
Wood Frame	32.26	80	71	1,833

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,783

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1672 SF Floor Area = 1672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,672		
Total:				236,366	165,462

Other Additions/Adjustments

Basement Living Area	600	21,102	14,771
Plumbing			
Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
Water/Sewer			
1000 Gal Septic	1	4,689	3,282
Water Well, 100 Feet	1	5,734	4,014
Porches			
WPP	40	1,978	1,385
Deck			
Treated Wood	96	2,414	1,690
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	26,665	18,665
Common Wall: 1 Wall	1	-2,589	-1,812
Built-Ins			
Appliance Allow.	1	2,713	1,899
Fireplaces			
Wood Stove	1	2,503	1,752
Totals:		307,475	215,238

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 264,743

Parcel Number: 009-240-016-00

Page: 2

2026	Est.	T.C.V.	009-240-016-00	=	285,139	
Est. TCV/Total Floor Area = 170.54, Most recent sale 10/16/2015 for 136,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	121,600	121,600	121,600	86,384	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,000	0	0	2,332	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	142,600	142,600	142,600	88,716	88,716	88,716

009-240-017-002026 Est. T.C.V.MCGEE CORY M

Property Class: 4015206 S RIVERVIEW DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 17 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	165.00	403.00	1.0493	0.9053	110	100	17,241
165 Actual Front Feet, 1.53 Total Acres Total Est. Land Value =							17,241

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.89	900 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 100	2,000
Total Estimated Land Improvements True Cash Value =				2,000

Cost Est. for Res. Bldg: 1Single FamilyBOCA/STATECls CDBlt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,680	
			Total:	225,240 157,667
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	829
3 Fixture Bath		1	3,721	2,605
Water/Sewer				
1000 Gal Septic		1	4,386	3,070
Water Well, 50 Feet		1	3,344	2,341
Deck				
Treated Wood		298	5,063	3,544
Treated Wood		50	1,650	1,155
w/Roof (Roof portion)		240	3,466	2,426
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		952	30,921	21,645
Common Wall: 1 Wall		1	-2,421	-1,695
Door Opener		1	468	328
Built-Ins				
Appliance Allow.		1	1,897	1,328
			Totals:	278,920 195,243

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 222,577

2026 Est. T.C.V. 009-240-017-00					=	241,818
Est. TCV/Total Floor Area = 143.94, Most recent sale 06/23/2025 for 254,628						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
108,800	108,800	108,800	61,994	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,800	8,300	0	3,800	55,106	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,900	120,900	120,900	67,467	120,900	120,900	

009-240-018-002026 Est. T.C.V. BOOMS SHELLY A & NEIL C
Property Class: 4015212 S RIVERVIEW DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 18 CLAM RIVER ESTATES.

NEW HOUSE FOR 02

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/	165.00	373.00	1.0493	0.8880	110	100	16,910
165 Actual Front Feet, 1.41 Total Acres Total Est. Land Value =							16,910

Cost Est. for Res. Bldg: 1 Single Family 2S Cls CD Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 706 SF Floor Area = 1412 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	706		
Total:				168,534	134,827

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WCP (1 Story)	126	5,463	4,370

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	17,151
Common Wall: 1 Wall	1	-2,421	-1,937
Door Opener	1	468	374

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals: 210,087 168,069

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 206,725

2026 Est. T.C.V. 009-240-018-00				=	223,635
Est. TCV/Total Floor Area = 158.38, Most recent sale 06/15/2022 for 159,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
95,300	95,300	95,300	85,573	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,500	0	0	2,310	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,800	111,800	111,800	87,883	87,883	87,883

03/24/2026

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Valuation Report

DB: Lake2026

009-240-019-00

2026 Est. T.C.V.

GALLUP DAYLE

Property Class: 402

S RIVERVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 19 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	157.00	389.00	1.0624	0.8973	110	100		16,464
157 Actual Front Feet, 1.40 Total Acres								16,464
Total Est. Land Value =								16,464

2026 Est. T.C.V. 009-240-019-00 = 16,464

Est. TCV/Total Floor Area = 11.66, Most recent sale 10/06/2025 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
6,700	6,700	6,700	3,250	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	87	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,200	8,200	8,200	3,337	3,337	0

009-240-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MALLERY KAY FRANCES
5224 S RIVERVIEW DR
LAKE CITY, MI 49651

. SEC 35 T22N R8W LOTS 20 & 21 CLAM RIVER ESTATES.

ADD 309 FT OF RIVER FRONT (LOT 22) FOR 07.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	159.00	474.00	0.9855	1.0433	250	100		40,873	
A 200' @ 110/FF	53.00	55.00	0.9855	0.6089	110	100		3,499	
212 Actual Front Feet, 1.80 Total Acres								Total Est. Land Value =	
								44,372	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	200	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 10 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
			Total:	194,230	126,241
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
3 Fixture Bath			1	4,478	2,911
Water/Sewer					
1000 Gal Septic			1	4,689	3,048
Water Well, 50 Feet			1	3,344	2,174
Deck					
Treated Wood			160	3,446	2,240
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			440	19,950	12,967
Common Wall: 1 Wall			1	-2,589	-1,683
Door Opener			1	527	343
Built-Ins					
Appliance Allow.			1	2,713	1,763
Totals:				232,210	150,928

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 185,641

2026 Est. T.C.V. 009-240-020-00					=	230,963	
Est. TCV/Total Floor Area = 206.22							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
96,900	96,900	96,900		56,992	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	18,600	0		0	1,538	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-240-020-00

Page: 2

115,500	115,500	115,500	58,530	58,530	58,530

009-240-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAMILTON LUKE D & HAMILTON MARY E
5250 S RIVERVIEW DR
LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 22 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	200.00	304.00	0.8962	0.9337	250	100	41,840
A 200' @ 110/FF	110.00	304.00	0.8962	0.9337	110	100	10,125
310 Actual Front Feet, 2.16 Total Acres Total Est. Land Value =							51,965

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58	576 71	2,691
Total Estimated Land Improvements True Cash Value =			2,691

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = 994 SF Floor Area = 1535 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Tri-Level	Siding	Crawl Space	994	
1 Story	Siding	Overhang	44	
Total:			191,163	124,257
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	924
Water/Sewer				
1000 Gal Septic		1	4,689	3,048
Water Well, 100 Feet		1	5,734	3,727
Porches				
CCP (1 Story)		64	1,984	1,290
CGEP (1 Story)		396	22,762	14,795
Deck				
Treated Wood		432	6,610	4,296
Treated Wood		176	3,664	2,382
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		458	20,500	13,325
Common Wall: 1 Wall		1	-2,589	-1,683
Door Opener		1	527	343
Built-Ins				
Appliance Allow.		1	2,713	1,763
Totals:			259,179	168,467

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 207,214

2026 Est. T.C.V. 009-240-022-00			=	261,870
Est. TCV/Total Floor Area = 170.60				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
111,000	111,000	111,000	62,207	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	19,900	0	0	1,679 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 009-240-022-00

Page: 2

130,900	130,900	130,900	63,886	63,886	63,886

03/24/2026

12:41 PM

Valuation Report

DB: Lake2026

009-240-023-00

2026 Est. T.C.V.

GALLUP ELIZABETH B

Property Class: 402

S RIVERVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 23 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	173.00	259.00	1.0369	0.8970	250	100		40,229
173 Actual Front Feet, 1.03 Total Acres								40,229
Total Est. Land Value =								40,229

2026 Est. T.C.V. 009-240-023-00 = 40,229

Est. TCV/Total Floor Area = 26.21, Most recent sale 05/11/2005 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,100	16,100	16,100	3,475	2.70	

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	93	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,100	20,100	20,100	3,568	3,568	3,568

009-240-024-002026 Est. T.C.V.GALLUP HAROLD & ELIZABETH TRUST

Property Class: 4015310 S RIVERVIEW DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 24 & BEG AT NE COR OF LOT 25 TH N 87 DEG 36'38" W 230.25 FT, S 67 DEG 18' 06" E 219.62 FT, N 20 DEG 3'27" E 80 FT TO POB. CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	267.00	247.00	0.9303	0.8865	250	100		55,048	
267 Actual Front Feet, 1.51 Total Acres					Total Est. Land Value =			55,048	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Metal Prefab	20.63	80	71	1,171
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,121

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1168 SF Floor Area = 1168 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,168		
Total:				170,223	119,155
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
3 Fixture Bath			1	4,478	3,135
Water/Sewer					
1000 Gal Septic			1	4,689	3,282
Water Well, 50 Feet			1	3,344	2,341
Porches					
CCP (1 Story)			32	1,103	772
CGEP (1 Story)			180	12,217	8,552
Deck					
Treated Wood			80	2,182	1,527
Garages					
Class: C Exterior: Brick Foundation: 42 Inch (Unfinished)					
Base Cost			600	29,736	20,815
Common Wall: 1 Wall			1	-3,481	-2,437
Built-Ins					
Appliance Allow.			1	2,713	1,899
Totals:				228,626	160,036

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 196,844

2026 Est. T.C.V. 009-240-024-00					=	254,013
Est. TCV/Total Floor Area = 217.48						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
106,400	106,400	106,400	59,208	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-240-024-00

Page: 2

	0	20,600	0	0	1,598	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	127,000	127,000	127,000	60,806	60,806	60,806

009-240-025-00	2026 Est. T.C.V.	GALLUP ROBERT & JUANITA &
Property Class: 401		5330 S RIVERVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 35 T22N R8W LOT 25 EXC BEG AT NE COR TH N 87 DEG 36'38" W 230.25 FT, S 67 DEG 18'06" E 219.62 FT, N 20 DEG 03'27" E 80 FT TO POB. CLAM RIVER ESTATES.		
pd 11,500 in 1979		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
I 200' @ 250/	200.00 496.00 0.7549 1.0553	250 100 39,828
A 200' @ 110/FF	416.00 496.00 0.7549 1.0553	110 100 36,451
616 Actual Front Feet,	7.01 Total Acres	Total Est. Land Value = 76,278
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 1000	1,000.00	1 95 950
Total Estimated Land Improvements True Cash Value =		950
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2004		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1152 SF Floor Area = 1152 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1 Story	Siding Basement	1,152
Total:		189,845 161,364
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422 1,209
3 Fixture Bath	1	4,478 3,806
Water/Sewer		
1000 Gal Septic	1	4,689 3,986
Water Well, 100 Feet	1	5,734 4,874
Porches		
WCP (1 Story)	480	16,531 14,051
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	840	31,130 26,460
Common Wall: 1 Wall	1	-2,589 -2,201
Door Opener	1	527 448
Built-Ins		
Appliance Allow.	1	2,713 2,306
Totals:		254,480 216,303
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		266,053

2026	Est. T.C.V. 009-240-025-00				=	343,281	
Est. TCV/Total Floor Area = 297.99							
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	144,700	144,700	144,700		75,901	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	26,900	0	0	2,049	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-240-025-00

Page: 2

171,600	171,600	171,600	77,950	77,950	77,950

03/24/2026

Valuation Report

DB: Lake2026

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009-240-026-00

2026 Est. T.C.V.

FOX ANTHONY & WOLVERTON TAMI

Property Class: 401

5344 S RIVERVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 26 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *161.32 X 1134.094 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	161.32	1134.09	1.0552	1.2976	250	100		55,222
161 Actual Front Feet, 4.20 Total Acres								Total Est. Land Value = 55,222

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	50	2,451
D/W/P: 4in Concrete	6.96	1100	50	3,828

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				7,229

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = 1982 SF Floor Area = 1982 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,982		
Total:				310,360	294,825

Other Additions/Adjustments

Recreation Room	868	16,466	15,643
Basement, Outside Entrance, Below Grade	1	2,727	2,591

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	1	4,478	4,254
2 Fixture Bath	1	2,996	2,846

Water/Sewer

2000 Gal Septic	1	9,318	8,852
Water Well, 100 Feet	1	5,734	5,447

Porches

CCP (1 Story)	70	2,153	2,045

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	802	30,043	28,541
Common Wall: 2 Wall	1	-5,177	-4,918
Door Opener	1	527	501

Built-Ins

Appliance Allow.	1	2,713	2,577

Fireplaces

Prefab 1 Story	1	2,542	2,415
Raised Hearth	1	434	412

Deck

w/Roof (Roof portion)	216	3,521	3,345

Totals: 390,257 370,727

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:							455,994
2026 Est. T.C.V. 009-240-026-00							= 518,445
Est. TCV/Total Floor Area = 261.58, Most recent sale 03/23/2015 for 28,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
220,000	220,000	220,000	149,101	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	39,200	0	0	4,025	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
259,200	259,200	259,200	153,126	153,126	153,126		

03/24/2026

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Valuation Report

DB: Lake2026

009-240-027-00

2026 Est. T.C.V.

NEWELL LYNN & EILEEN

Property Class: 402

S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 27 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	167.00	315.00	1.0461	0.9420	250	100		41,143
167 Actual Front Feet, 1.21 Total Acres					Total Est. Land Value =			41,143

2026 Est. T.C.V. 009-240-027-00

=

41,143

Est. TCV/Total Floor Area = 20.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,500	16,500	16,500	5,378	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	145	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,600	20,600	20,600	5,523	5,523	5,523

009-240-028-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NEWELL LYNN C
S DICKERSON RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 28 CLAM RIVER ESTATES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	165.00	312.00	1.0493	0.9398	250	100		40,676	
165 Actual Front Feet, 1.18 Total Acres								Total Est. Land Value =	
								40,676	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

2026 Est. T.C.V. 009-240-028-00					=	41,626	
Est. TCV/Total Floor Area = 21.00							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	16,700	16,700	16,700	5,235	2.70		
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
	0	4,100	0	0	141	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	20,800	20,800	20,800	5,376	5,376	5,376	

009-240-029-002026 Est. T.C.V. NEWELL LYNN C

Property Class: 401 5383 S DICKERSON RD

Map #: LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 29 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	165.00	309.00	1.0493	0.9375	250	100	40,577
165 Actual Front Feet, 1.17 Total Acres Total Est. Land Value =							40,577

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	507 0	0
D/W/P: Patio Blocks		15.58	81 0	0
D/W/P: 3.5 Concrete		6.58	144 94	891
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				2,791

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1985

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1492 SF Floor Area = 1502 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,172	
1 Story	Siding	Piers	320	
1 Story	Siding	Overhang	10	
Total:			203,550	142,494

Other Additions/Adjustments				
Recreation Room				
		1171	22,214	5,553
Basement, Outside Entrance, Below Grade				
		1	2,727	1,909

Plumbing				
Average Fixture(s)				
		1	1,422	995
3 Fixture Bath				
		1	4,478	3,135

Water/Sewer				
1000 Gal Septic				
		1	4,689	3,282
Water Well, 50 Feet				
		1	3,344	2,341

Porches				
CCP (1 Story)				
		130	3,762	2,633
WPP				
		220	5,027	3,519
WPP				
		90	2,964	2,075
CCP (1 Story)				
		21	1,037	726

Deck				
Treated Wood				
		61	1,904	1,333

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost				
		699	27,408	19,186
Common Wall: 1 Wall				
		1	-2,589	-1,812
Door Opener				
		1	527	369

Built-Ins				
Appliance Allow.				
		1	2,713	1,899

Fireplaces

Parcel Number: 009-240-029-00

Page: 2

Direct-Vented Gas	1	2,963	2,074
Totals:		288,140	191,711

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

235,805

2026 Est. T.C.V. 009-240-029-00	=	279,173
Est. TCV/Total Floor Area = 185.87		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
119,200 119,200 119,200	62,277	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 20,400 0	0	1,681 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
139,600 139,600 139,600	63,958	63,958 63,958

009-240-030-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NEWELL LYNN C
S DICKERSON RD
LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 30 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	165.00	307.00	1.0493	0.9360	250	100		40,512	
165 Actual Front Feet, 1.16 Total Acres Total Est. Land Value =								40,512	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	25.11	120	50	1,506
Total Estimated Land Improvements True Cash Value =				1,506

Ag. Bld 1 0, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average

Height: 18 ft

Description	Rate	Size	Cost New
Base Cost	28.73	960	27,581
Default Walls	10.13	960	9,725
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Depr. Cost = 20,518
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.000 => TCV of Bldg: 1 =			20,518

Total Estimated True Cash Value of Agricultural Buildings = 20,518

2026 Est. T.C.V. 009-240-030-00				= 62,536		
Est. TCV/Total Floor Area = 41.64						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	26,700	26,700	26,700	5,235	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,600	0	0	141	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	31,300	31,300	31,300	5,376	5,376	5,376

03/24/2026
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Valuation Report

DB: Lake2026

009-240-031-00	2026 Est. T.C.V.	GILMER DONALD & WEIMEISTER L TRUST
Property Class: 402		S DICKERSON RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 35 T22N R8W LOT 31 CLAM RIVER ESTATES.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *		165' X 1227.60 IRR	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	165.00	1227.60	1.0493	1.3236	250 100	57,287
165 Actual Front Feet, 4.65 Total Acres			Total Est. Land Value =		57,287	

2026 Est. T.C.V. 009-240-031-00					=	57,287
Est. TCV/Total Floor Area = 38.14, Most recent sale 08/26/2020 for 80,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
22,900	22,900	22,900	14,675		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	396	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,600	28,600	28,600	15,071	15,071	0	

009-250-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON MATTHEW
9970 W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 1 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	104.00	502.00	1.1776	0.9564	110	100	12,884
104 Actual Front Feet, 1.20 Total Acres					Total Est. Land Value =		12,884

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1975

(11) Heating System: Wall Furnace

Ground Area = 780 SF Floor Area = 780 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	780		
Total:				46,559	16,296
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			158	1,811	634
Plumbing					
Average Fixture(s)			1	899	315
Water/Sewer					
1000 Gal Septic			1	4,386	1,535
Water Well, 50 Feet			1	3,344	1,170
Porches					
WPP			84	2,581	903
WPP			91	2,649	927
Deck					
Treated Wood			168	3,479	1,218
w/Roof (Roof portion)			1541	20,696	7,244
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			910	17,700	6,195
Door Opener			1	415	145
Built-Ins					
Appliance Allow.			1	1,897	664
Totals:				106,416	37,246

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 35,011

2026 Est. T.C.V. 009-250-001-00				=	47,895
Est. TCV/Total Floor Area = 61.40, Most recent sale 09/02/2011 for 14,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
19,600	19,600	19,600	9,561	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,300	0	0	258	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,900	23,900	23,900	9,819	9,819	0

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-250-002-00

2026 Est. T.C.V.

GUNNERSON MATTHEW A

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

,

. SEC 21 T22N R8W LOT 2 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	502.00	1.1612	0.9564	110	100		13,438
110 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value =			13,438

2026 Est. T.C.V. 009-250-002-00

=

13,438

Est. TCV/Total Floor Area = 17.23, Most recent sale 10/31/2008 for 100

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,500	5,500	5,500	2,059	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	55	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,700	6,700	6,700	2,114	2,114	0

009-250-003-00	2026 Est. T.C.V.	GUNNERSON MATTHEW A
Property Class: 401		3643 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 3 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	502.00	1.1612	0.9564	110	100		13,438
110 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value =			13,438

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1985

(11) Heating System: Forced Warm Air

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
			Total:	62,611	21,914
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,969	689
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 100 Feet			1	5,734	2,007
Deck					
Treated Wood			48	1,667	583
Pine w/Roof (Deck Portion)			160	2,752	963
Pine w/Roof (Roof portion)			160	2,734	957
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			768	29,207	29,207
*100% Good					
Built-Ins					
Appliance Allow.			1	2,713	950
Totals:				115,086	59,264

Notes: HUD

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 55,708

2026 Est. T.C.V. 009-250-003-00				=	69,146
Est. TCV/Total Floor Area = 70.56, Most recent sale 04/29/2009 for 28,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,800	28,800	28,800	16,290	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,800	0	0	439	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,600	34,600	34,600	16,729	16,729	0

009-250-004-00	2026 Est. T.C.V.	COLE BUCK
Property Class: 401		3631 S LACHANCE RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 21 T22N R8W LOT 4 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	110.00	503.00	1.1612	0.9569	110	100	13,445
110 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value =		13,445

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.77	720 0	0
Wood Frame		25.57	80 50	1,023
Total Estimated Land Improvements True Cash Value =				1,023

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Forced Warm Air

Ground Area = 660 SF Floor Area = 660 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	660		
			Total:	40,148	14,052
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood			20	860	301
			Totals:	48,461	16,961

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 15,943

2026 Est. T.C.V. 009-250-004-00				=	30,411
Est. TCV/Total Floor Area = 46.08, Most recent sale 08/31/2016 for 5,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,300	12,300	12,300	6,064	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	163	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,200	15,200	15,200	6,227	6,227	0

009-250-005-00	2026 Est. T.C.V.	ADKINS BRENDA M
Property Class: 401		3611 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 5 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	110.00	503.00	1.1612	0.9569	110	100	13,445
110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =							13,445

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.		33.84	408 25	3,452
D/W/P: 3.5 Concrete		6.58	527 0	0
Wood Frame		23.22	336 50	3,901
Wood Frame		22.54	700 25	3,944
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 100	1,000
Total Estimated Land Improvements True Cash Value =				12,297

Cost Est. for Res. Bldg: 1	Single Family	HUD	Cls	C	Blt 1986

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,040	
Total:			143,757	93,441
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			1	4,478 2,911
Water/Sewer				
1000 Gal Septic			1	4,689 3,048
Water Well, 50 Feet			1	3,344 2,174
Porches				
WCP (1 Story)			144	6,723 4,370
Deck				
Treated Wood			48	1,667 1,084
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			624	25,272 16,427
Door Opener			1	527 343
Built-Ins				
Appliance Allow.			1	2,713 1,763
Totals:			194,592	126,485

Notes: 1986 FAIRMONT MHD

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV:	125,220

2026	Est. T.C.V. 009-250-005-00					=	150,962	
Est. TCV/Total Floor Area = 145.16, Most recent sale 11/01/1994 for 33,000								
2025	Assessed		MBOR		S.E.V.		Base for Cap	IRM
	60,000		60,000		60,000		29,189	2.70
2026	New Eq. Adjustment		Loss		Additions		Tax Adjustment	Losses

Parcel Number: 009-250-005-00

Page: 2

	0	15,500	0	0	788	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	75,500	75,500	75,500	29,977	29,977	29,977

03/24/2026

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Valuation Report

DB: Lake2026

009-250-006-00

2026 Est. T.C.V.

WANNER EDWARD H & EDITH &
S LACHANCE RD

Property Class: 402

Map #:

LAKE TOWNSHIP

,

. SEC 21 T22N R8W LOT 6 EXC W 200 FT OF S 250 FT THEREOF. CLAM RIVER WOODS &
RAPIDS.

HAS HIGH PREASSURE GAS LINC THRU PROPERTY

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	252.00	803.81	0.9439	1.0758	110	100		28,148
252 Actual Front Feet,	4.65	Total Acres			Total Est.	Land Value =		28,148

2026 Est. T.C.V. 009-250-006-00

=

28,148

Est. TCV/Total Floor Area = 27.07

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
11,500	11,500	11,500	4,607	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	124	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,100	14,100	14,100	4,731	4,731	0

009-250-006-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BALDWIN TIMOTHY E
3591 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W W 200 FT OF S 250 FT OF LOT 6 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	200.00	250.00	1.0000	0.8034	110	100		17,675
200 Actual Front Feet, 1.15 Total Acres					Total Est. Land Value =			17,675

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.84	160	46	1,534
Total Estimated Land Improvements True Cash Value =				1,534

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace
Ground Area = 616 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	616		
Total:				36,453	12,759

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 144 1,607 562

Water/Sewer					
1000 Gal Septic		1	4,109	1,438	
Water Well, 50 Feet		1	3,344	1,170	

Deck					
Treated Wood		72	1,973	691	
Totals:				47,486	16,620

Notes: 1970 MASTERCRAFT MH

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 15,623

2026 Est. T.C.V. 009-250-006-50 = 34,832

Est. TCV/Total Floor Area = 56.55

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,100	14,100	14,100	8,246	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,300	0	0	222	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,400	17,400	17,400	8,468	8,468	0	

009-250-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RICHARDS BRIAN S
9910 W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 7 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	1134.00	1.1892	1.1725	110	100	15,338
100 Actual Front Feet, 2.60 Total Acres Total Est. Land Value =							15,338

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1992

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,216		
			Total:	109,281	71,032

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,109	2,671
Water Well, 50 Feet			1	3,344	2,174

Deck

Treated Wood w/Roof (Deck Portion)	197	3,775	2,454
Treated Wood w/Roof (Roof portion)	197	2,691	1,749
Treated Wood w/Roof (Deck Portion)	197	3,775	2,454
Treated Wood w/Roof (Roof portion)	197	2,691	1,749
Totals:		129,666	84,283

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 96,082

2026 Est. T.C.V. 009-250-007-00 = 111,420						
Est. TCV/Total Floor Area = 91.63, Most recent sale 08/25/2008 for 30,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
55,400	55,400	55,400	20,602	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	0	556	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,700	55,700	55,700	21,158	21,158	0	

009-250-008-00	2026 Est. T.C.V.	NEREM JEFFREY A
Property Class: 401		9890 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 8 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	1182.00	1.1892	1.1847	110	100	15,498
100 Actual Front Feet, 2.71 Total Acres Total Est. Land Value =							15,498

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	310 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,056	
			Total:	148,634 89,180
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Water/Sewer				
1000 Gal Septic			1	4,386 2,632
Water Well, 50 Feet			1	3,344 2,006
Deck				
Treated Wood			120	2,776 1,666
w/Roof (Roof portion)			288	3,986 2,392
Built-Ins				
Appliance Allow.			1	1,897 1,138
Fireplaces				
Wood Stove			1	2,107 1,264
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost			1248	26,445 15,867
			Totals:	194,760 116,856

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 143,733

2026 Est. T.C.V. 009-250-008-00					=	160,181
Est. TCV/Total Floor Area = 151.69, Most recent sale 12/03/2009 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
67,900	67,900	67,900	43,163	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,200	0	1,165	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,100	80,100	80,100	44,328	44,328	44,328	

03/24/2026

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Valuation Report

DB: Lake2026

009-250-009-00

2026 Est. T.C.V.

TOMPKINS JACK LEE II

Property Class: 402

W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 9 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1225.00	1.1892	1.1954	110	100		15,637
100 Actual Front Feet, 2.81 Total Acres							Total Est. Land Value =	15,637

2026 Est. T.C.V. 009-250-009-00 = 15,637

Est. TCV/Total Floor Area = 14.81, Most recent sale 07/08/2020 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
6,400	6,400	6,400	2,613	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	0	70	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,800	7,800	7,800	2,683	2,683	0

009-250-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TOMPKINS JACK LEE II
9870 W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 10 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.001	232.75	1.1892	1.1972	110	100	15,661
100 Actual Front Feet, 2.83 Total Acres Total Est. Land Value =							15,661

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2000

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,109	3,287
Water Well, 50 Feet			1	3,344	2,675
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1280	23,962	19,170
Totals:				31,415	25,132

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 30,912

2026 Est. T.C.V. 009-250-010-00				=	46,573
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/08/2020 for 25,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
19,900	19,900	19,900	14,088	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	380	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,300	23,300	23,300	14,468	14,468	0

009-250-011-002026 Est. T.C.V.WOOD JACK H & RHONDA L
Property Class: 4019850 W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 11 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	1199.75	1.1892	1.1891	110	100	15,556
100 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =							15,556

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	200 0	0
Metal Prefab		14.18	160 46	1,044
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				1,994

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,176	
Total:			162,732	113,912
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	829
3 Fixture Bath		1	3,721	2,605
Water/Sewer				
1000 Gal Septic		1	4,386	3,070
Water Well, 50 Feet		1	3,344	2,341
Porches				
WPP		138	3,438	2,407
WPP		120	3,109	2,176
Deck				
Treated Wood		120	2,776	1,943
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		720	16,819	11,773
Built-Ins				
Appliance Allow.		1	1,897	1,328
Totals:			203,407	142,384

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 175,132

2026 Est. T.C.V. 009-250-011-00			=	192,682
Est. TCV/Total Floor Area = 163.85				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
81,500	81,500	81,500	44,076	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,800	0	1,190	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 009-250-011-00

Page: 2

96,300	96,300	96,300	45,266	45,266	45,266

009-250-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WOOD JACK & RHONDA
W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 12 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1108.36	1.1892	1.1658	110	100		15,250
100 Actual Front Feet, 2.54			Total Acres		Total Est. Land Value =			15,250

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.77	924 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1997

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,109	3,493
Water Well, 50 Feet			1	3,344	2,842
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			480	10,834	9,209
Totals:				18,287	15,544

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 19,119

2026 Est. T.C.V. 009-250-012-00				=	35,319
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 15,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,000	15,000	15,000	9,461	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	255	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,700	17,700	17,700	9,716	9,716	0

009-250-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HUTCHINSON BRYANT
9790 W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 13 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	1108.56	1.1892	1.1659	110	100	15,251
100 Actual Front Feet, 2.54 Total Acres Total Est. Land Value =							15,251

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	600 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1983

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
			Total:	157,227	117,919
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,066
Water/Sewer					
1000 Gal Septic			1	4,689	3,517
Water Well, 100 Feet			1	5,734	4,300
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			576	16,111	12,083
Built-Ins					
Appliance Allow.			1	2,713	2,035
Porches					
CCP (1 Story)			16	790	592
			Totals:	188,686	141,512

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 174,060

2026 Est. T.C.V. 009-250-013-00				=	190,261
Est. TCV/Total Floor Area = 182.94, Most recent sale 02/05/2021 for 106,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
80,700	80,700	80,700	67,404	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,400	0	0	1,819	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,100	95,100	95,100	69,223	69,223	69,223

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-250-014-00	2026 Est. T.C.V.	HUTCHINSON BRYANT
Property Class: 402		9790 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 14 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	100.00	1027.92	1.1892	1.1441	110 100	14,966
100 Actual Front Feet, 2.36 Total Acres					Total Est. Land Value =	14,966

2026 Est. T.C.V. 009-250-014-00					=	14,966
Est. TCV/Total Floor Area = 14.39, Most recent sale 02/05/2021 for 106,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
6,100	6,100	6,100	2,613		2.70	
2026 New	Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses
0	1,400	0	0		70	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
7,500	7,500	7,500	2,683		2,683	2,683

009-250-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROMATZ PHILIP E & AMANDA K
W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 15 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	100.00	1010.32	1.1892	1.1391	110	100		14,901	
100 Actual Front Feet, 2.32 Total Acres								Total Est. Land Value =	
								14,901	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	25	0	0
D/W/P: 3.5 Concrete	5.77	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
w/Roof (Roof portion)			364	4,958	3,471
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,464	15,725
Totals:				27,422	19,196

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 23,611

2026 Est. T.C.V. 009-250-015-00				=	39,462
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/04/2006 for 62,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,200	17,200	17,200	9,270	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,500	0	0	250	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,700	19,700	19,700	9,520	9,520	9,520

009-250-016-00	2026 Est. T.C.V.	ROMATZ PHILIP E & AMANDA K
Property Class: 401		9730 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 21 T22N R8W LOT 16 CLAM RIVER WOODS & RAPIDS.		
REN-MOVED GRG AND PLACED ON 250-015-00		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth	Rate %Adj. Reason Value
A 200' @ 110/	100.001005.15	1.1892 1.1377 110 100 14,882
100 Actual Front Feet, 2.31 Total Acres		Total Est. Land Value = 14,882
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	1000 0 0
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 2500	2,500.00	1 100 2,500
Total Estimated Land Improvements		True Cash Value = 2,500
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls CD	Blt 1974
(11) Heating System: Wall/Floor Furnace		
Ground Area = 1200 SF Floor Area = 1200 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior	Foundation Size Cost New Depr. Cost
1 Story	Siding	Basement 1,200
		Total: 162,465 105,603
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185 770
2 Fixture Bath	1	2,502 1,626
Water/Sewer		
1000 Gal Septic	1	4,386 2,851
Water Well, 100 Feet	1	5,415 3,520
Porches		
CPP	120	2,239 1,455
Built-Ins		
Appliance Allow.	1	1,897 1,233
	Totals:	180,089 117,058
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 143,981		
2026 Est. T.C.V. 009-250-016-00 = 161,363		
Est. TCV/Total Floor Area = 134.47, Most recent sale 07/06/2006 for 86,920		
2025 Assessed	MBOR	S.E.V. Base for Cap IRM
68,000	68,000	68,000 38,730 2.70
2026 New Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	12,700	0 0 1,045 0
2026 Assessed	MBOR	S.E.V. Capped ->Taxable<- PRE/MBT
80,700	80,700	80,700 39,775 39,775 39,775

009-250-017-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DEWEY BUDDY JAY & TINA MARIE
W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 17 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	100.00	1005.15	1.1892	1.1377	110	100		14,882	
100 Actual Front Feet, 2.31 Total Acres								Total Est. Land Value =	14,882

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	20.05	520	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

2026 Est. T.C.V. 009-250-017-00					=	15,832
Est. TCV/Total Floor Area = 13.19						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
6,600	6,600	6,600	2,047		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	0	55	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,900	7,900	7,900	2,102	2,102	2,102	

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-250-018-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DEWEY BUDDY JAY
9690 W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 18 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1005.15	1.1892	1.1377	110	100		14,882
100 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								14,882

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	616	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1997

(11) Heating System: Forced Air w/o Ducts
Ground Area = 1848 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,848		
Total:				206,783	165,426

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Deck

Treated Wood	72	2,016	1,613
Treated Wood w/Roof (Deck Portion)	20	877	702
Treated Wood w/Roof (Roof portion)	20	406	325

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	240	10,750	8,600

Built-Ins

Appliance Allow.	1	1,897	1,518
Totals:		235,365	188,293

Notes: 1997 REDMAN

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 186,410

2026 Est. T.C.V. 009-250-018-00 = 202,242

Est. TCV/Total Floor Area = 109.44

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
78,100	78,100	78,100	34,817	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,000	0	0	940	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,100	101,100	101,100	35,757	35,757	35,757

03/24/2026
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Valuation Report

DB: Lake2026

009-250-019-00	2026 Est. T.C.V.	MATZNICK DANIEL T & JANINE L
Property Class: 401		9670 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 19 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	100.00	1057.36	1.1892	1.1522	110 100	15,072
100 Actual Front Feet, 2.43 Total Acres					Total Est. Land Value =	15,072

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Concrete	6.47	968 50	3,131
Wood Frame	21.17	280 50	2,964
Total Estimated Land Improvements True Cash Value =			6,095

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	128,622	83,603
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Porches					
CPP			42	1,053	684
WGEP (1 Story)			154	12,272	7,977
Deck					
Treated Wood			126	2,880	1,872
Treated Wood			130	2,943	1,913
w/Roof (Roof portion)			128	2,036	1,323
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	16,805	10,923
Class: CD Exterior: Pole (Unfinished)					
Door Opener			1	468	304
Base Cost			1200	25,428	16,528
Built-Ins					
Appliance Allow.			1	1,897	1,233
Totals:				203,319	132,155

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 162,551

2026 Est. T.C.V. 009-250-019-00				=	183,718
Est. TCV/Total Floor Area = 173.98					
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM
79,100	79,100	79,100		48,940	2.70
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
	0	12,800	0	0	1,321 0

Parcel Number: 009-250-019-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	91,900	91,900	91,900	50,261	50,261	50,261

009-250-020-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MATZNICK DANIEL T & JANINE L
W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 20 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	100.001	111.64	1.1892	1.1667	110	100		15,262	
100 Actual Front Feet, 2.55 Total Acres								Total Est. Land Value =	
								15,262	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	21.54	240	50	2,585
Total Estimated Land Improvements True Cash Value =				2,585

2026 Est. T.C.V. 009-250-020-00					=	17,847
Est. TCV/Total Floor Area = 16.90, Most recent sale 02/01/1999 for 50,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
7,500	7,500	7,500	2,047		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400		0	0	55	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
8,900	8,900	8,900	2,102	2,102		2,102

009-250-021-002026 Est. T.C.V.PITZ KENNETH E
Property Class: 4019630 W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 21 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	1194.28	1.1892	1.1878	110	100		15,538
100 Actual Front Feet, 2.74			Total Acres		Total Est. Land Value =			15,538

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	22.20	192	50	2,131
Total Estimated Land Improvements True Cash Value =				2,131

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	480		
1 Story	Siding	Crawl Space	480		
			Total:	130,688	84,946
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Deck					
Treated Wood			85	2,209	1,436
Treated Wood			40	1,506	979
Treated Wood			168	3,479	2,261
Built-Ins					
Appliance Allow.			1	1,897	1,233
			Totals:	148,694	96,650

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 118,880

2026 Est. T.C.V. 009-250-021-00				=	136,549
Est. TCV/Total Floor Area = 142.24					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
57,700	57,700	57,700	32,078	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,600	0	0	866	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
68,300	68,300	68,300	32,944	32,944	32,944

03/24/2026

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Valuation Report

DB: Lake2026

009-250-022-00

2026 Est. T.C.V.

PITZ KENNETH E

Property Class: 402

W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 22 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 110/	100.00	1288.00	1.1892	1.2104	110 100		15,834
100 Actual Front Feet,	2.96	Total Acres			Total Est. Land Value =		15,834

2026 Est. T.C.V. 009-250-022-00

=

15,834

Est. TCV/Total Floor Area = 16.49

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,500	6,500	6,500	2,047	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	55	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,900	7,900	7,900	2,102	2,102	2,102

009-250-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HICKMAN CHAD
9610 W LOTAN RD
Lake City, MI 49651

. SEC 21 T22N R8W LOT 23 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	1381.00	1.1892	1.2317	110	100	16,112
100 Actual Front Feet, 3.17 Total Acres Total Est. Land Value =							16,112

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		25.57	80 50	1,023
Total Estimated Land Improvements True Cash Value =				1,023

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1972

(11) Heating System: Wall Furnace
Ground Area = 868 SF Floor Area = 868 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	868	
Total:			43,394	15,189
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			166	1,853 649
Water/Sewer				
1000 Gal Septic			1	4,109 1,438
Water Well, 50 Feet			1	3,344 1,170
Deck				
Treated Wood			16	688 241
Treated Wood			18	774 271
Totals:			54,162	18,958

Notes: 1972 NEW MOON

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 17,821

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 0

(11) Heating System: Forced Warm Air
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	924	
Total:			47,751	16,713
Other Additions/Adjustments				
Built-Ins				
Appliance Allow.			1	1,607 562
Totals:			49,358	17,275

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 16,239

Parcel Number: 009-250-023-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	20,500	20,500	20,500	16,586	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	5,100	0	0	447	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	25,600	25,600	25,600	17,033	17,033	0	

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-250-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RICHARDS BRIAN & FOSTER JULIE ANN
9570 W LOTAN RD
LAKE CITY, MI 49651

SSEC 21 T22N R8W LOT 24 & W 34 FT OF LOT 25. CLAM RIVER WOODS & RAPIDS.

96 HS @ 7-97 BOR

97 COMBO W/025-50 FOR 98

Land Value Estimates for Land Table 4101.4101 RURAL SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	135.00	1483.00	1.1033	1.2539	110	100		20,542
135 Actual Front Feet, 4.60 Total Acres								20,542
Total Est. Land Value =								20,542

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	540	50	1,747
Wood Frame	23.09	168	50	1,939
Wood Frame	23.98	144	50	1,726
Total Estimated Land Improvements True Cash Value =				5,412

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1976

(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On
Ground Area = 1536 SF Floor Area = 1536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,536		
Total:				180,235	117,153

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Water/Sewer

1000 Gal Septic	1	4,386	2,851
Water Well, 100 Feet	1	5,415	3,520

Porches

CCP (1 Story)	98	2,656	1,726
Foundation: Shallow	98	-866	-563
WCP (1 Story)	76	3,932	2,556
WCP (1 Story)	240	8,448	5,491

Deck

Treated Wood	80	2,133	1,386
Treated Wood	38	1,466	953

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	384	10,836	7,043
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1320	27,971	18,181

Built-Ins

Appliance Allow.	1	1,897	1,233

Totals: 253,415 164,719

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 202,604

Parcel Number: 009-250-024-00

Page: 2

2026 Est. T.C.V. 009-250-024-00					=	228,558
Est. TCV/Total Floor Area = 148.80, Most recent sale 07/26/2005 for 118,556						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
98,100	98,100	98,100	55,817	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,200	0	0	1,507	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,300	114,300	114,300	57,324	57,324		0

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-250-025-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RICHARDS BRIAN & FOSTER JULIE ANN
W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W E 66 FT OF LOT 25 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.001	507.50	1.1892	1.2590	110	100		16,469
100 Actual Front Feet,	3.46	Total Acres			Total Est.	Land Value =		16,469

2026 Est. T.C.V. 009-250-025-00 = 16,469

Est. TCV/Total Floor Area = 10.72, Most recent sale 12/15/2003 for 4,700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,700	6,700	6,700	2,541	2.70	

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	68	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,200	8,200	8,200	2,609	2,609	0

009-250-026-00	2026 Est. T.C.V.	ROOT KYLER P
Property Class: 401		9530 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 21 T22N R8W LOT 26 CLAM RIVER WOODS & RAPIDS.		
IS PRINCIPLE RESIDENCE..REMOVE NO PBG ADJ FOR 05!!		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/	100.001546.71	1.1892 1.2671
100 Actual Front Feet,	3.55 Total Acres	
	Total Est. Land Value =	16,575
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Wood Frame	18.20	360 50
	Total Estimated Land Improvements True Cash Value =	3,276
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls D 10	Blt 1976
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 988 SF Floor Area = 988 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Crawl Space
1 Story	Siding	Crawl Space
	Total:	123,809
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	988
Water/Sewer		
1000 Gal Septic	1	4,109
Water Well, 100 Feet	1	5,150
Built-Ins		
Appliance Allow.	1	1,607
Fireplaces		
Wood Stove	1	1,745
Deck		
w/Roof (Roof portion)	144	2,066
	Totals:	139,474
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		
2026 Est. T.C.V. 009-250-026-00 = 131,348		
Est. TCV/Total Floor Area = 132.94, Most recent sale 05/08/2023 for 108,000		
2025 Assessed	MBOR	S.E.V.
55,900	55,900	55,900
	Base for Cap	IRM
	48,972	2.70
2026 New Eq. Adjustment	Loss	Additions
0	9,800	0
		Tax Adjustment
		1,322
2026 Assessed	MBOR	S.E.V.
65,700	65,700	65,700
	Capped	->Taxable<-
	50,294	50,294
		PRE/MBT
		50,294

009-250-027-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOHLHAUS ROBERT & LAURA
9510 W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 27 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	1585.00	1.1892	1.2749	110	100	16,677
100 Actual Front Feet, 3.64 Total Acres Total Est. Land Value =							16,677

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	814 0	0
Wood Frame		22.54	432 50	4,868
Wood Frame		32.26	80 50	1,290
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 100	1,000
Total Estimated Land Improvements True Cash Value =				7,158

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	744		
1 Story	Siding	Basement	936		
Total:				228,398	159,892

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	995
3 Fixture Bath		1	4,478	3,135
Water/Sewer				
1000 Gal Septic		1	4,689	3,282
Water Well, 50 Feet		1	3,344	2,341
Built-Ins				
Appliance Allow.		1	2,713	1,899
Fireplaces				
Exterior 1 Story		1	6,387	4,471
Deck				
w/Roof (Roof portion)		312	4,721	3,305
w/Roof (Roof portion)		100	1,792	1,254
Totals:			257,944	180,574

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 222,106

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 2021

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

Parcel Number: 009-250-027-00

Page: 2

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	-4,478	-4,254
Garages			
Class: C Exterior: Pole (Unfinished)			
Door Opener	2	1,054	1,001
Base Cost	2304	54,490	51,765
Totals:		51,066	48,512

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 59,670

2026 Est. T.C.V. 009-250-027-00					=	305,611
Est. TCV/Total Floor Area = 181.91, Most recent sale 10/08/2019 for 165,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
131,000	131,000	131,000	106,083	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,800	0	0	2,864	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,800	152,800	152,800	108,947	108,947	108,947	

009-250-028-002026 Est. T.C.V.VREDEVOOGD RYAN

Property Class: 4019509 W LOTAN RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 28 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	100.00	409.46	1.1892	1.0059	250	100	29,904
100 Actual Front Feet, 0.94 Total Acres					Total Est. Land Value =		29,904

Cost Est. for Res. Bldg: 1Single Family 1SCls C 5 Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	924		
			Total:	135,714	94,997
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
Water/Sewer					
1000 Gal Septic			1	4,689	3,282
Water Well, 50 Feet			1	3,344	2,341
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			352	14,404	10,083
Door Opener			1	415	290
Built-Ins					
Appliance Allow.			1	2,713	1,899
Fireplaces					
Exterior 1 Story			1	6,387	4,471
Porches					
CCP (1 Story)			24	1,185	829
CPP			20	548	384
Deck					
w/Roof (Roof portion)			36	751	526
			Totals:	171,572	120,097

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:147,719

2026 Est. T.C.V. 009-250-028-00				=	177,623
Est. TCV/Total Floor Area = 192.23, Most recent sale 05/05/2023 for 165,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
75,300	75,300	75,300	68,355	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,500	0	0	1,845	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
88,800	88,800	88,800	70,200	70,200	70,200

009-250-029-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JUSTA DONALD
9527 W LOTAN RD
Lake City, MI 49651

. SEC 21 T22N R8W LOT 29 CLAM RIVER WOODS & RAPIDS.

12X50 MH REMOVED FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	80.00	788.06	1.2574	1.1847	250	100		29,795	
80 Actual Front Feet,	1.45	Total Acres	Total Est. Land Value =					29,795	

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,386	2,588
Water Well, 50 Feet			1	3,344	1,973
Totals:				7,730	4,561

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:	5,610

2026 Est. T.C.V. 009-250-029-00				=	35,405
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/01/1998 for 10,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,200	14,200	14,200	5,843	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500	0	0	157	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,700	17,700	17,700	6,000	6,000	0

009-250-030-00	2026 Est. T.C.V.	JUSTA DONALD G
Property Class: 402		W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 30 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	80.00	996.46	1.2574	1.2563	250	100	31,595
80 Actual Front Feet, 1.83 Total Acres					Total Est. Land Value =		31,595

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		20.05	720 50	7,218
Wood Frame		21.91	200 50	2,191
Total Estimated Land Improvements True Cash Value =				9,409

2026 Est. T.C.V. 009-250-030-00					=	41,004
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/01/1995 for 7,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
17,300	17,300	17,300	3,475		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	93	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,500	20,500	20,500	3,568	3,568	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-250-031-00

2026 Est. T.C.V.

HOLLAND JULIE K

Property Class: 402

W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 31 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	71.00	1197.46	1.2955	1.3154	250	100		30,248
71 Actual Front Feet, 1.95 Total Acres					Total Est. Land Value =			30,248

2026 Est. T.C.V. 009-250-031-00 = 30,248

Est. TCV/Total Floor Area = 0.00, Most recent sale 11/01/1994 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,100	12,100	12,100	3,475	2.70	

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,000	0	0	93	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,100	15,100	15,100	3,568	3,568	0

009-250-032-00	2026 Est. T.C.V.	WORKMAN SHELLY RANAE
Property Class: 401		9567 W LOTAN RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 21 T22N R8W LOT 32 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	80.00	965.03	1.2574	1.2463	250	100		31,343
80 Actual Front Feet, 1.77 Total Acres					Total Est. Land Value =			31,343

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = 1568 SF Floor Area = 1568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,568		
Total:				223,304	200,954

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

WGEP (1 Story)	240	18,180	16,362

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	28,771	25,894
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1200	41,796	37,616

Built-Ins

Appliance Allow.	1	2,713	2,442

Deck

Treated Wood	24	1,075	967

Totals: 333,096 299,766

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 368,712

2026 Est. T.C.V. 009-250-032-00					=	402,480
Est. TCV/Total Floor Area = 256.68, Most recent sale 07/09/2013 for 160,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
172,800	172,800	172,800	99,637	2.70		

Parcel Number: 009-250-032-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,400	0	0	2,690	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	201,200	201,200	201,200	102,327	102,327	102,327

009-250-033-00	2026 Est. T.C.V.	SMITH PATRICK
Property Class: 401		9591 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 21 T22N R8W LOT 33 CLAM RIVER WOODS & RAPIDS.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
I 200' @ 250/	123.00 332.92 1.1292 0.9551 250 100	33,166
123 Actual Front Feet, 0.94 Total Acres	Total Est. Land Value =	33,166
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 4in Concrete	6.96 1221 50	4,249
Wood Frame	37.80 48 0	0
Total Estimated Land Improvements	True Cash Value =	4,249
Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 1983		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1098 SF Floor Area = 1098 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Crawl Space 864	
1 Story	Siding Crawl Space 234	
	Total: 166,262 124,688	
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,422	1,066
3 Fixture Bath	1 4,478	3,358
Water/Sewer		
1000 Gal Septic	1 4,689	3,517
Water Well, 50 Feet	1 3,344	2,508
Porches		
WCP (1 Story)	156 7,137	5,353
WCP (1 Story)	52 3,356	2,517
Deck		
Treated Wood	596 8,165	6,124
Garages		
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	672 24,004	18,003
Built-Ins		
Appliance Allow.	1 2,713	2,035
Fireplaces		
Wood Stove	1 2,503	1,877
	Totals: 228,073 171,046	
Notes: 1982 STERLING MODULAR HOME S/ 424324921		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 169,336		

2026 Est. T.C.V. 009-250-033-00	=	206,751
Est. TCV/Total Floor Area = 188.30, Most recent sale 06/24/2025 for 265,000		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
72,200	72,200 72,200 52,555 2.70	
2026	New Eq. Adjustment Loss Additions Tax Adjustment Losses	
10,300	20,900 0 10,300 40,545 0	

Parcel Number: 009-250-033-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,400	103,400	103,400	64,273	103,400	103,400

03/24/2026

Valuation Report

12:41 PM

DB: Lake2026

009-250-034-00

2026 Est. T.C.V.

IDEMA JENNIFER

Property Class: 402

W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 34 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	125.00	288.00	1.1247	0.9212	250	100		32,375
125 Actual Front Feet, 0.83 Total Acres								32,375
Total Est. Land Value =								32,375

2026 Est. T.C.V. 009-250-034-00 = 32,375

Est. TCV/Total Floor Area = 29.49, Most recent sale 03/04/2025 for 37,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
13,000	13,000	13,000	3,475	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,200	0	0	12,725	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,200	16,200	16,200	3,568	16,200	0

03/24/2026

Valuation Report

DB: Lake2026

12:41 PM

009-250-035-00

2026 Est. T.C.V.

JOHNSON THEODORE F & SUSAN E

Property Class: 401

9621 W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

2013 SEC 21 T22N R8W LOTS 35 & 36 CLAM RIVER WOODS & RAPIDS.

FORMERLY. SEC 21 T22N R8W LOT 35 CLAM RIVER WOODS & RAPIDS.

1988 32X40 PB NEW 16X24 ADD'N FOR 93 ADD'N TO PB FOR 95

GRG ADD'N & SLAB FOR 97

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

LOTS 35 & 36

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	288.00	1.0000	0.9212	250	100		23,029
I 200' @ 250/	100.00	286.00	1.0000	0.9196	250	100		22,989
200 Actual Front Feet, 1.32 Total Acres								46,018
Total Est. Land Value =								46,018

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	978	50	3,012
D/W/P: Asphalt Paving	2.89	3000	50	4,335
Wood Frame	23.98	144	50	1,726
Total Estimated Land Improvements True Cash Value =				9,073

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls CD

Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = 1248 SF Floor Area = 1464 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	384			*83% Good
1.25 Story	Siding	Crawl Space	864			
Total:				178,614	116,931	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEP (1 Story)	240	16,579	9,947

Deck

Treated Wood	56	1,771	1,063
Pine w/Roof (Deck Portion)	40	1,205	723
Pine w/Roof (Roof portion)	40	750	450
Treated Wood	176	3,583	2,150
Treated Wood	120	2,776	1,666

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	480	18,926	11,356
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	396	14,719	8,831
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1720	36,447	21,868
No Concrete Floor	1720	-10,303	-6,182

Built-Ins

Appliance Allow.	1	1,897	1,138

Parcel Number: 009-250-035-00

Page: 2

Fireplaces			
Interior 1 Story	1	4,610	2,766
Breezeways			
Frame Wall	140	8,232	4,939
Totals:		292,442	185,228

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 227,831

2026 Est. T.C.V. 009-250-035-00		=	282,922
Est. TCV/Total Floor Area = 193.25, Most recent sale 10/25/2024 for 250,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
123,700	120,000	120,000	120,000
			IRM
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	21,500	0	0
			Tax Adjustment
			3,240
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
141,500	141,500	141,500	123,240
			->Taxable<-
			123,240
			PRE/MBT
			123,240

009-250-037-002026 Est. T.C.V.WOLFF ANTHONY J
Property Class: 4019661 W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 37 CLAM RIVER WOODS & RAPIDS.

NEW HOME U/C FOR 97
TO 65% FOR 00 COMP @75% FOR 01

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	175.00	224.62	1.0339	0.8657	250	100		39,158	
175 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =								39,158	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	70	0	0
D/W/P: 3.5 Concrete	6.16	60	0	0
Wood Frame	26.22	96	50	1,258
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				2,258

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	936			*71% Good
			Total:	167,461	123,713	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,185	841	
3 Fixture Bath			1	3,721	2,642	
Water/Sewer						
1000 Gal Septic			1	4,386	3,114	
Water Well, 50 Feet			1	3,344	2,374	
Deck						
Treated Wood			260	4,636	3,292	
Treated Wood			20	877	623	
Garages						
Class: CD Exterior: Pole (Unfinished)						
Base Cost			768	17,610	14,792	*84% Good
Built-Ins						
Appliance Allow.			1	1,897	1,347	
Totals:				205,117	152,738	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 187,868

2026 Est. T.C.V. 009-250-037-00 = 229,284									
Est. TCV/Total Floor Area = 163.31, Most recent sale 11/27/2018 for 160,000									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
96,300	96,300		96,300		68,182		2.70		
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses	
0	18,300		0		0	1,840		0	

Parcel Number: 009-250-037-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,600	114,600	114,600	70,022	70,022	70,022

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-250-038-00	2026 Est. T.C.V.	GREENFIELD DAVE
Property Class: 401		9689 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 38 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
I 200' @ 250/	175.00	225.61	1.0339	0.8666	250 100	39,201
175 Actual Front Feet, 0.91 Total Acres					Total Est. Land Value =	39,201

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	4900	50	7,080
D/W/P: 4in Concrete	6.47	750	50	2,426
D/W/P: 4in Concrete	6.47	457	50	1,478
D/W/P: Crushed Rock	2.18	126	50	137
Wood Frame	21.54	240	94	4,860
Total Estimated Land Improvements True Cash Value =				15,981

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
Total:				182,117	154,800

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,007
3 Fixture Bath	1	3,721	3,163

Water/Sewer

1000 Gal Septic	1	4,386	3,728
Water Well, 50 Feet	1	3,344	2,842

Porches

CGEP (1 Story)	156	9,753	8,290

Deck

Treated Wood	240	4,399	3,739

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	23,910	20,323
Common Wall: 1 Wall	1	-2,421	-2,058
Door Opener	1	468	398

Class: CD Exterior: Pole (Unfinished)

Base Cost	960	20,966	17,821

Built-Ins

Appliance Allow.	1	1,897	1,612

Totals: 253,725 215,665

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 265,268

2026 Est. T.C.V. 009-250-038-00	=	320,450
Est. TCV/Total Floor Area = 238.43		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
135,500 135,500 135,500 69,187 2.70		

Parcel Number: 009-250-038-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	2,400	22,300	0	2,400	1,868	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	160,200	160,200	160,200	73,455	73,455	73,455

009-250-040-00	2026 Est. T.C.V.	CAVERLY KRISTOPHER L LV TRUST
Property Class: 401		9721 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOTS 39, 40 & 41. CLAM RIVER WOODS & RAPIDS. 2012 COMBINATION
01/10/2013

HAS 4" WELL

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors * LOTS 39,40&41

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	175.00	222.97	0.8261	0.8641	250	100	LOT 40	31,229
I 200' @ 250/	175.00	214.34	0.8261	0.8556	250	100	LOT 39	30,923
A 200' @ 110/FF	79.4013	191.41	0.8261	1.3657	110	100	LOT 41	9,854
429 Actual Front Feet,	4.29				Total	Est.	Land Value =	72,006

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =			2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1728 SF Floor Area = 1823 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,728		
1 Story	Siding	Overhang	95		
			Total:	264,342	171,822

Other Additions/Adjustments

Recreation Room	1000	18,970	12,330
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

2000 Gal Septic	1	9,318	6,057
Water Well, 100 Feet	1	5,734	3,727

Porches

CCP (1 Story)	168	4,748	3,086

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	964	34,656	22,526
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	4	2,107	1,370

Built-Ins

Appliance Allow.	1	2,713	1,763

Totals: 344,148 223,695

Notes: ON LOT 40

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 275,145

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 0

Parcel Number: 009-250-040-00

Page: 2

(11) Heating System: Wall Furnace
Ground Area = 550 SF Floor Area = 550 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	550			
			Total:	34,634	12,122	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			130	1,451	508	
Water/Sewer						
1000 Gal Septic			1	4,109	1,438	
Water Well, 50 Feet			1	3,344	1,170	
Deck						
Treated Wood			240	4,301	3,054	*71% Good
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			864	16,943	5,930	
			Totals:	64,782	24,222	
Notes: ON LOT 39						
ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV:					22,769	

2026 Est. T.C.V. 009-250-040-00				=	372,270
Est. TCV/Total Floor Area = 156.88					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
156,800	156,800	156,800	104,408	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	29,300	0	0	2,819	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
186,100	186,100	186,100	107,227	107,227	82,565

03/24/2026
12:41 PM

Valuation Report

DB: Lake2026

009-250-042-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JONES ROGER J JR & TERESA
9811 W LOTAN RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 42 CLAM RIVER WOODS & RAPIDS.

NEW HOUSE ETC FOR 04
CORRECTED ECF FOR 05 USED 1.45 FOR 04 INSTEAD OF 1.58

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	80.00	1085.09	1.2574	1.2834	250	100		32,275
80 Actual Front Feet, 1.99 Total Acres Total Est. Land Value =								32,275

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1200	0	0
Fencing: Wire Mesh, #9	3.78	150	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 10 Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1320 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,320		
Total:				195,543	166,210

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WGEP (1 Story)	312	21,737	18,476

Deck

Pine w/Roof (Deck Portion)	264	3,823	3,250
Pine w/Roof (Roof portion)	264	4,124	3,505

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896
Base Cost	1040	36,223	30,790

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:

278,951 237,107

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 291,642

2026 Est. T.C.V. 009-250-042-00 = 326,417
Est. TCV/Total Floor Area = 247.29

Parcel Number: 009-250-042-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	139,300	139,300	139,300	76,450	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,900	0	0	2,064	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	163,200	163,200	163,200	78,514	78,514	78,514

009-250-043-002026 Est. T.C.V.JONES ROGER J JR & TERESA
Property Class: 401W LOTAN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 43 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	80.00	984.10	1.2574	1.2524	250	100	31,496
80 Actual Front Feet, 1.81 Total Acres					Total Est. Land Value =		31,496

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Porches			
CSEP (1 Story)	288	11,765	9,412

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	288	15,284	12,227

Deck			
w/Roof (Roof portion)	240	3,828	3,062
w/Roof (Roof portion)	200	3,306	2,645
Totals:		34,183	27,346

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:	33,636

2026 Est. T.C.V. 009-250-043-00				=	65,132
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
27,500	27,500	27,500	8,630	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	233	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,600	32,600	32,600	8,863	8,863	8,863

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-250-045-01

2026 Est. T.C.V.

BLOOMFIELD ROBERT J & KATHLEEN

Property Class: 401

9861 W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 45 CLAM RIVER WOODS & RAPIDS.

Split/Combined on 02/24/2026 from 009-250-045-00, 009-250-044-00, 009-250-046-00;

Split/Comb. on 02/24/2026 completed 02/24/2026 TIM

Parent Parcel(s): 009-250-045-00, 009-250-044-00, 009-250-046-00;

Child Parcel(s): 009-250-045-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	80.00	599.42	1.2574	1.1064	250	100		27,825
80 Actual Front Feet,	1.10	Total Acres	Total Est. Land Value =				27,825	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	197	81	1,050
Wood Frame	24.21	240	81	4,706
Total Estimated Land Improvements True Cash Value =				5,756

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C 10 Blt 1991

(11) Heating System: Forced Hot Water

Ground Area = 1276 SF Floor Area = 2228 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	952		
1 Story	Siding	Crawl Space	324		
Total:			314,475	235,874	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WCP (1 Story)	64	3,898	2,923

Deck

Treated Wood	380	6,080	4,560

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Common Wall: 1 Wall	1	-2,589	-1,942

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals:

364,810	273,623

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

336,556

2026 Est. T.C.V. 009-250-045-01

=

370,137

Est. TCV/Total Floor Area = 166.13

Parcel Number: 009-250-045-01

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	0	0	0	97,715	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	185,100	0	0	0	100,353	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	185,100	185,100	185,100	100,353	100,353	100,353

009-250-048-00	2026 Est. T.C.V.	MEEK BRUCE C & KIMBERLY A TRUST
Property Class: 401		9889 W LOTAN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 21 T22N R8W LOT & 47 & 48 CLAM RIVER WOODS & RAPIDS. 12/31/2018 COMBINE WITH LOT 47 FORMERLY . SEC 21 T22N R8W LOT & 48 CLAM RIVER WOODS & RAPIDS.		
12/31/2018 COMBINE WITH LOT 47 CONSTRUCTION OF HOUSE ON PARCEL LINE		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
I 200' @ 250/	80.00 384.70 1.0574 0.9903	250 100 20,942
I 200' @ 250/	80.00 406.65 1.0574 1.0041	250 100 21,235
160 Actual Front Feet, 1.45 Total Acres		Total Est. Land Value = 42,177
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
D/W/P: 4in Ren. Conc.	8.17	1472 50 6,013
D/W/P: Flagstone/Sand	20.98	120 50 1,259
Wood Frame	27.96	120 50 1,677
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 5000	5,000.00	1 100 5,000
Total Estimated Land Improvements True Cash Value =		13,949
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2019		
(11) Heating System: Forced Heat & Cool Ground Area = 1418 SF Floor Area = 1682 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1 Story	Siding Basement	915
2 Story	Siding Basement	264
1 Story	Siding Slab	239
Total:		266,166 252,849
Other Additions/Adjustments		
Exterior		
Brick Veneer	96	1,590 1,510
Basement, Outside Entrance, Above Grade	2	3,959 3,761
Plumbing		
Average Fixture(s)	1	1,422 1,351
3 Fixture Bath	1	4,478 4,254
Water/Sewer		
2000 Gal Septic	1	9,318 8,852
Water Well, 50 Feet	1	3,344 3,177
Porches		
CCP (1 Story)	65	2,012 1,911
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Common Wall: 1 Wall	1	-2,589 -2,460
Door Opener	2	1,054 1,001
Base Cost	1200	41,796 39,706
Built-Ins		
Appliance Allow.	1	2,713 2,577
Local Cost Items		

Parcel Number: 009-250-048-00

Page: 2

GENERATOR	1	1	1	*100% Good
Totals:	335,264	318,490		

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 391,743

2026 Est. T.C.V. 009-250-048-00	=	447,869
Est. TCV/Total Floor Area = 266.27, Most recent sale 02/09/2018 for 26,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
190,600 190,600 190,600 160,966 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 33,300 0 0 4,346 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
223,900 223,900 223,900 165,312 165,312 165,312		

009-250-049-002026 Est. T.C.V.ATWOOD ANDY J

Property Class: 4019909 W LOTAN RD

Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 21 T22N R8W LOT 49 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	100.00	335.98	1.1892	0.9573	250	100	28,462
100 Actual Front Feet, 0.77 Total Acres					Total Est. Land Value =		28,462

Cost Est. for Res. Bldg: 1Single Family1.25SCls CDBlt 1991

(11) Heating System: Electric Wall Heat

Ground Area = 600 SFFloor Area = 750 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	600		
			Total:	88,682	62,078
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	829
Water/Sewer					
1000 Gal Septic			1	4,386	3,070
Water Well, 100 Feet			1	5,415	3,790
Porches					
WSEP (1 Story)			96	5,451	3,816
WGEP (1 Story)			120	10,580	7,406
Deck					
Treated Wood			252	4,536	3,175
Treated Wood			75	2,049	1,434
Built-Ins					
Appliance Allow.			1	1,897	1,328
Fireplaces					
Wood Stove			1	2,107	1,475
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,428	17,800
			Totals:	151,716	106,201

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:130,627

2026 Est. T.C.V. 009-250-049-00				=	159,089	
Est. TCV/Total Floor Area = 212.12, Most recent sale 08/15/2019 for 69,900						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
67,800	67,800		67,800	53,338	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,700	0	0	1,440	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
79,500	79,500	79,500	54,778	54,778	54,778	

03/24/2026

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Valuation Report

DB: Lake2026

009-250-050-00

2026 Est. T.C.V.

METCALF HARRY M & SHERRY L

Property Class: 402

W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 50 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	350.00	1.1892	0.9672	250	100		28,754
100 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	28,754

2026 Est. T.C.V. 009-250-050-00

=

28,754

Est. TCV/Total Floor Area = 38.34, Most recent sale 01/16/2013 for 59,800

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
11,500	11,500	11,500	7,697	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	207	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,400	14,400	14,400	7,904	7,904	0

03/24/2026
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Valuation Report

DB: Lake2026

009-250-051-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

METCALF HARRY M & SHERRY L
9941 W LOTAN RD
Lake City, MI 49651

. SEC 21 T22N R8W LOT 51 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	103.00	450.65	1.1805	1.0303	250	100		31,316
103 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								31,316

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	948	58	3,618
Total Estimated Land Improvements True Cash Value =				3,618

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1977

(11) Heating System: Forced Warm Air

Ground Area = 840 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	840		
Expando			348		
			Total:	71,615	25,065

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,922	673
Plumbing			
Average Fixture(s)	1	1,010	353
Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170
Deck			
Treated Wood	108	2,618	916
Treated Wood	320	5,434	1,902
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	728	19,059	6,671
Built-Ins			
Appliance Allow.	1	2,713	950
Totals:			112,404 39,341

Notes: 1977 SQUIRE

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 36,981

2026 Est. T.C.V. 009-250-051-00 = 71,915

Est. TCV/Total Floor Area = 85.61

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
29,400	29,400	29,400	18,223	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,600	0	0	492	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,000	36,000	36,000	18,715	18,715	0

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-250-052-00

2026 Est. T.C.V.

METCALF HARRY M & SHERRY L

Property Class: 402

W LOTAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 52 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	317.51	1.1892	0.9439	250	100		28,062
100 Actual Front Feet, 0.73 Total Acres					Total Est. Land Value =			28,062

2026 Est. T.C.V. 009-250-052-00

=

28,062

Est. TCV/Total Floor Area = 33.41

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
11,200	11,200	11,200	7,697	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	207	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,000	14,000	14,000	7,904	7,904	0

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-250-053-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ESTRADA CAROLYN
3747 S LACHANCE RD
LAKE CITY, MI 49651

SEC 21 T22N R8W LOT 53 EXC N'LY 160 FT TH OF CLAM RIVER WOODS & RAPIDS.
10/17/2017 SPLIT TO 009-250-053-50
FORMERLY . SEC 21 T22N R8W LOT 53 CLAM RIVER WOODS & RAPIDS.

100% VA EXMP SEC 211.b FOR 02
ADD TO ROLL PER STC FOR 04 SEE LTR IN NOTE FILE
GRG COMPLETE FOR 08.

SPLIT NORTH AND SOUTH 1/2 OF LOT, NEW STUDIO CABIN ON NORTH 1/2

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	90.00	211.13	1.2209	0.8524	250	100		23,416
90 Actual Front Feet, 0.44 Total Acres							Total Est. Land Value =	23,416

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	127,663	82,981

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,422

924

Water/Sewer

1000 Gal Septic

1

4,689

3,048

Water Well, 50 Feet

1

3,344

2,174

Porches

WCP (1 Story)

192

8,262

5,370

WSEP (1 Story)

192

10,403

6,762

Deck

Treated Wood

128

2,977

1,935

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost

768

19,776

12,854

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

560

21,045

13,679

Storage Over Garage

560

6,602

4,291

Door Opener

1

468

304

Built-Ins

Appliance Allow.

1

2,713

1,763

Fireplaces

Wood Stove

1

2,503

1,627

Totals:

211,867

137,712

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

169,386

2026 Est. T.C.V. 009-250-053-00

=

192,802

Est. TCV/Total Floor Area = 223.15

Parcel Number: 009-250-053-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	82,600	82,600	82,600	51,214	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,800	0	0	1,382	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	96,400	96,400	96,400	52,596	52,596	52,596

009-250-053-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ESTRADA CAROLYN
9991 W LOTAN RD
LAKE CITY, MI 49651

SEC 21 T22N R8W N'LY 160 FT OF LOT 53 CLAM RIVER WOODS & RAPIDS.
10/17/2017 SPLIT FROM 009-250-053-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/FF	90.00	160.00	1.2209	0.7953	110 100	9,613
90 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =						9,613

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	19.78	192 94	3,570
Total Estimated Land Improvements True Cash Value =			3,570

Cost Est. for Res. Bldg: 1 Single Family LOG

Cls C Blt 2017

(11) Heating System: Wall/Floor Furnace

Ground Area = 768 SF Floor Area = 768 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
			Total:	101,696	96,612
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,689	4,455
Porches					
WCP (1 Story)			192	8,262	7,849
WCP (1 Story)			36	2,691	2,556
Deck					
w/Roof (Roof portion)			192	3,195	3,035
			Totals:	120,533	114,507
Notes:					
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:				140,843	

2026 Est. T.C.V. 009-250-053-50				=		154,026	
Est. TCV/Total Floor Area = 200.55							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	65,700	65,700	65,700	49,442	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	11,300	0	0	1,334	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	77,000	77,000	77,000	50,776	50,776	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-250-054-00

2026 Est. T.C.V.

ZEMANSKI MARTIN D

Property Class: 401

W CLAM RIVER DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 54 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	90.00	557.89	1.2209	1.0867	250	100		29,854
90 Actual Front Feet, 1.15 Total Acres								
Total Est. Land Value =								29,854

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.01	200	71	2,273
Total Estimated Land Improvements True Cash Value =				2,273

2026 Est. T.C.V. 009-250-054-00

=

32,127

Est. TCV/Total Floor Area = 41.83

2025 Assessed MBOR S.E.V. Base for Cap IRM

13,000 13,000 13,000 3,895 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 3,100 0 0 105 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

16,100 16,100 16,100 4,000 4,000 0

009-250-055-002026 Est. T.C.V.ZEMANSKI MARTIN D
Property Class: 4019970 W CLAM RIVER DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 55 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	100.00	560.83	1.1892	1.0882	250	100	32,351
100 Actual Front Feet, 1.29 Total Acres Total Est. Land Value =							32,351

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		45.74	60 56	1,537
Total Estimated Land Improvements True Cash Value =				1,537

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1986

(11) Heating System: Wall Furnace

Ground Area = 1376 SF Floor Area = 1376 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Comp.Shingle	980	
Addition	Siding	Crawl	396	
Expando			6	
			Total:	112,967 39,537
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			150	1,848 647
Plumbing				
Average Fixture(s)			1	1,293 453
Water/Sewer				
1000 Gal Septic			1	5,433 1,902
Water Well, 50 Feet			1	3,351 1,173
Porches				
CSEP (1 Story)			96	4,596 1,609
WCP (1 Story)			16	1,386 485
Deck				
Treated Wood			336	5,947 2,081
Treated Wood			48	1,766 618
Treated Wood			300	5,511 1,929
Built-Ins				
Appliance Allow.			1	3,899 1,365
Fireplaces				
Exterior 1 Story			1	8,363 2,927
			Totals:	156,360 54,726

Notes: 1986 BONANZA

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 51,442

2026 Est. T.C.V. 009-250-055-00					=	85,330
Est. TCV/Total Floor Area = 62.01						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
34,400	34,400	34,400	21,835	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,300	0	0	589	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-250-055-00

Page: 2

42,700	42,700	42,700	22,424	22,424	0

009-250-056-00	2026 Est. T.C.V.	ZEMANSKI MARTIN D
Property Class: 401		9940 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 56 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	100.00	444.75	1.1892	1.0269	250	100	30,529
100 Actual Front Feet, 1.02 Total Acres					Total Est. Land Value =		30,529

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1992

(11) Heating System: Space Heater

Ground Area = 300 SF Floor Area = 375 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	300		
			Total:	41,188	32,950

Other Additions/Adjustments					
Deck					
Treated Wood			216	4,018	3,214
Treated Wood			32	1,299	1,039
Treated Wood			78	2,054	1,643
Water/Sewer					
Water Well, 100 Feet			1	5,150	4,120
			Totals:	53,709	42,966

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 52,848

2026 Est. T.C.V. 009-250-056-00				=	83,377
Est. TCV/Total Floor Area = 222.34					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
35,000	35,000	35,000	17,898	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,700	0	0	483	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,700	41,700	41,700	18,381	18,381	0

03/24/2026

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Valuation Report

DB: Lake2026

009-250-057-00

2026 Est. T.C.V.

ZEMANSKI MARTIN D

Property Class: 402

W CLAM RIVER DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22(R8W LOT 57 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	339.70	1.1892	0.9600	250	100		28,540
100 Actual Front Feet, 0.78 Total Acres					Total Est. Land Value =			28,540

2026 Est. T.C.V. 009-250-057-00 = 28,540

Est. TCV/Total Floor Area = 76.11, Most recent sale 04/27/2005 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
11,400	11,400	11,400	3,475	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	93	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,300	14,300	14,300	3,568	3,568	0

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-250-058-00

2026 Est. T.C.V.

ZEMANSKI MARTIN D

Property Class: 402

W CLAM RIVER DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 58 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	309.10	1.1892	0.9376	250	100		27,875
100 Actual Front Feet, 0.71 Total Acres					Total Est. Land Value =			27,875

2026 Est. T.C.V. 009-250-058-00 = 27,875

Est. TCV/Total Floor Area = 74.33, Most recent sale 04/27/2005 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
11,200	11,200	11,200	3,475	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	93	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,900	13,900	13,900	3,568	3,568	0

009-250-059-002026 Est. T.C.V.JONES ROGER & TERESA
Property Class: 401W CLAM RIVER DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 59 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	100.00	301.91	1.1892	0.9321	250	100		27,711	
100 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value = 27,711	

Cost Est. for Res. Bldg: 1Single FamilyGRG
Cls C 5 Blt 2015
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-4,165
Deck					
w/Roof (Roof portion)			322	4,865	4,524
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1553	36,728	34,157
Totals:				37,115	34,516

Notes:
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 42,455

2026 Est. T.C.V. 009-250-059-00					=	70,166
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,100	30,100	30,100	21,136	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	570	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,100	35,100	35,100	21,706	21,706	0	

009-250-060-002026 Est. T.C.V.JONES ROGER & TERESA

Property Class: 4019888 W CLAM RIVER DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 60 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
I 200' @ 250/	100.00	301.60	1.1892	0.9318	250	100	27,704
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =		27,704

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	45.74	60 45	1,235
Total Estimated Land Improvements True Cash Value =			1,235

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Good

Blt 1989

(11) Heating System: Wall Furnace

Ground Area = 910 SF Floor Area = 910 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	910		
Total:				74,787	26,174
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			158	1,947	681
Water/Sewer					
1000 Gal Septic			1	5,433	1,902
Water Well, 50 Feet			1	3,351	1,173
Deck					
Treated Wood			20	947	331
Totals:				86,465	30,261

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 28,445

2026 Est. T.C.V. 009-250-060-00				=	57,384
Est. TCV/Total Floor Area = 63.06, Most recent sale 12/13/2013 for 38,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,000	23,000	23,000	22,035	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	594	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,700	28,700	28,700	22,629	22,629	0

03/24/2026

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Valuation Report

DB: Lake2026

009-250-061-00

2026 Est. T.C.V.

JONES ROGER & TERESA

Property Class: 402

W CLAM RIVER DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 61 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	309.00	1.1892	0.9375	250	100		27,872
100 Actual Front Feet,	0.71	Total Acres	Total Est. Land Value =				27,872	

2026 Est. T.C.V. 009-250-061-00

=

27,872

Est. TCV/Total Floor Area = 30.63

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
11,100	11,100	11,100	7,697	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	207	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,900	13,900	13,900	7,904	7,904	0

009-250-062-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PRESTON JAMES G & BRENDA G
W CLAM RIVER DR
LAKE CITY, MI 49651

SEC 21 T22N R8W LOT 62 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	294.39	1.1892	0.9262	250	100		27,537
100 Actual Front Feet, 0.68 Total Acres							Total Est. Land Value =	27,537

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	18.01	384	95	6,570
Metal Prefab	10.58	336	95	3,377
Total Estimated Land Improvements True Cash Value =				9,947

2026 Est. T.C.V. 009-250-062-00					=	37,484
Est. TCV/Total Floor Area = 41.19, Most recent sale 03/21/2011 for 14,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	15,900	15,900	15,900	12,307	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,800	0	0	332	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	18,700	18,700	18,700	12,639	12,639	12,639

009-250-063-00	2026 Est. T.C.V.	PRESTON JAMES G & BRENDA G
Property Class: 401		9844 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 21 T22N R8W LOT 63 CLAM RIVER WOODS & RAPIDS.		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
I 200' @ 250/	100.00 276.00 1.1892 0.9114 250 100	27,096
100 Actual Front Feet, 0.63 Total Acres	Total Est. Land Value =	27,096
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17 400 0	0
D/W/P: 3.5 Concrete	6.58 140 0	0
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00 1 94	2,350
Total Estimated Land Improvements True Cash Value =		2,350
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2011		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1223 SF Floor Area = 1223 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Basement 1,223	
	Total: 199,668	179,698
Other Additions/Adjustments		
Basement, Outside Entrance, Below Grade	1 2,727	2,454
Plumbing		
Average Fixture(s)	1 1,422	1,280
2 Fixture Bath	1 2,996	2,696
Water/Sewer		
1000 Gal Septic	1 4,689	4,220
Water Well, 100 Feet	1 5,734	5,161
Porches		
WCP (1 Story)	28 2,247	2,022
WPP	109 3,243	2,919
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Finished)		
Base Cost	607 29,834	26,851
Common Wall: 1 Wall	1 -2,589	-2,330
Door Opener	1 527	474
Built-Ins		
Appliance Allow.	1 2,713	2,442
	Totals: 253,211	227,887
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		280,301

2026 Est. T.C.V. 009-250-063-00	=	309,747
Est. TCV/Total Floor Area = 253.27, Most recent sale 11/21/2013 for 145,000		
2025 Assessed	MBOR S.E.V. Base for Cap	IRM
131,400	131,400 131,400	81,899 2.70
2026 New Eq. Adjustment	Loss Additions Tax Adjustment	Losses
0 23,500	0 0 2,211	0

Parcel Number: 009-250-063-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
154,900	154,900	154,900	84,110	84,110	84,110

009-250-064-002026 Est. T.C.V.KYRO CHRISTOPHER & MARIAH
Property Class: 402W CLAM RIVER DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 64 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 250/	100.00	317.00	1.1892	0.9435	250	100		28,051	
100 Actual Front Feet, 0.73 Total Acres Total Est. Land Value =								28,051	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	21.50	140	50	1,505
Total Estimated Land Improvements True Cash Value =				1,505

2026 Est. T.C.V. 009-250-064-00					=	29,556
Est. TCV/Total Floor Area = 24.17, Most recent sale 04/01/2022 for 215,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
12,000	12,000	12,000	12,000		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	0	324	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,800	14,800	14,800	12,324	12,324	12,324	

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-250-065-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KYRO CHRISTOPHER & MARIAH
9790 W CLAM RIVER DR
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 65 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	377.00	1.1892	0.9853	250	100		29,293
100 Actual Front Feet, 0.86 Total Acres								Total Est. Land Value = 29,293

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	257	71	1,124
Total Estimated Land Improvements True Cash Value =				1,124

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1975

(11) Heating System: Forced Hot Water

Ground Area = 1436 SF Floor Area = 1436 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,436		
Total:				197,412	128,319

Other Additions/Adjustments

Recreation Room	1062	19,307	12,550
Plumbing			
Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419
Water/Sewer			
1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174
Deck			
Treated Wood	213	4,064	2,642
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	504	19,585	12,730
Common Wall: 1 Wall	1	-2,421	-1,574
Built-Ins			
Appliance Allow.	1	1,897	1,233
Fireplaces			
Interior 1 Story	1	4,610	2,996
Totals:		257,090	167,110

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 205,545

2026 Est. T.C.V. 009-250-065-00 = 235,962

Est. TCV/Total Floor Area = 164.32, Most recent sale 04/01/2022 for 215,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
99,800	99,800	99,800	90,109	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,200	0	0	2,432	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
118,000	118,000	118,000	92,541	92,541	92,541

009-250-066-00	2026 Est. T.C.V.	WIGGINS JON P & CYNTHIA A
Property Class: 401		9770 W CLAM RIVER DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 66 CLAM RIVER WOODS & RAPIDS.

GRG IS ON 250-067-00

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	462.00	1.1892	1.0367	250	100		30,821
100 Actual Front Feet, 1.06 Total Acres					Total Est.		Land Value =	30,821

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size % Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	97	970

Total Estimated Land Improvements True Cash Value = 970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1722 SF Floor Area = 1722 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

1 Story	Siding	Basement	1,722

Total:	255,348	165,977

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048

Water Well, 50 Feet	1	3,344	2,174

Deck

Treated Wood	104	2,540	1,651

Treated Wood	160	3,446	2,240

Treated Wood	150	3,300	2,145

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Totals:	285,033	185,272

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 227,885

2026 Est. T.C.V. 009-250-066-00 = 259,676

Est. TCV/Total Floor Area = 150.80, Most recent sale 12/07/2021 for 128,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
108,900	108,900	108,900	95,366	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,900	0	0	2,574	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,800	129,800	129,800	97,940	97,940	0

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	38,000		38,000	38,000	24,779	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		8,000	0	0	669	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	46,000		46,000	46,000	25,448	25,448	0

03/24/2026

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Valuation Report

DB: Lake2026

009-250-068-00

2026 Est. T.C.V.

PEARSON WILLIAM F & DEBRA L TRUST

Property Class: 402

W CLAM RIVER DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 21 T22N R8W LOT 68 CLAM RIVER WOODS & RAPIDS.

IRREGULAR SHAPED LOT

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	731.00	1.1892	1.0506	110	100		13,743
100 Actual Front Feet,	1.68	Total Acres			Total Est. Land Value =			13,743

2026 Est. T.C.V. 009-250-068-00

=

13,743

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/21/2011 for 16,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,600	5,600	5,600	3,750	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	101	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
6,900	6,900	6,900	3,851	3,851 3,851

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-250-069-00

2026 Est. T.C.V.

PEARSON DEBRA L TRUST

Property Class: 402

W CLAM RIVER DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 69 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	248.00	1.1892	0.8018	110	100		10,489
100 Actual Front Feet,	0.57	Total Acres	Total Est. Land Value =				10,489	

2026 Est. T.C.V. 009-250-069-00 = 10,489

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,300	4,300	4,300	3,750	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	101
0				0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,200	5,200	5,200	3,851	3,851	3,851

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-250-070-00

2026 Est. T.C.V.

CURTIS IVAN D

Property Class: 401

W CLAM RIVER DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 70 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

CLAM RIVER DRIVE

Description

Frontage

Depth

Front

Depth

Rate %Adj.

Reason

Value

A 200' @ 110/

100.00

402.00

1.1892

0.9047

110

100

11,835

100 Actual Front Feet, 0.92 Total Acres

Total Est. Land Value =

11,835

2026 Est. T.C.V. 009-250-070-00

=

11,835

Est. TCV/Total Floor Area = 0.00

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

4,800

4,800

4,800

1,876

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

1,100

0

0

50

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

5,900

5,900

5,900

1,926

1,926

0

009-250-071-002026 Est. T.C.V.CURTIS IVAN D

Property Class: 4019861 W CLAM RIVER DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 71 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *					CLAM RIVER DRIVE			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	442.00	1.1892	0.9264	110	100		12,119
100 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =			12,119

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	480	0	0
Wood Frame	33.66	160	50	2,693
Wood Frame	28.87	480	50	6,929
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				10,572

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1998

(11) Heating System: Forced Warm Air

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1216		
			Total:	90,865	49,975
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			184	2,267	1,247
Plumbing					
Average Fixture(s)			1	1,293	711
3 Fixture Bath			1	3,780	2,079
Water/Sewer					
1000 Gal Septic			1	5,433	2,988
Water Well, 50 Feet			1	3,351	1,843
Deck					
Treated Wood			216	4,476	2,462
Built-Ins					
Appliance Allow.			1	3,899	2,144
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,380	15,609
			Totals:	143,744	79,058

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 74,315

2026 Est. T.C.V. 009-250-071-00					=	97,006
Est. TCV/Total Floor Area = 79.77						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
45,800	45,800	45,800	22,587	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	609	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,500	48,500	48,500	23,196	23,196	23,196	

009-250-072-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PEARSON WILLIAM F
3985 S LACHANCE RD
LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 72 CLAM RIVER WOODS & RAPIDS.

10X28 PORTION OF PB IS INSULATED & HEATED
BIG ADD'N 50%^ FOR 95 COMP FOR 96

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	125.00	500.00	1.1247	0.9554	110	100	14,775
125 Actual Front Feet, 1.44 Total Acres					Total Est. Land Value =		14,775

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	872 0	0
D/W/P: Asphalt Paving		3.10	3800 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 2.5S Cls C Blt 1982

(11) Heating System: Heat Pump
Ground Area = 3136 SF Floor Area = 6248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	384		
1 Story	Siding	Slab	480		
2 Story	Siding	Slab	592		
2.5 Story	Siding	Slab	1,680		
Total:				651,123	397,185

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	867
3 Fixture Bath		1	4,478	2,732
2 Fixture Bath		1	2,996	1,828

Water/Sewer				
1000 Gal Septic		1	4,689	2,860
Water Well, 100 Feet		1	5,734	3,498

Porches				
CCP (1 Story)		80	2,428	1,481

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		784	29,604	18,058
Common Wall: 1 Wall		1	-2,589	-1,579
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		1960	54,860	33,465

Built-Ins				
Appliance Allow.		1	2,713	1,655

Fireplaces				
Interior 2 Story		1	6,520	3,977
Wood Stove		1	2,503	1,527

Deck				
w/Roof (Roof portion)		280	4,315	2,632

Parcel Number: 009-250-072-00

Page: 2

Totals:

770,796

470,186

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

578,329

2026	Est. T.C.V. 009-250-072-00				=	597,854	
Est. TCV/Total Floor Area = 95.69							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	255,500	255,500	255,500	130,915	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	43,400	0	0	3,534	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	298,900	298,900	298,900	134,449	134,449	134,449	

009-250-073-00	2026 Est. T.C.V.	PEARSON WM F
Property Class: 402		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 73 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/	125.00	500.00	1.1247	0.9554	110	100			14,775
125 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =									14,775

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		20.05	480 50	4,812
Total Estimated Land Improvements True Cash Value =				4,812

2026 Est. T.C.V. 009-250-073-00					=	19,587
Est. TCV/Total Floor Area = 3.13						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
8,400	8,400	8,400	2,825	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	76	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,800	9,800	9,800	2,901	2,901	2,901	

009-250-074-00	2026 Est. T.C.V.	DUBACH WANDA F LE
Property Class: 401		3939 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 74 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	125.00	500.00	1.1247	0.9554	110	100	14,775
125 Actual Front Feet, 1.44 Total Acres					Total Est. Land Value =		14,775

Cost Est. for Res. Bldg: 1	Mobile Home	HUD		Cls Average	Blt 1986

(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
			Total:	59,837	20,943
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,969	689
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood			72	2,062	722
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			720	18,914	6,620
No Concrete Floor			720	-4,687	-1,640
Built-Ins					
Appliance Allow.			1	2,713	950
			Totals:	89,851	31,448

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV:	29,561

2026 Est. T.C.V. 009-250-074-00				=	44,336
Est. TCV/Total Floor Area = 45.24					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,900	17,900	17,900	10,917	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,300	0	0	294	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,200	22,200	22,200	11,211	11,211	11,211

009-250-075-002026 Est. T.C.V.PEARSON DEBRA L (TRUST)
Property Class: 4019969 W CLAM RIVER DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 21 T22N R8W LOT 75 CLAM RIVER WOODS & RAPIDS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	125.00	500.00	1.1247	0.9554	110	100	14,775
125 Actual Front Feet, 1.44 Total Acres					Total Est. Land Value =		14,775

Cost Est. for Res. Bldg: 1Mobile HomeHUDCls AverageBlt 1985

(11) Heating System: Wall Furnace
Ground Area = 826 SF Floor Area = 826 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	826		
Total:				52,283	23,005

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	146	1,711	753

Plumbing			
Average Fixture(s)	1	1,010	444

Water/Sewer			
1000 Gal Septic	1	4,689	2,063
Water Well, 50 Feet	1	3,344	1,471

Deck			
Pine w/Roof (Deck Portion)	98	1,946	856
Pine w/Roof (Roof portion)	98	1,761	775
Treated Wood	120	2,840	1,250
Pine w/Roof (Deck Portion)	96	1,927	848
Pine w/Roof (Roof portion)	96	1,731	762

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	10,520

Built-Ins			
Appliance Allow.	1	2,713	1,194

Totals:		99,865	43,941

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV:41,305

2026 Est. T.C.V. 009-250-075-00				=	56,080
Est. TCV/Total Floor Area = 67.89, Most recent sale 08/16/2004 for 43,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
22,900	22,900	22,900	13,827	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	373	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,000	28,000	28,000	14,200	14,200	0

009-260-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TRINGALI JOSEPH J & DANA C
163 S DANA TRL
Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 1 EXC N'LY 10 FT THOF. CLAYTON'S HARBOR.

BAY ON BOTH SIDES 1 SIDE MOSTLY SWAMP
ADD HOUSE ETC FOR 00 @85% COMP FOR 03 + GRG

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B 67' @ 3800/FF	135.00	63.56	0.7529	0.6695	3800 100	258,595
135 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =	258,595

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.10	1460 0	0
D/W/P: Patio Blocks		15.58	15 0	0
D/W/P: Brick on Sand		18.00	150 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Crawl Space	1,344	
			Total:	230,376 172,790

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,066

Porches				
WCP (1 Story)		528	18,163	13,622

Deck				
Treated Wood		220	4,255	3,191
Treated Wood		208	4,093	3,070

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		672	26,665	19,999
Common Wall: 1 Wall		1	-2,589	-1,942
Door Opener		1	527	395

Water/Sewer				
Public Sewer		1	1,465	1,099
Water Well, 100 Feet		1	5,734	4,300

Built-Ins				
Appliance Allow.		1	2,713	2,035

Local Cost Items				
SANITARY SEWER		1	0	0 *91% Good

Totals: 292,824 219,625

Notes:

Parcel Number: 009-260-001-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

373,363

2026	Est. T.C.V. 009-260-001-00				=	636,708	
Est. TCV/Total Floor Area = 378.99, Most recent sale 12/01/1997 for 42,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	306,400	306,400	306,400	157,151	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	12,000	0	0	4,243	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	318,400	318,400	318,400	161,394	161,394	0	

009-260-002-002026 Est. T.C.V.tringali JOSEPH J & DANA C
Property Class: 402DANA TRL
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 2 & N'LY 10 FT OF LOT 1. CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	71.00	0.9475	10.6648	3800	100		167,537
		0.11	Total Acres		Total Est. Land Value =			167,537

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.20	192	94	4,006
	Total Estimated Land Improvements True Cash Value =			4,006

2026 Est. T.C.V. 009-260-002-00	=	171,543
Est. TCV/Total Floor Area = 102.11, Most recent sale 11/10/2016 for 65,000		
2025 Assessed	MBOR	S.E.V.
90,200	90,200	90,200
	32,174	2.70
2026 New Eq. Adjustment	Loss	Additions
0	-4,400	0
		868
		0
2026 Assessed	MBOR	S.E.V.
85,800	85,800	85,800
	33,042	->Taxable<-
	33,042	PRE/MBT
		0

DB: Lake2026

009-260-003-00	2026 Est. T.C.V.	VANLEEUEWEN SYLVIA A
Property Class: 401		111 DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 3 & 4 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors * LOTS #3 & 4

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	125.00	111.17	0.7735	0.8142	3800	100		299,128
125 Actual Front Feet,	0.32	Total Acres			Total Est. Land Value =			299,128

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	500	0	0
D/W/P: 4in Ren. Conc.	7.33	131	0	0
Wood Frame	23.98	144	50	1,726

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,676

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1984

(11) Heating System: Forced Heat & Cool

Ground Area = 1747 SF Floor Area = 1747 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,347		
1 Story	Siding	Slab	400		
			Total:	209,621	136,254

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	2	7,442	4,837
Separate Shower	1	1,146	745

Porches

WGEP (1 Story)	200	14,544	9,454

Deck

Treated Wood	484	6,960	4,524

Garages

Class: CD Exterior: Brick Foundation: 42 Inch (Finished)

Common Wall: 1 Wall	1	-3,226	-2,097
Door Opener	2	935	608
Base Cost	1200	53,184	34,570

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

SANITARY SEWER	1	0	0	*78% Good

Totals:	302,942	196,913

Notes:

Parcel Number: 009-260-003-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 334,752

2026 Est. T.C.V. 009-260-003-00						=	636,556
Est. TCV/Total Floor Area = 364.37, Most recent sale 02/27/2017 for 285,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
308,900	308,900	308,900	171,196		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	9,400	0	0	4,622	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
318,300	318,300	318,300	175,818		175,818		175,818

009-260-005-00	2026 Est. T.C.V.	HAMMING DOUGLAS
Property Class: 401		103 S DANA TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 5 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	153.00	1.0000	0.9105	3800	100		207,595
60 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value = 207,595

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.10	200 50	310
D/W/P: 3.5 Concrete		6.58	240 50	789
Total Estimated Land Improvements True Cash Value =				1,099

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1286 SF Floor Area = 1510 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	390		
1.25 Story	Siding	Crawl Space	896		
Total:				193,149	135,204

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	995
Porches				
CCP (1 Story)		256	6,820	4,774
CCP (1 Story)		56	1,754	1,228
CPP		14	383	268
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		384	16,247	11,373
Water/Sewer				
Public Sewer		1	1,465	1,025
Water Well, 50 Feet		1	3,344	2,341
Built-Ins				
Appliance Allow.		1	2,713	1,899
Fireplaces				
Exterior 1 Story		1	6,387	4,471
Local Cost Items				
SANITARY SEWER		1	0	0 *87% Good
Totals:			233,684	163,578

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 278,083

2026 Est. T.C.V. 009-260-005-00					=	486,777
Est. TCV/Total Floor Area = 322.37, Most recent sale 09/10/2020 for 276,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
234,300	234,300	234,300	125,857	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,100		0	0	3,398	0

Parcel Number: 009-260-005-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	243,400	243,400	243,400	129,255	129,255	129,255

03/24/2026

Valuation Report

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DB: Lake2026

009-260-006-00

2026 Est. T.C.V.

KING LARRY

Property Class: 402

DANA TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 6 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	154.00	0.9724	0.9126	3800	100		219,181
65 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			219,181

2026 Est. T.C.V. 009-260-006-00 = 219,181

Est. TCV/Total Floor Area = 145.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
115,400	115,400	115,400	40,203	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,800	0	0	1,085	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,600	109,600	109,600	41,288	41,288	0

009-260-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SKOCZYLAS BRETT C & BRITTNEY
7017 W REDMAN DR
LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 7 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	110.00	1.0000	0.8112	3800	100		184,953
60 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			184,953

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	528	0	0
D/W/P: 3.5 Concrete	6.58	60	0	0
Wood Frame	28.80	100	50	1,440
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,340

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1977

(11) Heating System: Forced Hot Water
Ground Area = 1400 SF Floor Area = 2800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,400		
Total:				331,067	215,178

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Porches

CCP (1 Story)	80	2,428	1,578
CGEP (1 Story)	255	15,609	10,146

Deck

Treated Wood	700	9,079	5,901

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	848	31,359	20,383	
Common Wall: 1/2 Wall	1	-1,294	-841	
Door Opener	1	527	343	

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 411,568 267,502

Notes:

Parcel Number: 009-260-007-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 454,753

2026	Est.	T.C.V.	009-260-007-00	=	643,046
Est. TCV/Total Floor Area = 229.66, Most recent sale 08/10/2007 for 365,000					
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM
	304,600	304,600	304,600	155,534	2.70
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
	0	16,900	0	0	4,199
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-
	321,500	321,500	321,500	159,733	159,733

03/24/2026

Valuation Report

DB: Lake2026

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009-260-008-00

2026 Est. T.C.V.

CORRIGAN MICHELLE L TRUST

Property Class: 401

6999 W REDMAN DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 8 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	45.00	104.00	1.1059	0.7954	3800	100		150,427
45 Actual Front Feet, 0.11 Total Acres								
Total Est. Land Value =								150,427

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	893	50	3,107
D/W/P: 4in Concrete	6.96	224	50	779
Wood Frame	26.96	144	50	1,941
Total Estimated Land Improvements True Cash Value =				5,827

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = 1016 SF Floor Area = 1524 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,016		
Total:				219,705	142,809

Other Additions/Adjustments

Recreation Room	600	11,382	7,398
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821
2 Fixture Bath	1	2,996	1,947

Porches

WCP (1 Story)	56	3,546	2,305

Deck

Treated Wood	588	8,091	5,259
Treated Wood	25	1,140	741

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	512	22,098	14,364
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Breezeways

Frame Wall	60	4,050	2,632

Local Cost Items

SANITARY SEWER	1	0	0	*73% Good

Totals:

293,963

191,075

Parcel Number: 009-260-008-00

Page: 2

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

324,828

2026 Est. T.C.V. 009-260-008-00						=	481,082
Est. TCV/Total Floor Area = 315.67, Most recent sale 09/01/1999 for 206,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	228,200	228,200	228,200	156,887	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	12,300	0	0	4,235	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	240,500	240,500	240,500	161,122	161,122	161,122	

03/24/2026

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Valuation Report

DB: Lake2026

009-260-009-00

2026 Est. T.C.V.

BYRSKI EDWARD J

Property Class: 401

6989 W REDMAN DR

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 9 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	45.00	122.00	1.1059	0.8411	3800	100		159,071
45 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			159,071

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	336	0	0
D/W/P: 4in Concrete	6.96	214	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C

Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1188 SF Floor Area = 1638 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	900		
1 Story	Siding	Slab	288		
Total:				198,872	129,266

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	112	3,282	2,133

Deck

Treated Wood	368	5,954	3,870

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	17,332
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:

255,109

165,820

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

281,894

Parcel Number: 009-260-009-00

Page: 2

2026	Est. T.C.V. 009-260-009-00				=	443,340	
Est. TCV/Total Floor Area = 270.66							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	211,800	211,800	211,800	87,686	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	9,900	0	0	2,367	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	221,700	221,700	221,700	90,053	90,053	0	

DB: Lake2026

009-260-010-00	2026 Est. T.C.V.	PRYBULA KORNELIA TRUST
Property Class: 401		6979 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 10 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	124.00	1.0659	0.8459	3800	100		171,318
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	171,318

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	476	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 888 SF Floor Area = 1776 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	888		
			Total:	227,198	147,678

Other Additions/Adjustments

Recreation Room	888	16,845	8,422

Basement, Outside Entrance, Below Grade	2	5,454	3,545

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	436	7,761	5,045

Deck

Treated Wood	60	1,887	1,227

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	480	14,189	9,223

Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952

Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	282,805	181,296

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 308,203

2026 Est. T.C.V. 009-260-010-00 = 481,871

$$\text{Est. TCV/Total Floor Area} = 271.32$$

Parcel Number: 009-260-010-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	228,900	228,900	228,900	103,915	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	12,000	0	0	2,805	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	240,900	240,900	240,900	106,720	106,720	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-260-011-00

2026 Est. T.C.V.

PARMER KEITH D

Property Class: 401

6969 W REDMAN DR

Map #: LAKE TOWNSHIP

Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 11 CLAYTON'S HARBOR.

H.S REMOVED PER STATE RECISSION NOTICE 5-14-97

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	150.00	1.0659	0.9042	3800	100		183,121
50 Actual Front Feet, 0.17 Total Acres								183,121
Total Est. Land Value =								183,121

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1010	79	5,250
Total Estimated Land Improvements True Cash Value =				5,250

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1066 SF Floor Area = 1534 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	220		
1.25 Story	Siding	Basement	140		
1 Story	Siding	Basement	273		
2 Story	Siding	Basement	433		
Total:				223,083	145,008

Other Additions/Adjustments

Basement Living Area	886	31,161	20,255
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Porches

CCP (1 Story)	42	1,380	897

Deck

Treated Wood	240	4,500	2,925

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	455	20,407	13,265
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 2 Story	1	6,520	4,238

Local Cost Items

SANITARY SEWER	1	0	0	*79% Good

Parcel Number: 009-260-011-00

Page: 2

Totals:

308,006

200,208

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

340,354

2026 Est. T.C.V. 009-260-011-00					=	528,725
Est. TCV/Total Floor Area = 344.67, Most recent sale 05/21/2021 for 427,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
252,500	252,500	252,500	194,030	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,900	0	0	5,238	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
264,400	264,400	264,400	199,268	199,268	199,268	

03/24/2026
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Valuation Report

DB: Lake2026

009-260-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DOMANICO DAVID & STEFANIE
6959 W REDMAN DR
LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 12 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	182.00	1.0659	0.9675	3800	100		195,944
50 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =			195,944

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1210 SF Floor Area = 2235 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,210		
1 Story	Siding	Overhang	420		
Total:				281,430	253,293

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696
Separate Shower	1	1,310	1,179

Porches

WPP	552	9,792	8,813

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	840	37,766	33,989
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	2	1,054	949

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Exterior 1 Story	1	6,387	5,748
Raised Hearth	1	434	391

Local Cost Items

SANITARY SEWER	1	0	0	*71% Good

Totals: 354,392 318,959

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 542,230

2026 Est. T.C.V. 009-260-012-00

= 740,549

Est. TCV/Total Floor Area = 331.34, Most recent sale 07/12/2024 for 735,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	349,700	349,700	349,700	349,700	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,600	0	0	9,441	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	370,300	370,300	370,300	359,141	359,141	0

009-260-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ISHAM IRIS IRENE
104 S MARK TRL
Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 13 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					45'X95': EFF 61'				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	45.00	222.64	1.1059	1.0382	3800	100		196,347	
45 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 196,347	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		27.96	120 50	1,677
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =				4,027

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 952 SF Floor Area = 1190 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Basement	952	
			Total:	173,270 112,626
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 924
Porches				
WCP (1 Story)			272	10,004 6,503
Deck				
Treated Wood			492	7,203 4,682
Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	2,713 1,763
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good
			Totals:	199,421 129,624

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 220,361

2026 Est. T.C.V. 009-260-013-00					=	420,735
Est. TCV/Total Floor Area = 353.56						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
202,800	202,800	202,800	80,940	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,600	0	0	2,185	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
210,400	210,400	210,400	83,125	83,125	83,125	

03/24/2026

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Valuation Report

DB: Lake2026

009-260-014-00

2026 Est. T.C.V.

PIEKACZ KENNETH L &
S MARK TRL

Property Class: 402

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 14 CLAYTON'S HARBOR.

RE,MOVED +5 FOR ROAD REDUCED SIZE & SHAPE -40 TO -20

BIG LOT..SHOULD NOT BE WORTH LESS THAN ADJACENT SMALLER

LOTS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

EFF: PIE SHAPE ~ 108X35

DescriptionFrontageDepthFrontDepthRate %Adj. ReasonValue

B 67' @ 3800/FF 59.33 138.02 1.0039L0.6143 3800 100139,046

0.19 Total AcresTotal Est. Land Value =139,046

2026 Est. T.C.V. 009-260-014-00=139,046

Est. TCV/Total Floor Area = 116.85

2025 AssessedMBORS.E.V.Base for CapIRM

73,20073,20073,20025,7672.70

2026 New Eq. AdjustmentLossAdditionsTax AdjustmentLosses

0-3,700006950

2026 AssessedMBORS.E.V.Capped->Taxable<-PRE/MBT

69,50069,50069,50026,46226,4620

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-260-015-00

2026 Est. T.C.V.

JUZSWIK DAVID L TRUST

Property Class: 401

157 S MARK TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 15 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	85.00	110.00	0.8852	0.8112	3800	100		231,945
85 Actual Front Feet, 0.22 Total Acres								231,945
Total Est. Land Value =								231,945

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1625	50	6,638
D/W/P: Brick on Sand	18.00	275	50	2,475
Total Estimated Land Improvements True Cash Value =				9,113

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C 10 Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = 1569 SF Floor Area = 2609 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,040		
1 Story	Siding	Crawl Space	485		
1 Story	Siding	Slab	44		
Total:				340,076	255,072

Other Additions/Adjustments

Exterior

Brick Veneer

248

4,107

3,080

Plumbing

Average Fixture(s)

1

1,422

1,066

3 Fixture Bath

1

4,478

3,358

2 Fixture Bath

1

2,996

2,247

Porches

CCP (1 Story)

494

12,681

9,511

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost

660

31,766

23,824

Common Wall: 1 Wall

1

-2,589

-1,942

Door Opener

2

1,054

790

Water/Sewer

Public Sewer

1

1,465

1,099

Water Well, 100 Feet

1

5,734

4,300

Built-Ins

Appliance Allow.

1

2,713

2,035

Fireplaces

Wood Stove

1

2,503

1,877

Local Cost Items

SANITARY SEWER

1

0

0

*87% Good

Totals:

408,406

306,317

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

520,739

Parcel Number: 009-260-015-00

Page: 2

2026	Est.	T.C.V.	009-260-015-00	=	761,797	
Est. TCV/Total Floor Area = 291.99, Most recent sale 07/10/2023 for 899,900						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	361,000	361,000	361,000	361,000	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,900	0	0	9,747	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	380,900	380,900	380,900	370,747	370,747	370,747

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-260-016-00

2026 Est. T.C.V.

JUZSWIK DAVID L TRUST

Property Class: 402

S MARK TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 16 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	85.00	102.00	0.8852	10.7015	3800	100		200,567
		0.20	Total Acres		Total Est. Land Value =			200,567

2026 Est. T.C.V. 009-260-016-00 = 200,567

Est. TCV/Total Floor Area = 76.88, Most recent sale 07/10/2023 for 899,900

2025 Assessed MBOR S.E.V. Base for Cap IRM

105,600 105,600 105,600 92,686 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 -5,300 0 0 2,502 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

100,300 100,300 100,300 95,188 95,188 95,188

009-260-017-002026 Est. T.C.V.JENKINS JOANNE E TRUST
Property Class: 401133 S MARK TRL
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 17 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	65.00	139.00	0.9724	0.8804	3800	100		211,458	
65 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value =	
								211,458	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	480	0	0
D/W/P: 4in Concrete	6.96	972	50	3,382
Total Estimated Land Improvements True Cash Value =				3,382

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1329 SF Floor Area = 1985 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	656		
1 Story	Siding	Crawl Space	250		
1 Story	Siding	Crawl Space	48		
1 Story	Siding	Crawl Space	375		
Total:			240,196	180,146	

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,066	
2 Fixture Bath	1	2,996	2,247	
Deck				
Treated Wood	528	7,545	5,659	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	528	22,551	16,913	
Door Opener	1	527	395	
Water/Sewer				
Public Sewer	1	1,465	1,099	
Water Well, 100 Feet	1	5,734	4,300	
Built-Ins				
Appliance Allow.	1	2,713	2,035	
Fireplaces				
Exterior 2 Story	1	7,869	5,902	
Local Cost Items				
SANITARY SEWER	1	0	0	*81% Good
Totals:		293,018	219,762	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 373,595

2026 Est. T.C.V. 009-260-017-00					=	588,435
Est. TCV/Total Floor Area = 296.44, Most recent sale 04/15/1999 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
281,600	281,600	281,600	131,846	2.70		

Parcel Number: 009-260-017-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,600	0	0	3,559	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	294,200	294,200	294,200	135,405	135,405	135,405

009-260-018-002026 Est. T.C.V.JENKINS MARK A

Property Class: 401129 S MARK TRL

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 18 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	148.00	0.9475	0.9000	3800	100		226,820
70 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								226,820

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1566	50	6,397
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/PICSL	24.80	120	100	2,976
Total Estimated Land Improvements True Cash Value =				9,373

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C -5 Blt 2024

(11) Heating System: Forced Heat & Cool
Ground Area = 1152 SF Floor Area = 2304 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,152		
Total:				258,673	256,087

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	1,408	
3 Fixture Bath	2	8,956	8,866	

Porches				
WPP	288	5,363	5,309	

Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	864	35,519	35,164	
Common Wall: 1 Wall	1	-2,139	-2,118	
Door Opener	2	1,054	1,043	

Water/Sewer				
Public Sewer	1	1,465	1,450	
Water Well, 150 Feet	1	8,441	8,357	

Built-Ins				
Appliance Allow.	1	2,713	2,686	
Totals:		321,467	318,252	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 541,028

2026 Est. T.C.V. 009-260-018-00					=	777,221
Est. TCV/Total Floor Area = 337.34, Most recent sale 02/01/2003 for 110,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
368,700	368,700	368,700	285,994	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,900	0	0	7,721	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
388,600	388,600	388,600	293,715	293,715	293,715	

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-260-019-00

2026 Est. T.C.V.

DONOFRIO DAVID & JENNIFER

Property Class: 401

125 S MARK TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 19 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	141.00	0.9724	0.8848	3800	100		212,518
65 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =			212,518

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 1984

(11) Heating System: Forced Heat & Cool

Ground Area = 1334 SF Floor Area = 1776 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	336		
1.25 Story	Siding	Basement	230		
Total:				243,951	158,534

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Porches

CCP (1 Story)	112	3,282	2,133

Deck

Treated Wood	408	6,369	4,140

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	18,182
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		302,964	196,892	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 334,716

2026 Est. T.C.V. 009-260-019-00

=

548,174

Est. TCV/Total Floor Area = 308.66, Most recent sale 07/21/2017 for 262,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	262,700	262,700	262,700	150,447	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,400	0	0	4,062	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	274,100	274,100	274,100	154,509	154,509	0

03/24/2026
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Valuation Report

DB: Lake2026

009-260-020-00	2026 Est. T.C.V.	UTECH KEITH & MEGHAN
Property Class: 401		121 S MARK TRL
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 20 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	70.00	134.00	0.9475	0.8692	3800	100	219,067
70 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		219,067

Land Improvement Cost Estimates			
Description		Rate	Size % Good Cash Value
Residential Local Cost Land Improvements			
Description		Rate	Size % Good Cash Value
LAND IMPROVE 2500		2,500.00	1 94 2,350
Total Estimated Land Improvements True Cash Value =			2,350

Cost Est. for Res. Bldg: 1	Single Family	1.5S	Cls	C	5	Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1080 SF Floor Area = 1920 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,080		
1 Story	Siding	Overhang	300		
Total:			237,210	189,755	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,138
3 Fixture Bath			1	4,478	3,582
Porches					
WCP (1 Story)			192	8,262	6,610
Deck					
Treated Wood			60	1,887	1,510
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			576	28,771	23,017
Common Wall: 1/2 Wall			1	-1,294	-1,035
Door Opener			1	527	422
Water/Sewer					
Public Sewer			1	1,465	1,172
Water Well, 100 Feet			1	5,734	4,587
Built-Ins					
Appliance Allow.			1	2,713	2,170
Fireplaces					
Direct-Vented Gas			1	2,963	2,370
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:			294,138	235,298	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 400,007

2026 Est. T.C.V. 009-260-020-00	=	621,424

Est. TCV/Total Floor Area = 323.66, Most recent sale 08/03/2017 for 320,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	297,300	297,300	297,300	189,582	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,400	0	0	5,118	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	310,700	310,700	310,700	194,700	194,700	194,700

DB: Lake2026

009-260-021-00	2026 Est. T.C.V.	LINDNER PAMELA & BAENEN PETER E
Property Class: 401		117 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 21 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	143.00	0.9724	0.8892	3800	100		213,569
65 Actual Front Feet, 0.21 Total Acres					Total Est.		Land Value =	213,569

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size % Good	Cash Value

LAND IMPROVE 2500	2,500.00	1	94	2,350

Total Estimated Land Improvements True Cash Value = 2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = 1246 SF Floor Area = 1668 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

1.25	Story	Siding	Crawl Space	1,246

1 Story	Siding	Overhang	111

Total:	231,668	189,958

Other Additions/Adjustments

Exterior

Brick Veneer	704	11,658	9,560

Plumbing

Average Fixture(s)	1	1,422	1,166

3 Fixture Bath	1	4,478	3,672

2 Fixture Bath	1	2,996	2,457

Porches

CCP (1 Story)	25	890	730

Deck

Treated Wood	433	6,621	5,429

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	400	22,312	18,296

Common Wall: 1 Wall	1	-2,589	-2,123

Door Opener	1	527	432

Water/Sewer

Public Sewer	1	1,465	1,201

Water Well, 100 Feet	1	5,734	4,702

Built-Ins

Appliance Allow.	1	2,713	2,225

Fireplaces

Interior 1 Story	1	5,235	4,293

Local Cost Items

SANITARY SEWER	1	0	0	*79% Good

Totals:	295,130	241,998

Notes:

Parcel Number: 009-260-021-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 411,397

2026 Est. T.C.V. 009-260-021-00					=	627,316
Est. TCV/Total Floor Area = 376.09, Most recent sale 06/26/2025 for 674,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
295,600	295,600	295,600	230,474	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	4,800	13,300	0	4,800	78,426	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
313,700	313,700	313,700	241,496	313,700		0

009-260-022-00	2026 Est. T.C.V.	NENNINGER KENNETH & TRUDY TRUST
Property Class: 401		113 S MARK TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 22 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	70.00	161.00	0.9475	0.9269	3800	100	233,603
70 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =							233,603

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	768 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1989

(11) Heating System: Forced Heat & Cool
Ground Area = 1110 SF Floor Area = 1110 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,110	
Total:			156,764	109,735

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	995
3 Fixture Bath		1	4,478	3,135

Deck				
Treated Wood		314	5,366	3,756

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	23,910	16,737
Common Wall: 1 Wall		1	-2,589	-1,812
Door Opener		1	527	369

Water/Sewer				
Public Sewer		1	1,465	1,025
Water Well, 100 Feet		1	5,734	4,014

Built-Ins				
Appliance Allow.		1	2,713	1,899

Local Cost Items				
SANITARY SEWER		1	0	0 *79% Good

Totals: 199,790 139,853

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 237,750

2026 Est. T.C.V. 009-260-022-00					=	473,703
Est. TCV/Total Floor Area = 426.76, Most recent sale 05/01/2002 for 178,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
231,900	231,900	231,900	112,381	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	3,034	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-260-022-00

Page: 2

236,900	236,900	236,900	115,415	115,415	0

03/24/2026
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Valuation Report

DB: Lake2026

009-260-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LUDDEN GERALD D & VIRGINIA L TTEE
109 S MARK TRL
LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 23 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	75.00	166.00	0.9249	0.9369	3800	100		246,947
75 Actual Front Feet, 0.29 Total Acres								246,947
Total Est. Land Value =								246,947

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.65	72	50	1,211

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,561

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C 5 Blt 1988

(11) Heating System: Electric Baseboard

Ground Area = 676 SF Floor Area = 1360 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	676		
1 Story	Siding	Overhang	8		
Total:				175,494	114,060

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WPP	160	4,261	2,770
WPP	48	2,152	1,399
WPP	160	4,261	2,770
WPP	120	3,491	2,269
WPP	154	4,161	2,705
WGEF (1 Story)	24	3,423	2,225

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals: 220,924 143,590

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 244,103

2026 Est. T.C.V. 009-260-023-00 = 494,611

Est. TCV/Total Floor Area = 363.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
241,100	241,100	241,100	117,836	2.70

Parcel Number: 009-260-023-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,200	0	0	3,181	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	247,300	247,300	247,300	121,017	121,017	0

009-260-024-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KUNKEL BRIAN & JAMIE
S MARK TRL
LAKE CITY, MI 49651

SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 24 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	150.00	0.9475	0.9042	3800	100		227,888
75 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	227,888

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1500	50	2,167
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements True Cash Value =				3,314

2026 Est. T.C.V. 009-260-024-00 = 231,202

Est. TCV/Total Floor Area = 170.00, Most recent sale 07/07/2017 for 90,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
121,600	121,600	121,600	45,714	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,000	0	1,234	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,600	115,600	115,600	46,948	46,948	46,948

03/24/2026

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Valuation Report

DB: Lake2026

009-260-025-00

2026 Est. T.C.V.

KUNKEL BRIAN P

Property Class: 401

101 S MARK TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 25 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	63.80	149.00	0.9787	0.9021	3800	100		214,055
60 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								214,055

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	570	100	4,657
D/W/P: 3.5 Concrete	6.58	320	100	2,106
Wood Frame	28.97	99	50	1,434
Total Estimated Land Improvements True Cash Value =				8,197

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C

Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = 1345 SF Floor Area = 2560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	780		
1 Story	Siding	Crawl Space	175		
2 Story	Siding	Crawl Space	150		
1 Story	Siding	Crawl Space	240		
1 Story	Siding	Overhang	675		
Total:				292,859	278,216

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	1	4,478	4,254

Porches

WCP (1 Story)	156	7,137	6,780

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	675	26,750	25,412
Common Wall: 1 Wall	1	-2,589	-2,460
Door Opener	1	527	501

Water/Sewer

Public Sewer	1	1,465	1,392
Water Well, 50 Feet	1	3,344	3,177

Built-Ins

Appliance Allow.	1	2,713	2,577

Deck

Treated Wood	21	940	893

Totals:

339,046

322,093

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 547,558

2026 Est. T.C.V. 009-260-025-00 = 769,810

Est. TCV/Total Floor Area = 300.71, Most recent sale 07/31/2015 for 107,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
364,100	364,100	364,100	232,410	2.70

Parcel Number: 009-260-025-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,800	0	0	6,275	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	384,900	384,900	384,900	238,685	238,685	238,685

009-260-026-002026 Est. T.C.V. WHITE JENNIFER A TRUST

Property Class: 4016945 W REDMAN DR

Map #:LAKE TOWNSHIP LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 26 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	66.40	163.00	0.9651	0.9309	3800	100		226,700
70 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			226,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	150	0	0
D/W/P: 4in Ren. Conc.	8.17	288	0	0
D/W/P: Asphalt Paving	3.10	288	0	0
D/W/P: Patio Blocks	15.58	200	0	0
Wood Frame	29.49	96	50	1,415
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,790

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1983

(11) Heating System: Forced Hot Water
Ground Area = 1120 SF Floor Area = 1408 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
1 Story	Siding	Overhang	288		
Total:				223,916	145,532

Other Additions/Adjustments

Recreation Room	560	10,623	6,905
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
Separate Shower	1	1,310	851

Porches

CCP (1 Story)	120	3,497	2,273
WPP	376	6,704	4,358

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	780	35,755	23,241
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Local Cost Items

Parcel Number: 009-260-026-00

Page: 2

SANITARY SEWER	1	0	0	*71% Good
Totals:	301,312	195,839		

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

332,926

2026 Est. T.C.V. 009-260-026-00	=	563,416
Est. TCV/Total Floor Area = 400.15, Most recent sale 09/22/2017 for 265,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
271,500 271,500 271,500 162,573 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 10,200 0 0 4,389 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
281,700 281,700 281,700 166,962 166,962 166,962		

03/24/2026

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Valuation Report

DB: Lake2026

009-260-027-00

2026 Est. T.C.V.

SLOBODA DONALD & SALLY

Property Class: 401

6939 W REDMAN DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 27 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	159.00	1.0000	0.9228	3800	100		210,409
60 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =			210,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	819	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C

Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 896 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
Total:				187,450	131,214

Other Additions/Adjustments

Recreation Room	180	3,415	2,390
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

WSEP (1 Story)	320	15,347	10,743

Deck

Treated Wood	154	3,360	2,352

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	23,801	16,661
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
Totals:		249,850	174,894	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 297,320

Parcel Number: 009-260-027-00

Page: 2

2026	Est.	T.C.V.	009-260-027-00	=	510,079	
Est. TCV/Total Floor Area = 379.52, Most recent sale 07/30/2018 for 253,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	245,200	245,200	245,200	155,779	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,800	0	0	4,206	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	255,000	255,000	255,000	159,985	159,985	0

009-260-028-00	2026 Est. T.C.V.	EMERY SHARON K
Property Class: 401		6929 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 28 EXC N 10 FT THOF. CLAYTON'S HARBOR.		
Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE		
* Factors *		
Description	Frontage	Depth
B 67' @ 3800/FF	80.00	140.00
80 Actual Front Feet, 0.26 Total Acres	0.9042	0.8826
Rate	%Adj.	Reason
3800	100	
Total Est. Land Value =		Value
		242,622
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 4in Concrete	6.96	168 0
D/W/P: 4in Concrete	6.96	288 0
Residential Local Cost Land Improvements		
Description	Rate	Size % Good
LAND IMPROVE 1000	1,000.00	2 94
Total Estimated Land Improvements True Cash Value =		Cash Value
		1,880
Cost Est. for Res. Bldg: 1 Single Family HUD		
	Cls C	Blt 1996
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1152 SF Floor Area = 1152 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Crawl Space
	Size	Cost New
	1,152	Depr. Cost
	Total:	157,679
		126,143
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422
3 Fixture Bath	1	4,478
Porches		
WCP (1 Story)	64	3,898
WCP (1 Story)	12	888
Deck		
Treated Wood	448	6,765
w/Roof (Roof portion)	288	4,406
Water/Sewer		
Public Sewer	1	1,465
Water Well, 100 Feet	1	5,734
Built-Ins		
Appliance Allow.	1	2,713
Local Cost Items		
SANITARY SEWER	1	0
		0
		*83% Good
Totals:		189,448
		151,557
Notes:		
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:		257,647

2026	Est. T.C.V. 009-260-028-00				=	502,149		
Est. TCV/Total Floor Area = 435.89, Most recent sale 02/20/2012 for 0								
2025	Assessed		MBOR		S.E.V.		Base for Cap	IRM
	244,500		244,500		244,500		95,843	2.70
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
	0	6,600	0		0	2,587	0	

Parcel Number: 009-260-028-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	251,100	251,100	251,100	98,430	98,430	0

009-260-029-002026 Est. T.C.V.

DEHAVEN JAMES G & THERESA D

Property Class: 4016919 W REDMAN DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 29 & N 10 FT OF LOT 28 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					IRR SHAPE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	40.00	129.00	0.7829	0.8577	3800	100		102,066	
F 67' @ 650/	80.75	65.92	0.8137	0.7885	650	100		33,674	
121 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			135,740	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	260	0	0
D/W/P: Asphalt Paving	3.10	350	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1Single FamilyHUD

ClsC 10Blt 1991

(11) Heating System: Forced Heat & Cool
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
Total:				189,040	132,329
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
3 Fixture Bath			1	4,478	3,135
Porches					
CGEP (1 Story)			270	16,197	11,338
Deck					
Treated Wood			280	4,978	3,485
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	26,665	18,665
Door Opener			1	527	369
Water/Sewer					
Public Sewer			1	1,465	1,025
Water Well, 50 Feet			1	3,344	2,341
Built-Ins					
Appliance Allow.			1	2,713	1,899
Local Cost Items					
SANITARY SEWER			1	0	0
*66% Good					
Totals:				250,829	175,581

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:298,488

Parcel Number: 009-260-029-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	201,700	201,700	201,700	94,168	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,900	0	0	2,542	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	217,600	217,600	217,600	96,710	96,710	96,710

Parcel Number: 009-260-030-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

357,394

2026	Est.	T.C.V.	009-260-030-00	=	552,320	
Est. TCV/Total Floor Area = 368.21, Most recent sale 07/30/2021 for 450,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	264,200	264,200	264,200	196,985	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,000	0	0	5,318	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	276,200	276,200	276,200	202,303	202,303	0

3/24/2026

Valuation Report

12:42 PM

DB: Lake2026

009-260-031-00

2026 Est. T.C.V.

SMUSZ TERRY & TEDDY HAMILTON

Property Class: 401

6899 W REDMAN DR

Map #: LAKE TOWNSHIP

Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 31 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	137.00	1.0000	0.8760	3800	100		199,722
60 Actual Front Feet, 0.19 Total Acres								
Total Est. Land Value =								199,722

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	64	0	0
D/W/P: 4in Ren. Conc.	8.17	660	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1182 SF Floor Area = 1193 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,182		
0.5 Story	Siding	Overhang	22		
Total:				170,178	110,617

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

WPP	478	8,499	5,524
WCP (1 Story)	112	5,519	3,587
CCP (1 Story)	118	3,443	2,238

Deck

Treated Wood	192	3,882	2,523
Treated Wood	528	7,545	6,715

*89% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	550	23,188	15,072
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0

*88% Good

Totals:

237,367

156,099

Parcel Number: 009-260-031-00

Page: 2

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

265,368

2026 Est. T.C.V. 009-260-031-00				=	467,465	
Est. TCV/Total Floor Area = 391.84, Most recent sale 06/27/2024 for 525,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
226,000	226,000	226,000		226,000	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,700	0	0	6,102	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
233,700	233,700	233,700		232,102	232,102	232,102

009-260-032-002026 Est. T.C.V. WEINBAUM BRANDON J & KAREN Z
Property Class: 4016889 W REDMAN DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 32 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	118.00	1.0000	0.8314	3800	100		189,554
60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								189,554

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	774	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Heat & Cool
Ground Area = 2058 SF Floor Area = 2058 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,058		
Total:				235,672	141,404

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

WPP	278	4,726	2,836

Deck

Treated Wood	96	2,355	1,413

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	572	25,832	15,499

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

GENERATOR	1	1	1	*95% Good
SANITARY SEWER	1	0	0	*71% Good

Totals: 280,885 168,532

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 286,504

2026 Est. T.C.V. 009-260-032-00		=	478,433
Est. TCV/Total Floor Area = 232.47, Most recent sale 07/16/2020 for 282,400			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
229,900	229,900	229,900	148,415 2.70
2026	New Eq. Adjustment	Loss	Additions Tax Adjustment Losses

Parcel Number: 009-260-032-00

Page: 2

	0	9,300	0	0	4,007	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	239,200	239,200	239,200	152,422	152,422	0

009-260-033-00	2026 Est. T.C.V.	STRONG MICHAEL & CATHERINE TRUST
Property Class: 401		6879 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 33 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	105.00	1.0000	0.7981	3800	100		181,966
60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								181,966

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	762	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1196 SF Floor Area = 2392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,196		
Total:				295,522	245,268

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,180
3 Fixture Bath	2	8,956	7,433

Porches

WCP (1 Story)	192	8,262	6,857
WPP	106	3,174	2,634
WCP (1 Story)	35	2,641	2,192

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	728	28,188	23,396	
Storage Over Garage	728	9,639	8,000	
Door Opener	2	1,054	875	

Water/Sewer

Public Sewer	1	1,465	1,216
Water Well, 100 Feet	1	5,734	4,759

Built-Ins

Appliance Allow.	1	2,713	2,252

Breezeways

Frame Wall	96	6,480	5,378

Local Cost Items

SANITARY SEWER	1	0	0	*95% Good

Totals: 375,250 311,440

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 529,448

Parcel Number: 009-260-033-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	336,500	336,500	336,500	185,104	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	20,500	0	0	4,997	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	357,000	357,000	357,000	190,101	190,101	0	

03/24/2026

Valuation Report

DB: Lake2026

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009-260-034-00

2026 Est. T.C.V.

DAVIS JASON & MICHELLE

Property Class: 401

6869 W REDMAN DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 34 CLAYTON'S HARBOR.

NEW GRG FOR 01 ADD FB LA @75% LA IN GRG FOR 02

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	125.00	1.0000	0.8483	3800	100		193,416
60 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 193,416

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	16	0	0
D/W/P: 3.5 Concrete	6.58	412	0	0
D/W/P: Patio Blocks	15.58	48	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,577

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1970

(11) Heating System: Electric Baseboard

Ground Area = 1530 SF Floor Area = 1530 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,530		
Total:				185,013	101,781

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	782
3 Fixture Bath	1	4,478	2,463

Deck

Treated Wood	156	3,388	1,863

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	560	21,067	11,587
Common Wall: 1 Wall	1	-2,139	-1,176
Door Opener	1	527	290

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	567	23,667	13,017

Water/Sewer

Public Sewer	1	1,465	806
Water Well, 100 Feet	1	5,734	3,154

Built-Ins

Appliance Allow.	1	2,713	1,492

Fireplaces

Wood Stove	1	2,503	1,377

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:

249,838

137,436

Notes:

Parcel Number: 009-260-034-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 233,641

2026 Est. T.C.V. 009-260-034-00						=	430,634
Est. TCV/Total Floor Area = 281.46, Most recent sale 08/20/2019 for 220,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
209,700	209,700	209,700	124,417		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	5,600	0	0	3,359	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
215,300	215,300	215,300	127,776		127,776		127,776

03/24/2026

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Valuation Report

DB: Lake2026

009-260-035-00

2026 Est. T.C.V.

DAVIS JASON & MICHELLE

Property Class: 401

W REDMAN DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 35 CLAYTON'S HARBOR.

GARAGE AND SHED ASSESSED ON 260-034-00

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	145.00	1.0000	0.8935	3800	100		203,729
55 Actual Front Feet,	0.21	Total Acres	Total Est. Land Value =				203,729	

2026 Est. T.C.V. 009-260-035-00 = 203,729

Est. TCV/Total Floor Area = 133.16, Most recent sale 08/20/2019 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
107,200	107,200	107,200	38,747	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,300	0	1,046	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,900	101,900	101,900	39,793	39,793	39,793

009-260-036-002026 Est. T.C.V.PATRICK BRIAN C
Property Class: 4016849 W REDMAN DR
Map #:LAKE TOWNSHIPLake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 36 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	60.00	171.00	1.0000	0.9466	3800	100	215,836
55 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =		215,836

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	644	94	4,438
Total Estimated Land Improvements True Cash Value =				4,438

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	936	
Total:			115,108	69,065
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Porches				
CCP (1 Story)			39	1,197 718
CGEP (1 Story)			192	11,305 6,783
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			352	13,665 8,199
Door Opener			1	468 281
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			802	27,035 16,221
Door Opener			1	468 281
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 100 Feet			1	5,415 3,249
Built-Ins				
Appliance Allow.			1	1,897 1,138
Local Cost Items				
SANITARY SEWER			1	0 0 *81% Good
Totals:			179,043	107,426

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 182,624

2026 Est. T.C.V. 009-260-036-00					=	402,898
Est. TCV/Total Floor Area = 430.45, Most recent sale 06/07/2007 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
199,100	199,100	199,100	90,035	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,300	0	0	2,430	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
201,400	201,400	201,400	92,465	92,465	0	

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-260-037-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZISSLER GAIL M & SCHMEICHEL PAUL E

6839 W REDMAN DR

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 37 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	175.00	1.0000	0.9543	3800	100		217,589
55 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			217,589

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.46	108	72	2,213
Total Estimated Land Improvements True Cash Value =				2,213

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C

Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1795 SF Floor Area = 2452 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	962		
1.5 Story	Siding	Crawl Space	352		
1 Story	Siding	Crawl Space	481		
Total:				286,561	200,593

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WCP (1 Story)	80	4,489	3,142
WCP (1 Story)	192	8,262	5,783

Deck

Treated Wood	159	3,433	2,403

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	896	32,740	22,918
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:

350,191

245,132

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 416,724

2026 Est. T.C.V. 009-260-037-00

=

636,526

Est. TCV/Total Floor Area = 259.59, Most recent sale 07/01/2002 for 160,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-260-037-00

Page: 2

	302,000	302,000	302,000	169,066	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,300	0	0	4,564	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	318,300	318,300	318,300	173,630	173,630	173,630

009-260-038-002026 Est. T.C.V.VANDERWALL ENTERPRISES LLC

Property Class: 4016829 W REDMAN DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 38 CLAYTON'S HARBOR.

NEW 24X28 GRG FOR 04

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	60.00	174.00	1.0000	0.9524	3800	100		217,153	
60 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			217,153	

Land Improvement Cost Estimates				
Description	Rate	Size % Good		Cash Value
D/W/P: 3.5 Concrete	6.58	90	71	420
Wood Frame	33.65	72	50	1,211
Total Estimated Land Improvements True Cash Value =				1,631

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	720		
Total:				134,826	94,379

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,422	995		

Porches					
WCP (1 Story)	192	8,262	5,783		

Deck					
Treated Wood	36	1,454	1,018		

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	672	26,665	18,665		
Door Opener	1	527	369		

Water/Sewer					
Public Sewer	1	1,465	1,025		
Water Well, 100 Feet	1	5,734	4,014		

Built-Ins					
Appliance Allow.	1	2,713	1,899		

Local Cost Items					
SANITARY SEWER	1	0	0	*87% Good	

Totals: 183,068 128,147

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 217,850

2026 Est. T.C.V. 009-260-038-00					=	436,634
Est. TCV/Total Floor Area = 404.29, Most recent sale 08/19/2025 for 475,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
213,700	213,700	213,700	213,700	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,600	0	0	4,600	0

Parcel Number: 009-260-038-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	218,300	218,300	218,300	219,469	218,300	0

03/24/2026

Valuation Report

12:42 PM

DB: Lake2026

009-260-039-00

2026 Est. T.C.V.

COYNE RONALD L & RUTH M TRUST

Property Class: 401

6819 W REDMAN DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 39 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	164.00	1.0000	0.9329	3800	100		212,701
60 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								212,701

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	128	0	0
D/W/P: 3.5 Concrete	6.58	2260	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C 5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1268 SF Floor Area = 1748 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	640		
1 Story	Siding	Crawl Space	404		
1 Story	Siding	Crawl Space	112		
1 Story	Siding	Crawl Space	112		
Total:				226,957	181,561

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Deck

Treated Wood	496	7,242	5,794

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	29,207	23,366
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	2	1,054	843

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Prefab 2 Story	1	3,109	2,487

Local Cost Items

SANITARY SEWER	1	0	0	*85% Good

Totals:

283,788

227,026

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

385,944

Parcel Number: 009-260-039-00

Page: 2

2026	Est.	T.C.V.	009-260-039-00	=	603,395	
Est. TCV/Total Floor Area = 345.19, Most recent sale 11/07/2012 for 242,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	287,700	287,700	287,700	156,489	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,000	0	0	4,225	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	301,700	301,700	301,700	160,714	160,714	160,714

03/24/2026
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Valuation Report

DB: Lake2026

009-260-040-00	2026 Est. T.C.V.	TABER JERRY R & BETTY A
Property Class: 401		6809 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 40 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
B 67' @ 3800/FF	60.00	149.00	1.0000	0.9021	3800 100	205,679
60 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =	205,679

Land Improvement Cost Estimates			
Description		Rate	Size % Good Cash Value
D/W/P: Asphalt Paving		3.10	675 0 0
Residential Local Cost Land Improvements			
Description		Rate	Size % Good Cash Value
LAND IMPROVE 2500		2,500.00	1 95 2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1	Single Family	1.25S		Cls C	Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1024 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,024		
Total:				164,747	115,324
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
3 Fixture Bath			1	4,478	3,135
Deck					
Treated Wood			192	3,882	2,717
Treated Wood			56	1,813	1,269
Treated Wood			108	2,618	1,833
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	26,665	18,665
Water/Sewer					
Public Sewer			1	1,465	1,025
Water Well, 100 Feet			1	5,734	4,014
Built-Ins					
Appliance Allow.			1	2,713	1,899
Porches					
WCP (1 Story)			24	1,776	1,243
Local Cost Items					
SANITARY SEWER			1	0	0 *87% Good
Totals:				217,313	152,119

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:			258,602

2026 Est. T.C.V. 009-260-040-00		=	466,656
Est. TCV/Total Floor Area = 364.57			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
226,700	226,700	226,700	89,375 2.70

Parcel Number: 009-260-040-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,600	0	0	2,413	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	233,300	233,300	233,300	91,788	91,788	91,788

DB: Lake2026

009-260-041-00	2026 Est. T.C.V.	PERKINS ROBIN & VOLKENING DANA
Property Class: 401		6799 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 41 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	140.00	1.0000	0.8826	3800	100		201,242
60 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =			201,242

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size % Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	95	950

Total Estimated Land Improvements True Cash Value = 950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

1.25	Story	Siding	Crawl Space	864

Total:	124,994	81,246

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

2 Fixture Bath	1	2,502	1,626

Deck

Treated Wood	249	4,502	2,926

Balcony

Wood Balcony	60	2,394	1,556

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	22,428	14,578

Water/Sewer

Public Sewer	1	1,300	845

Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	166,617	108,300

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 184,110

2026 Est. T.C.V. 009-260-041-00 = 386,302

$$\text{Est. TCV/Total Floor Area} = 357.69$$

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
189,900	189,900	189,900	79,256	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	2,139	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-260-041-00

Page: 2

193,200	193,200	193,200	81,395	81,395	0

DB: Lake2026

009-260-042-00	2026 Est. T.C.V.	BROWN DALE ERIC & ANGELA B PIETIG
Property Class: 401		6789 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 42 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	133.00	0.9724	0.8669	3800	100		208,218
60 Actual Front Feet, 0.21 Total Acres					Total Est.		Land Value =	208,218

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	296	0	0
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,071

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 1152 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,152		
			Total:	200,161	140,091

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097

Deck

Treated Wood	240	4,500	3,150

Balcony

Wood Balcony	40	1,747	1,223

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	20,217	14,152
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Porches

WPP	24	1,247	873

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	252,442	176,687

Notes:

Parcel Number: 009-260-042-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 300,368

2026 Est. T.C.V. 009-260-042-00					=	510,657	
Est. TCV/Total Floor Area = 331.15, Most recent sale 08/04/2023 for 459,900							
MCL 211.27(2) nonconsideration value =					33,800,	Adjusted Value = 476,857	
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
239,600	239,600	239,600	219,499	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-1,200	0	0	5,926	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
238,400	238,400	238,400	225,425	225,425	0		

009-260-043-00	2026 Est. T.C.V.	BLAKEMORE DAVID D & JULIE K TRUST
Property Class: 401		6779 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 43 CLAYTON'S HARBOR.

12/31/12 NO IMPROVEMENTS FOR PARKING-TIM

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	118.00	1.0000	0.8314	3800	100		189,554
60 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	189,554

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2958	50	12,083
Total Estimated Land Improvements True Cash Value =				12,083

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2024

(11) Heating System: Forced Heat & Cool

Ground Area = 1932 SF Floor Area = 4068 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,572		
1 Story	Siding	Crawl Space	360		
1 Story	Siding	Overhang	564		
			Total:	491,733	486,800

Other Additions/Adjustments

Exterior

Stone Veneer	732	26,777	26,509

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866
2 Fixture Bath	2	5,993	5,933

Water/Sewer

2000 Gal Septic	1	9,318	9,225
Water Well, 100 Feet	1	5,734	5,677

Porches

WGEP (1 Story)	360	25,060	24,809
CCP (1 Story)	48	1,531	1,516
CPP	736	9,884	9,785

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	564	21,173	20,961
Common Wall: 2 Wall	1	-4,279	-4,236
Door Opener	2	1,054	1,043

Built-Ins

Appliance Allow.	1	2,713	2,686

Fireplaces

Prefab 2 Story	1	3,109	3,078

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:	610,179	604,061

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 1,026,904

2026 Est. T.C.V. 009-260-043-00						=	1,228,541
Est. TCV/Total Floor Area = 302.00, Most recent sale 02/22/2021 for 184,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
570,600	570,600	570,600	450,607		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	43,700	0	0	12,166	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
614,300	614,300	614,300	462,773		462,773		0

03/24/2026
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Valuation Report

DB: Lake2026

009-260-044-00	2026 Est. T.C.V.	SCHWARTZ KEVEN E
Property Class: 401		6769 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 44 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
B 67' @ 3800/FF	62.00	129.00	0.9886	0.8577	3800 100	199,773
62 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	199,773

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58	700 73	3,362
Total Estimated Land Improvements True Cash Value =			3,362

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C -5 Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1212 SF Floor Area = 1404 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	768			
1 Story	Siding	Crawl Space	244			*84% Good
1 Story	Siding	Crawl Space	200			*75% Good
Total:				172,659	120,429	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	120	3,491	2,269

Deck

Treated Wood	96	2,414	1,569	
Treated Wood	120	2,840	2,386	*84% Good

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	15,894	*74% Good

Water/Sewer

Public Sewer	1	1,465	952	
Water Well, 100 Feet	1	5,734	3,727	

Built-Ins

Appliance Allow.	1	2,713	1,763	

Fireplaces

Exterior 1 Story	1	6,387	4,152	

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:

220,604

154,065

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

261,911

2026 Est. T.C.V. 009-260-044-00	=	465,046		
Est. TCV/Total Floor Area = 331.23				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
225,000	225,000	225,000	120,047	2.70

Parcel Number: 009-260-044-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,500	0	0	3,241	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	232,500	232,500	232,500	123,288	123,288	0

009-260-045-002026 Est. T.C.V.HOEKWATER ELAINE E
Property Class: 4016770 W REDMAN DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 45 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
			* Factors *		LAKE FRONTAGE			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	83.00	143.00	0.8926	0.8892	4100	100		270,112
83 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								270,112

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	187 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1973

(11) Heating System: Electric Baseboard
Ground Area = 792 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	792		
			Total:	153,710	115,273

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,066
2 Fixture Bath		1	2,996	2,247

Porches				
WGEP (1 Story)		160	13,800	10,350

Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		480	18,926	14,194

Water/Sewer				
Public Sewer		1	1,465	1,099
Water Well, 50 Feet		1	3,344	2,508

Built-Ins				
Appliance Allow.		1	2,713	2,035

Local Cost Items				
SANITARY SEWER		1	0	0 *81% Good

Totals: 198,376 148,772

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 252,912

2026 Est. T.C.V. 009-260-045-00 = 523,964						
Est. TCV/Total Floor Area = 441.05, Most recent sale 08/04/2023 for 504,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
245,700	245,700	245,700	245,700	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,300	0	6,633	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
262,000	262,000	262,000	252,333	252,333	252,333	

03/24/2026

Valuation Report

DB: Lake2026

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009-260-046-00

2026 Est. T.C.V.

THAYER RANDY J TRUST

Property Class: 401

6760 W REDMAN DR

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 46 CLAYTON'S HARBOR.

8X12 SHED WD FLOOR

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

LAKE FRONTAGE

Description Frontage Depth Front Depth Rate %Adj. Reason Value

A 67' @ 4100/FF 79.67 147.00 0.9055 0.8978 4100 100 265,563

83 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 265,563

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value

D/W/P: 4in Concrete 6.96 1200 0 0

Wood Frame 29.49 96 25 708

Residential Local Cost Land Improvements

Description Rate Size % Good Cash Value

LAND IMPROVE 2500 2,500.00 1 100 2,500

Total Estimated Land Improvements True Cash Value = 3,208

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1260 SF Floor Area = 1740 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

1 Story Siding Wood Bsmnt. 1,260

1 Story Siding Overhang 480

Total: 246,201 196,946

Other Additions/Adjustments

Recreation Room 840 15,935 12,748

Plumbing

Average Fixture(s) 1 1,422 1,138

3 Fixture Bath 1 4,478 3,582

2 Fixture Bath 1 2,996 2,397

Porches

WPP 504 8,951 7,161

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost 828 37,351 29,881

Common Wall: 1 Wall 1 -2,589 -2,071

Door Opener 2 1,054 843

Water/Sewer

Public Sewer 1 1,465 1,172

Water Well, 100 Feet 1 5,734 4,587

Built-Ins

Appliance Allow. 1 2,713 2,170

Fireplaces

Direct-Vented Gas 2 5,927 4,742

Local Cost Items

SANITARY SEWER 1 0 0 *94% Good

Totals: 331,638 265,296

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 451,003

2026 Est. T.C.V. 009-260-046-00						=	719,774
Est. TCV/Total Floor Area = 413.66, Most recent sale 04/01/2004 for 165,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
339,600	339,600	339,600	213,893		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	20,300	0	0	5,775	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
359,900	359,900	359,900	219,668		219,668		0

3/24/2026		Valuation Report				DB: Lake2026	
12:42 PM							
009-260-047-00		2026 Est. T.C.V.		KLIEN EDWARD R			
Property Class: 401				6750 W REDMAN DR			
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651			
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 47 CLAYTON'S HARBOR.							
Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors * LAKE FRONTAGE							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 67' @ 4100/FF	71.00	137.00	0.9428	0.8760	4100	100	240,407
71 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		240,407
Land Improvement Cost Estimates							
Description					Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete					6.16	1268 71	5,546
Total Estimated Land Improvements					True Cash Value =		5,546
Cost Est. for Res. Bldg: 1		Single Family	1.75S		Cls CD	Blt 1977	
(11) Heating System: Electric Baseboard							
Ground Area = 952 SF Floor Area = 1456 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
Building Areas							
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space		672			
1 Story	Siding	Crawl Space		280			
				Total:	158,640	111,047	
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)				1	1,185	829	
2 Fixture Bath				1	2,502	1,751	
Porches							
CGEP (1 Story)				112	7,801	5,461	
WGEP (1 Story)				136	11,420	7,994	
Deck							
Treated Wood				374	5,883	4,118	
Garages							
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				432	17,634	12,344	
Common Wall: 2 Wall				1	-4,835	-3,384	
Water/Sewer							
Public Sewer				1	1,300	910	
Water Well, 100 Feet				1	5,415	3,790	
Built-Ins							
Appliance Allow.				1	1,897	1,328	
Fireplaces							
Exterior 2 Story				1	6,914	4,840	
Local Cost Items							
SANITARY SEWER				1	0	0	*81% Good
				Totals:	215,756	151,028	
Notes:							
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:				256,747			
2026 Est. T.C.V. 009-260-047-00				= 502,700			
Est. TCV/Total Floor Area = 345.26							
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM		

Parcel Number: 009-260-047-00

Page: 2

	234,900	234,900	234,900	106,875	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,500	0	0	2,885	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	251,400	251,400	251,400	109,760	109,760	109,760

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-260-048-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

IACOVONI DAVID D & ROBERTA J
6740 W REDMAN DR
Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 48 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	70.00	118.00	0.9475	0.8314	4100	100		226,073
70 Actual Front Feet, 0.19 Total Acres								226,073
Total Est. Land Value =								226,073

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	776	50	2,510
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				3,768

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls CD

Blt 1980

(11) Heating System: Forced Heat & Cool

Ground Area = 896 SF Floor Area = 1792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	896		
Total:			197,435	138,204	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Porches

CGEP (1 Story)	144	9,239	6,467
WGEP (1 Story)	196	14,373	10,061

Deck

Treated Wood	308	5,177	3,624

Balcony

Wood Balcony	40	1,596	1,117

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	14,117	*74% Good

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Breezeways

Frame Wall	72	3,352	2,346

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:

263,767

185,398

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 315,177

2026 Est. T.C.V. 009-260-048-00

=

545,018

Est. TCV/Total Floor Area = 304.14, Most recent sale 06/01/2001 for 239,900						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	241,100	241,100	241,100	144,245	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	17,300	16,500	2,400	17,300	3,855	1,436
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	272,500	272,500	272,500	163,964	163,964	0

009-260-049-00

2026 Est. T.C.V.

MARKHAM-PHILLIPS MELINDA &

Property Class: 401

6730 W REDMAN DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 49 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	65.00	113.00	0.9724	0.8189	4100	100		212,201
65 Actual Front Feet, 0.17 Total Acres								
Total Est. Land Value =								212,201

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	339	50	1,115
Total Estimated Land Improvements True Cash Value =				1,115

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C 10 Blt 1975

(11) Heating System: Electric Baseboard

Ground Area = 816 SF Floor Area = 1428 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	816		
Total:				191,489	124,457

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,422

924

Porches

WCP (1 Story)

30

2,366

1,538

Deck

Treated Wood

439

6,682

4,343

Balcony

Wood Balcony

48

2,097

1,363

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

384

16,247

10,561

Water/Sewer

Public Sewer

1

1,465

952

Water Well, 100 Feet

1

5,734

3,727

Built-Ins

Appliance Allow.

1

2,713

1,763

Local Cost Items

SANITARY SEWER

1

0

0

*81% Good

Totals:

230,215

149,628

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

254,368

2026 Est. T.C.V. 009-260-049-00					=	467,684
Est. TCV/Total Floor Area = 327.51, Most recent sale 06/10/2021 for 270,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
217,400	217,400	217,400	142,838	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,400	0	0	3,856	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-260-049-00

Page: 2

233,800	233,800	233,800	146,694	146,694	146,694

DB: Lake2026

009-260-050-00	2026 Est. T.C.V.	WEBSTER DALE A & SHARON TRUSTS
Property Class: 401		6720 W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 50 & E 1/2 OF LOT 51 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

LAKE FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	93.00	118.00	0.8578	0.8314	4100	100		271,925
93 Actual Front Feet, 0.25 Total Acres					Total Est.		Land Value =	271,925

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	840	78	4,311
Total Estimated Land Improvements True Cash Value =				4,311

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1889 SF Floor Area = 1889 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,889		
			Total:	276,794	179,916

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CGEP (1 Story)	100	8,080	5,252
CCP (1 Story)	24	1,185	770

Deck

Treated Wood	160	3,446	2,240
Treated Wood	492	7,203	4,682

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:	340,228	221,147

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 375,950

2026 Est. T.C.V. 009-260-050-00 = 652,186

Est. TCV/Total Floor Area = 345.25

Parcel Number: 009-260-050-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	302,700	302,700	302,700	180,665	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,400	0	0	4,877	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	326,100	326,100	326,100	185,542	185,542	185,542

009-260-051-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCFARLAND HOWARD & THERESA TRUST
6700 W REDMAN DR
LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W W 1/2 OF LOT 51, LOT 52 & E 1/2 OF LOT 53. CLAYTON'S HARBOR.

12/31/12 NO IMPROVEMENTS FOR PARKING-TIM

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					LOT 51 & 1/3 OF EA 52 &50				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 67' @ 4100/FF	124.00	128.00	0.7756	0.8554	4100	100		337,306	
124 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			337,306	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2020	50	8,251
D/W/P: Brick on Sand	18.00	81	50	729
D/W/P: 4in Concrete	6.96	48	50	167
Total Estimated Land Improvements True Cash Value =				9,147

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	552	20,860	13,559
Class: C Exterior: Pole (Unfinished)			
Base Cost	960	23,434	15,232

Deck					
w/Roof (Roof portion)	336	5,074	3,298		

Local Cost Items					
SANITARY SEWER	1	0	0	*81% Good	
Totals:		49,368	32,089		

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 54,551

Cost Est. for Res. Bldg: 2 Single Family 1.25S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 1484 SF Floor Area = 2421 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	768		
1 Story	Siding	Basement	448		
1 Story	Siding	Crawl Space	268		
1 Story	Siding	Overhang	745		
			Total:	319,212	315,991

Plumbing					
Average Fixture(s)	1	1,422	1,408		

Parcel Number: 009-260-051-00

Page: 2

3 Fixture Bath	2	8,956	8,866
Porches			
CCP (1 Story)	168	4,748	4,701
CCP (1 Story)	69	2,125	2,104
WPP	16	831	823
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	994	43,159	42,727
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	2	1,054	1,043
Water/Sewer			
Public Sewer	1	1,465	1,450
Water Well, 150 Feet	1	8,441	8,357
Built-Ins			
Appliance Allow.	1	2,713	2,686
Totals:		391,537	387,593
Notes:			

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 658,908

90% Completed => Est. True Cash Value 2026 = 593,017

2026	Est. T.C.V. 009-260-051-00			=	994,021		
Est. TCV/Total Floor Area = 410.58							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	460,300	460,300	460,300	284,035	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	29,600	7,100	0	29,600	7,668	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	497,000	497,000	497,000	321,303	321,303	321,303	

03/24/2026

Valuation Report

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DB: Lake2026

009-260-054-00

2026 Est. T.C.V.

IRRER DANIEL L & CATHERINE M

Property Class: 401

6680 W REDMAN DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 54 & W 1/2 OF LOT 53 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	92.00	128.00	0.8610	0.8554	4100	100		277,819
92 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								277,819

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	539	50	2,202
D/W/P: 4in Ren. Conc.	8.17	64	50	261
D/W/P: Patio Blocks	15.58	46	50	358
Total Estimated Land Improvements True Cash Value =				2,821

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 1623 SF Floor Area = 1623 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,007		
1 Story	Siding	Slab	616		
Total:				227,323	147,748

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WGEF (1 Story)	187	15,313	9,953
WCP (1 Story)	153	7,035	4,573
CCP (1 Story)	60	1,870	1,215

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	416	17,123	11,130

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Deck

Composite	290	5,527	3,593

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:

295,238

191,892

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

326,216

Parcel Number: 009-260-054-00

Page: 2

2026	Est.	T.C.V.	009-260-054-00	=	606,856	
Est. TCV/Total Floor Area = 373.91, Most recent sale 06/28/2021 for 420,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	283,800	283,800	283,800	223,498	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,600	0	0	6,034	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	303,400	303,400	303,400	229,532	229,532	0

009-260-055-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

OUTWATER BENJAMINE & KRISTEN &
6670 W REDMAN DR
LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 55 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	61.00	109.00	0.9942	0.8086	4100	100	201,067
61 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =							201,067

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	800	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1969

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1552 SF Floor Area = 2056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,008			
1 Story	Siding	Crawl Space	280			
1 Story	Siding	Crawl Space	264			*85% Good
Total:				258,446	174,907	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

WPP	25	1,452	944

Deck

Pine w/Roof (Deck Portion)	250	3,685	2,395
Pine w/Roof (Roof portion)	250	3,953	2,569

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	504	21,864	18,584	*85% Good	

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 308,208 211,623

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 359,759

Parcel Number: 009-260-055-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	261,200	261,200	261,200	155,965	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,200	0	0	4,211	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	281,400	281,400	281,400	160,176	160,176	0

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-260-057-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GREENLEE GERALD E & CHARLOTTE TRUST

6650 W REDMAN DR

LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 56 & 57 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

LOTS 57 & 58

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

A 67' @ 4100/FF

139.00

96.00

0.7452

0.7735

4100

100

328,497

139 Actual Front Feet, 0.31 Total Acres

Total Est. Land Value =

328,497

Land Improvement Cost Estimates

Description

Rate

Size

% Good

Cash Value

D/W/P: 3.5 Concrete

6.58

800

71

3,737

Total Estimated Land Improvements True Cash Value =

3,737

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls

C

5

Blt 1977

(11) Heating System: Forced Hot Water

Ground Area = 1877 SF Floor Area = 1877 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories

Exterior

Foundation

Size

Cost New

Depr. Cost

1 Story

Siding

Crawl Space

1,877

Total:

261,907

170,235

Other Additions/Adjustments

Exterior

Brick Veneer

480

7,949

5,167

Plumbing

Average Fixture(s)

1

1,422

924

3 Fixture Bath

1

4,478

2,911

2 Fixture Bath

1

2,996

1,947

Porches

CCP (1 Story)

390

10,027

6,518

CCP (1 Story)

150

4,280

2,782

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

648

20,399

13,259

Door Opener

1

415

270

Water/Sewer

Public Sewer

1

1,465

952

Water Well, 50 Feet

1

3,344

2,174

Built-Ins

Appliance Allow.

1

2,713

1,763

Fireplaces

Exterior 1 Story

1

6,387

4,152

Local Cost Items

SANITARY SEWER

1

0

0

*81% Good

Totals:

327,782

213,054

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

362,192

2026 Est. T.C.V. 009-260-057-00

=

694,426

Est. TCV/Total Floor Area = 369.97

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-260-057-00

Page: 2

	324,900	324,900	324,900	176,236	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,300	0	0	4,758	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	347,200	347,200	347,200	180,994	180,994	180,994

009-260-062-00	2026 Est. T.C.V.	BEDELL NEIL & KAREN V
Property Class: 401		6870 W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 62 CLAYTON'S HARBOR.

12X40 ADD'N NEW FOR 97

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	60.00	100.19	1.0394	0.9129	650	100		37,004
60 Actual Front Feet, 0.14 Total Acres					Total Est.		Land Value =	37,004

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)			
Base Cost	480	12,600	10,710
Class: CD Exterior: Pole (Unfinished)			
Base Cost	1120	23,733	20,173
	Totals:	36,333	30,883

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 37,986

2026 Est. T.C.V. 009-260-062-00 = 74,990

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/04/2023 for 75,500

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM		
	31,400		31,400	31,400	24,125	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		6,100	0	0	651	0	
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	37,500		37,500	37,500	24,776	24,776	0	

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-260-063-00	2026 Est. T.C.V.	BEDELL NEIL & KAREN V
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 63 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
F 67' @ 650/	60.00	99.46	1.0394	0.9105	650 100	36,909
60 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =	36,909

2026 Est. T.C.V. 009-260-063-00	=	36,909			
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/04/2023 for 75,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,200	14,200	14,200	8,969	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,300	0	0	242	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,500	18,500	18,500	9,211	9,211	0

009-260-064-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WOODRING KODY & WOODRING ROBERT JR
6844 W REDMAN DR
LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 64 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *				60X104 IRR M/L			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
F 67' @ 650/	60.00	104.00	1.0394	0.9249	650	100	37,490
60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =							37,490

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	70	0	0
D/W/P: 3.5 Concrete	6.16	2000	0	0
Wood Frame	28.69	80	77	1,767
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	94	1,880
Total Estimated Land Improvements True Cash Value =				3,647

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls CD

Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = 1976 SF Floor Area = 1976 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,976		
Total:				227,829	170,870
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	889
3 Fixture Bath			1	3,721	2,791
Separate Shower			1	1,146	859
Water/Sewer					
Public Sewer			1	1,300	975
Water Well, 100 Feet			1	5,415	4,061
Built-Ins					
Appliance Allow.			1	1,897	1,423
Fireplaces					
Prefab 1 Story			1	2,147	1,610
Deck					
Treated Wood			16	702	526
Local Cost Items					
SANITARY SEWER			1	0	0
Totals:				245,342	184,004

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV:

182,164

2026 Est. T.C.V. 009-260-064-00					=	223,301
Est. TCV/Total Floor Area = 113.01, Most recent sale 09/12/2023 for 157,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
86,100	86,100	86,100	84,026	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,600	0	0	2,268	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-260-064-00

Page: 2

111,700	111,700	111,700	86,294	86,294	0

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-260-065-00	2026 Est. T.C.V.	SCHMEICHEL PAUL E & ZISSLER GAIL M
Property Class: 402		W REDMAN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 65 CLAYTON'S HARBOR.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
F 67' @ 650/	57.00	132.21	1.0582	1.0059	650 100	39,438
57 Actual Front Feet,	0.17	Total Acres	Total Est. Land Value =			39,438

2026 Est. T.C.V. 009-260-065-00	=	39,438			
Est. TCV/Total Floor Area = 19.96, Most recent sale 09/09/2023 for 21,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,200	15,200	15,200	9,279	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,500	0	0	250	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,700	19,700	19,700	9,529	9,529	9,529

009-260-066-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BLAKEMORE DAVID D & JULIE K
6830 W REDMAN DR
LAKE CITY, MI 49651

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 66, CLAYTON'S HARBOR.

LOT 66 57X111.74 LOT 67 60X85.75 LOT 68 66X54.96

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;
Parent Parcel(s): 009-260-066-00;
Child Parcel(s): 009-260-067-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					57X 111.7 IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	57.00	135.26	1.0582	1.0140	650	100		39,755	
57 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			39,755	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	35.72	60	50	1,071
Total Estimated Land Improvements True Cash Value =				1,071

2026 Est. T.C.V. 009-260-066-00					=	40,826
Est. TCV/Total Floor Area = 20.66, Most recent sale 04/14/2025 for 66,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
15,300	15,300	15,300	9,279		2.70	
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment	Losses
500	4,600	0	500		10,621	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-	PRE/MBT
20,400	20,400	20,400	10,029		20,400	0

009-260-067-002026 Est. T.C.V.BEDELL NEIL V & KAREN V
Property Class: 4016810 W REDMAN DR
Map #:LAKE TOWNSHIPLake City, MI 49651

2013-02353 WD TOWNSHIP OF LAKE COUNTY MISSAUKEE STATE OF MICHIGAN Lots 67 and 68
in the Plat of Clayton's Harbor.

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 67 & 68. CLAYTON'S HARBOR.
2007 SPLIT FROM 009-260-066-00 FOR 2008.

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;
Parent Parcel(s): 009-260-066-00;
Child Parcel(s): 009-260-067-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					2 LOTS: 150X68 IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	126.00	80.90	0.8017	0.8470	650	100		55,613	
126 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	
								55,613	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1428	50	4,969
D/W/P: Brick on Sand	18.00	20	50	180
D/W/P: Patio Blocks	15.58	141	50	1,098
D/W/P: Crushed Rock	2.26	308	50	348
Wood Frame	29.49	96	50	1,415
Wood Frame	24.21	240	50	2,905
Total Estimated Land Improvements True Cash Value =				10,915

Cost Est. for Res. Bldg: 1 Single Family 1S
Cls C -5 Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Crawl Space	1,176	Depr. Cost
			Total:	152,527
				99,154

Other Additions/Adjustments				
Exterior				
Brick Veneer	192	3,180	2,067	
Plumbing				
Average Fixture(s)	1	1,422	924	
3 Fixture Bath	1	4,478	2,911	
Porches				
WCP (1 Story)	48	3,193	2,075	
Deck				
Treated Wood	175	3,651	2,373	
Treated Wood	32	1,353	879	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	864	31,804	20,673	
Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 100 Feet	1	5,734	3,727	
Built-Ins				
Appliance Allow.	1	2,713	1,763	

Parcel Number: 009-260-067-00

Page: 2

Fireplaces				
Prefab 1 Story	1	2,542	1,652	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		214,062	139,150	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 171,155

2026 Est. T.C.V. 009-260-067-00	=	237,683
Est. TCV/Total Floor Area = 202.11, Most recent sale 07/11/2013 for 84,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
100,700 100,700 100,700 52,370 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 18,100 0 0 1,413 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
118,800 118,800 118,800 53,783 53,783 0		

03/24/2026

Valuation Report

12:42 PM

DB: Lake2026

009-270-001-00

2026 Est. T.C.V.

HENIGE GARY E & SANDRA M TRUST

Property Class: 401

410 S OAK DR

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SEC 3 T22N R8W LOT 1 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	130.00	1.0000	0.9816	1900	100		93,256
50 Actual Front Feet, 0.15 Total Acres								
Total Est. Land Value =								93,256

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	112	0	0
Metal Prefab	23.51	54	94	1,194

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,144

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C

Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	864		
Total:				137,753	96,428

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Porches

CCP (1 Story)	96	2,851	1,996
CGEP (1 Story)	192	12,776	8,943

Deck

Treated Wood	120	2,840	1,988
Treated Wood	32	1,353	947

Balcony

Wood Balcony	18	786	550

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	20,217	14,152
Storage Over Garage	264	3,495	2,446

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
Totals:		196,401	137,480	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 233,716

Parcel Number: 009-270-001-00

Page: 2

2026	Est.	T.C.V.	009-270-001-00	=	329,116	
Est. TCV/Total Floor Area = 304.74, Most recent sale 10/01/2000 for 120,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	127,900	127,900	127,900	92,664	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	36,700	0	0	2,501	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	164,600	164,600	164,600	95,165	95,165	0

009-270-002-00	2026 Est. T.C.V.	THORNTON MARLYN K FAMILY TRUST
Property Class: 401		400 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 2 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	50.00	125.00	1.0000	0.9721	1900	100	92,346
50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =		92,346

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	104 50	342
D/W/P: Asphalt Paving		3.10	426 50	660
Total Estimated Land Improvements True Cash Value =				1,002

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1967

(11) Heating System: Forced Heat & Cool

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	960	
Total:			137,305	89,248
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	924
Porches				
WGEP (1 Story)		220	17,109	11,121
CPP		144	2,907	1,890
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		784	26,734	17,377
Water/Sewer				
Public Sewer		1	1,465	952
Water Well, 50 Feet		1	3,344	2,174
Built-Ins				
Appliance Allow.		1	2,713	1,763
Fireplaces				
Exterior 1 Story		1	6,387	4,152
Deck				
Composite		298	5,635	3,663
Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
Totals:			205,021	133,264

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 226,549

2026 Est. T.C.V. 009-270-002-00			=	319,897
Est. TCV/Total Floor Area = 333.23				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
124,100	124,100	124,100	64,503	2.70
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

Parcel Number: 009-270-002-00

Page: 2

	0	35,800	0	0	1,741	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	159,900	159,900	159,900	66,244	66,244	0

009-270-003-002026 Est. T.C.V.EHLERS GEOFFREY A & JANIS L TRUST

Property Class: 401390 S OAK DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 3 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	118.00	1.0000	0.9582	1900	100		91,025
50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =		91,025	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	351 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1944

(11) Heating System: Forced Heat & Cool
Ground Area = 709 SF Floor Area = 709 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	709		
			Total:	90,057	58,538

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	770

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Common Wall: 2 Wall		1	-4,835	-3,143
Base Cost		110	5,513	3,583

Water/Sewer				
Public Sewer		1	1,300	845
Water Well, 50 Feet		1	3,344	2,174

Built-Ins				
Appliance Allow.		1	1,897	1,233

Fireplaces				
Exterior 1 Story		1	5,597	3,638

Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good

			Totals:	104,058	67,638

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 114,985

2026 Est. T.C.V. 009-270-003-00					=	206,960
Est. TCV/Total Floor Area = 291.90, Most recent sale 10/15/2018 for 145,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
79,100	79,100	79,100	62,359	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,400	0	0	1,683	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,500	103,500	103,500	64,042	64,042	0	

009-270-004-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GIZINSKI CLAUDIA L TRUST
380 S OAK DR
LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 4 CROOKED LAKE PLAT.

SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 80'@\$1900/FF	50.00	112.00	1.0000	0.9457	1900 100	89,845
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	89,845

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	400 50	1,634
Total Estimated Land Improvements True Cash Value =				1,634

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1963

(11) Heating System: Forced Heat & Cool
Ground Area = 1320 SF Floor Area = 1710 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	540	
1.5 Story	Siding	Crawl Space	780	
			Total:	214,673 171,737
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,138
3 Fixture Bath			1	4,478 3,582
Porches				
WGEP (1 Story)			90	9,545 7,636
Deck				
Treated Wood			516	7,430 5,944
Water/Sewer				
Public Sewer			1	1,465 1,172
Water Well, 50 Feet			1	3,344 2,675
Built-Ins				
Appliance Allow.			1	2,713 2,170
Fireplaces				
Exterior 1 Story			1	6,387 5,110
Local Cost Items				
SANITARY SEWER			1	0 0 *94% Good
			Totals:	251,457 201,164

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 341,979

2026 Est. T.C.V. 009-270-004-00					=	433,458
Est. TCV/Total Floor Area = 253.48						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
167,600	167,600	167,600	131,089	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	49,100	0	0	3,539	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-270-004-00

Page: 2

216,700	216,700	216,700	134,628	134,628	134,628

009-270-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROBINSON BARRY C & MARIBETH
370 S OAK DR
Lake City, MI 49651

. SEC 3 T22N R8W LOT 5 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 80'@\$1900/FF	50.00	106.00	1.0000	0.9328	1900	100		88,617	
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			88,617	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.26	48	71	486
Total Estimated Land Improvements True Cash Value =				486

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1014 SF Floor Area = 1014 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,014	
Total:			124,110	80,671
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
Deck				
Treated Wood			392	6,064 3,942
Treated Wood			24	1,052 684
Water/Sewer				
Public Sewer			1	1,300 845
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	1,897 1,233
Fireplaces				
Exterior 1 Story			1	5,597 3,638
Local Cost Items				
SANITARY SEWER			1	0 0 *94% Good
Totals:			144,549	93,957

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 159,727

2026 Est. T.C.V. 009-270-005-00					=	248,830
Est. TCV/Total Floor Area = 245.39, Most recent sale 01/21/2005 for 175,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
95,500	95,500	95,500	75,661	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,900	0	0	2,042	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,400	124,400	124,400	77,703	77,703	0	

DB: Lake2026

009-270-006-00	2026 Est. T.C.V.	BLACKHURST JUDITH S TRUST
Property Class: 401		360 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 6 & 7 EXC N 25 FT OF LOT 7. CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	79.00	103.00	1.0000	0.9261	1900	100		139,014
79 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	139,014

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	440	71	2,055
Total Estimated Land Improvements True Cash Value =				2,055

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1555 SF Floor Area = 1555 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,555		
			Total:	205,345	133,474

Other Additions/Adjustments

Exterior			
Stone Veneer	116	4,243	2,758

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	439	7,814	5,079
WPP	450	8,006	5,204

Deck

Treated Wood	156	3,388	2,202
Treated Wood	382	6,101	3,966

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	250,228	162,648

Notes: PRIMARY DWELLING

ECF (4085 CROOKED LAKE) 1.700 => TCV: 276,502

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C Blt 1989

(11) Heating System: Electric Wall Heat
Ground Area = 0 SF Floor Area = 438 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Parcel Number: 009-270-006-00

Page: 2

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	438		
Total:				38,010	24,706

Other Additions/Adjustments

Plumbing					
3 Fixture Bath			1	-4,478	-2,911

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			584	24,137	15,689

Water/Sewer					
Public Sewer			1	1,465	952

Totals: 59,134 38,436

Notes: D.G. W/ BONUS ROOM

ECF (4085 CROOKED LAKE) 1.700 => TCV: 65,341

2026 Est. T.C.V. 009-270-006-00 = 482,912

Est. TCV/Total Floor Area = 242.30

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
187,300	187,300	187,300	93,052	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	54,200	0	0	2,512	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
241,500	241,500	241,500	95,564	95,564	0	

009-270-008-002026 Est. T.C.V.HAWKINS MATTHEW B & KRYSTAL L
Property Class: 401340 S OAK DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 8 & N 25 FT OF LOT 7. CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	75.00	104.00	1.0000	0.9284	1900	100	132,294
75 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =							132,294

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	768		
Total:				127,360	82,784
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
Deck					
Treated Wood			486	7,144	4,644
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 100 Feet			1	5,734	3,727
Built-Ins					
Appliance Allow.			1	2,713	1,763
Fireplaces					
Exterior 1 Story			1	6,387	4,152
Local Cost Items					
SANITARY SEWER			1	0	0 *90% Good
Totals:				152,225	98,946
Notes:					
ECF (4085 CROOKED LAKE) 1.700 => TCV:				168,208	

2026 Est. T.C.V. 009-270-008-00				=	300,502	
Est. TCV/Total Floor Area = 313.02						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
115,000	115,000	115,000	66,353	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	35,300	0	0	1,791	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,300	150,300	150,300	68,144	68,144	0	

009-270-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HICKS JAMES RUSSELL & BARBARA L TR
330 S OAK DR
LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 9 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	50.00	105.00	1.0000	0.9306	1900	100	88,407
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		88,407

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.92	581 46	1,582
Total Estimated Land Improvements True Cash Value =				1,582

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1964

(11) Heating System: Wall/Floor Furnace

Ground Area = 728 SF Floor Area = 910 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Block	Crawl Space	728	
Total:			104,774	68,103
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,138	740
Porches				
CGEP (1 Story)		208	11,488	7,467
Water/Sewer				
Public Sewer		1	1,249	812
Water Well, 50 Feet		1	3,212	2,088
Built-Ins				
Appliance Allow.		1	1,822	1,184
Fireplaces				
Interior 1 Story		1	4,427	2,878
Unit-in-Place Cost Items				
ROOF STRUCTURE		9	9	6 *71% Good
Local Cost Items				
SANITARY SEWER		1	0	0 *90% Good
Totals:			128,119	83,278

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 141,572

2026 Est. T.C.V. 009-270-009-00		=	231,561
Est. TCV/Total Floor Area = 254.46, Most recent sale 07/09/2009 for 50,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
90,000	90,000	90,000	72,980 2.70
2026 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	25,800	0	0 1,970 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
115,800	115,800	115,800	74,950 74,950 0

009-270-010-00	2026 Est. T.C.V.	BERRY DIANNE A
Property Class: 401		320 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 10 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	50.00	105.00	1.0000	0.9306	1900	100	88,407
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		88,407

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.85	312 0	0
D/W/P: 3.5 Concrete		6.31	200 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C -5 Blt 1950

(11) Heating System: Wall/Floor Furnace

Ground Area = 576 SF Floor Area = 576 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1+ Story	Block	Slab	576	
Total:			81,666	53,083
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,366	888
Porches				
CGEP (1 Story)		216	13,351	8,678
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		884	28,111	18,272
Door Opener		1	506	329
Water/Sewer				
Public Sewer		1	1,407	915
Water Well, 100 Feet		1	5,507	3,580
Built-Ins				
Appliance Allow.		1	2,605	1,693
Fireplaces				
Exterior 1 Story		1	6,134	3,987
Local Cost Items				
SANITARY SEWER		1	0	0 *90% Good
Totals:			140,653	91,425

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 155,423

2026 Est. T.C.V. 009-270-010-00					=	246,180
Est. TCV/Total Floor Area = 427.40, Most recent sale 06/14/2018 for 219,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
97,700	97,700	97,700	89,050	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-270-010-00

Page: 2

	0	25,400	0	0	2,404	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	123,100	123,100	123,100	91,454	91,454	0

DB: Lake2026

009-270-011-00	2026 Est. T.C.V.	BAAS MATTHEW & KAITLYN
Property Class: 401		310 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 11 & 12. CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	100.00	106.00	0.9457	0.9328	1900	100		167,618
100 Actual Front Feet, 0.24 Total Acres					Total Est.	Land Value =		167,618

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	14.50	180	50	1,305
D/W/P: Patio Blocks	14.97	340	50	2,545
D/W/P: Asphalt Paving	2.98	1600	50	2,384
Wood Frame	27.65	100	50	1,382
Total Estimated Land Improvements True Cash Value =				7,616

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1047 SF Floor Area = 1947 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Block	Slab	900		
1 Story	Siding	Slab	147		
			Total:	223,810	145,476

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888
2 Fixture Bath	1	2,878	1,871

Porches

CGEP (1 Story)	300	16,587	10,782
CCP (1 Story)	108	3,048	1,981

Deck

Treated Wood	360	5,638	3,665

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	294	14,859	9,658
Common Wall: 1 Wall	1	-2,486	-1,616
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	600	23,604	15,343
Door Opener	1	506	329

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	2,605	1,693

Fireplaces

Exterior 2 Story	1	7,557	4,912

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:	304,591	197,985

Notes:

Parcel Number: 009-270-011-00

Page: 2

ECF (4085 CROOKED LAKE) 1.700 => TCV:

336,575

2026 Est. T.C.V. 009-270-011-00						=	511,809
Est. TCV/Total Floor Area = 262.87, Most recent sale 08/15/2025 for 512,500							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
211,900	211,900	211,900	211,900		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	44,000	0	0	44,000	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
255,900	255,900	255,900	217,621		255,900		0

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-270-013-00

2026 Est. T.C.V.

RABIDEAU FRANCES ETAL

Property Class: 401

290 S OAK DR

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SEC 3 T22N R8W LOT 13 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	107.00	1.0000	0.9350	1900	100		88,825
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			88,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	491	0	0
D/W/P: Asphalt Paving	2.89	800	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls CD

Blt 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1016 SF Floor Area = 1270 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,016		
Total:				139,851	83,911

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

CCP (1 Story)	40	1,222	733
CPP	240	3,874	2,324

Deck

Treated Wood	192	3,792	2,275

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 2 Story	1	5,762	3,457

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		165,948	99,568	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 169,266

2026 Est. T.C.V. 009-270-013-00

=

259,041

Est. TCV/Total Floor Area = 203.97

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-270-013-00

Page: 2

	99,500	99,500	99,500	54,843	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,000	0	0	1,480	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	129,500	129,500	129,500	56,323	56,323	0

009-270-014-00

2026 Est. T.C.V.

MULDER STEPHEN E & COLLEEN E

Property Class: 401

280 S OAK DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 14 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	52.00	107.00	1.0000	0.9350	1900	100		92,378
52 Actual Front Feet, 0.13 Total Acres								92,378
Total Est. Land Value =								92,378

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1090	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = 1093 SF Floor Area = 1093 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	988		
1 Story	Siding	Piers	105		
Total:				148,426	89,056

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

CGEP (1 Story)	260	13,996	8,398
WPP	444	6,962	4,177

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	11,446

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

206,579

123,947

Parcel Number: 009-270-014-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	117,000	117,000	117,000	90,436	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	35,000	0	0	2,441	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	152,000	152,000	152,000	92,877	92,877	0	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:					451,865	
2026 Est. T.C.V. 009-270-015-00					=	624,463
Est. TCV/Total Floor Area = 193.51						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
240,700	240,700	240,700	187,344	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	71,500	0	0	5,058	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
312,200	312,200	312,200	192,402	192,402	192,402	

009-270-017-002026 Est. T.C.V.LOVE ROBERT BLAINE TRUST

Property Class: 401250 S OAK DR

Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 3 T22N R8W LOTS 17 & 18 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	100.00	107.00	0.9457	0.9350	1900	100	168,012
100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =							168,012

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	402	46	1,067
Wood Frame	22.83	100	50	1,141
Total Estimated Land Improvements True Cash Value =				2,208

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1940

(11) Heating System: Wall/Floor Furnace
Ground Area = 578 SF Floor Area = 578 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	578		
Total:				68,602	44,591

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	988	642	

Porches					
CSEP (1 Story)		152	5,744	3,734	

Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		912	23,648	15,371	

Water/Sewer					
Public Sewer		1	1,152	749	
Water Well, 50 Feet		1	3,344	2,174	

Built-Ins					
Appliance Allow.		1	1,607	1,045	

Fireplaces					
Wood Stove		1	1,745	1,134	

Totals: 106,830 69,440

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 118,048

2026 Est. T.C.V. 009-270-017-00				=	288,268
Est. TCV/Total Floor Area = 498.73, Most recent sale 11/20/2018 for 164,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
109,700	109,700	109,700	76,068	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	34,400	0	0	2,053	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
144,100	144,100	144,100	78,121	78,121	0

009-270-019-00	2026 Est. T.C.V.	RITTER WARD & JILL E
Property Class: 401		230 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 19 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	50.00	107.00	1.0000	0.9350	1900	100		88,825
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	88,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	60	71	246
Total Estimated Land Improvements True Cash Value =				246

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1962

(11) Heating System: Space Heater

Ground Area = 916 SF Floor Area = 916 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	916		
			Total:	103,175	61,906

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CPP	35	872	523
CCP (1 Story)	198	4,576	2,746
CPP	48	1,065	639

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 121,652 72,992

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 124,086

2026 Est. T.C.V. 009-270-019-00 = 213,157

Est. TCV/Total Floor Area = 232.70

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
81,000	81,000	81,000	39,639	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,600	0	0	1,070	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,600	106,600	106,600	40,709	40,709	40,709

03/24/2026

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Valuation Report

DB: Lake2026

009-270-020-00

2026 Est. T.C.V.

ANDERSEN CHRISTIAN J TRUST

Property Class: 402

220 S OAK DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 20 CROOKED LAKE PLAT.

BWY/GRG @50% FOR 04

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	107.00	1.0000	0.9350	1900	100		88,825
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			88,825

2026 Est. T.C.V. 009-270-020-00

=

88,825

Est. TCV/Total Floor Area = 96.97, Most recent sale 06/16/2017 for 48,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
32,700	32,700	32,700	27,052	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,700	0	0	730	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,400	44,400	44,400	27,782	27,782	0

03/24/2026

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Valuation Report

DB: Lake2026

009-270-021-00

2026 Est. T.C.V.

EDWARDS GENE L & R'LYNN J

Property Class: 401

210 S OAK DR

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SEC 3 T22N R8W LOT 21 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	107.00	1.0000	0.9350	1900	100		88,825
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			88,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	354	50	1,090
Wood Frame	25.60	100	50	1,280
Total Estimated Land Improvements True Cash Value =				2,370

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
Total:				123,461	74,076

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	711
Porches			
WGEP (1 Story)	240	16,579	9,947
Deck			
Treated Wood	448	6,612	3,967
Water/Sewer			
Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006
Built-Ins			
Appliance Allow.	1	1,897	1,138
Fireplaces			
Interior 1 Story	1	4,610	2,766
Local Cost Items			
SANITARY SEWER	1	0	0
Totals:		158,988	95,391

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

162,165

2026 Est. T.C.V. 009-270-021-00

=

253,360

Est. TCV/Total Floor Area = 251.35

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
97,300	97,300	97,300	59,572	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	29,400	0	0	1,608	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,700	126,700	126,700	61,180	61,180	0

03/24/2026
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Valuation Report

DB: Lake2026

009-270-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAUCK EDMUND CHRIS TRUST
200 S OAK DR
LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 22 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	62.00	109.00	1.0000	0.9393	1900	100		110,655
62 Actual Front Feet, 0.16 Total Acres								110,655

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	599	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1443 SF Floor Area = 1443 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,443		
Total:				192,591	125,184

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

WPP	320	5,718	3,717

Deck

Treated Wood	48	1,667	1,084

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	312	16,018	10,412

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		233,169	151,560	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 257,652

2026 Est. T.C.V. 009-270-022-00

= 370,657

Est. TCV/Total Floor Area = 256.87

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-270-022-00

Page: 2

	143,000	143,000	143,000	72,928	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	42,300	0	0	1,969	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	185,300	185,300	185,300	74,897	74,897	0

009-270-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PEASE DAVID J & KIMBERLY G
190 S OAK DR
Lake City, MI 49651

. SEC 3 T23N R8W LOT 23 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	49.00	110.00	1.0000	0.9415	1900	100		87,653
49 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			87,653

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	264	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Forced Air w/ Ducts
Ground Area = 837 SF Floor Area = 837 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	837		
Total:				102,452	61,471

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,138	683		
Porches					
CGEP (1 Story)	200	11,156	6,694		
Water/Sewer					
Public Sewer	1	1,249	749		
Water Well, 50 Feet	1	3,212	1,927		
Built-Ins					
Appliance Allow.	1	1,822	1,093		
Fireplaces					
Exterior 1 Story	1	5,376	3,226		
Local Cost Items					
SANITARY SEWER	1	0	0	*90% Good	
Totals:		126,405	75,843		

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 128,933

2026 Est. T.C.V. 009-270-023-00				=	217,526
Est. TCV/Total Floor Area = 259.89					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
84,100	84,100	84,100	55,015	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,700	0	0	1,485	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,800	108,800	108,800	56,500	56,500	0

009-270-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WILLIAMS DANIEL & JESICA
180 S OAK DR
LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 24 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	50.00	110.00	1.0000	0.9415	1900	100	89,442
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =							89,442

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.92	496 0	0
Wood Frame		21.18	196 50	2,075
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				3,025

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 990 SF Floor Area = 990 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	990		
Total:				118,249	76,861

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,138	740	
Porches					
WPP		550	8,250	5,362	
Water/Sewer					
Public Sewer		1	1,249	812	
Water Well, 100 Feet		1	5,200	3,380	
Built-Ins					
Appliance Allow.		1	1,822	1,184	
Fireplaces					
Wood Stove		1	2,023	1,315	
Deck					
w/Roof (Roof portion)		127	1,942	1,262	
Local Cost Items					
SANITARY SEWER		1	0	0	*90% Good
Totals:			139,873	90,916	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 154,557

2026 Est. T.C.V. 009-270-024-00					=	247,024
Est. TCV/Total Floor Area = 249.52, Most recent sale 03/27/2020 for 190,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
96,500	96,500	96,500	96,500	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,000	0	2,605	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-270-024-00

Page: 2

123,500	123,500	123,500	99,105	99,105	0

03/24/2026

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Valuation Report

DB: Lake2026

009-270-025-00

2026 Est. T.C.V.

HELMSTADTER DONALD G & KAREN F

Property Class: 401

170 S OAK DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 25 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	110.00	1.0000	0.9415	1900	100		89,442
50 Actual Front Feet, 0.13 Total Acres								89,442
Total Est. Land Value =								89,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	889	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10

Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1149 SF

Floor Area = 1724 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Brick	Basement	1,149		
Total:			259,548	168,691	

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	258	4,716	3,065

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	34,550	22,457
Storage Over Garage	640	8,474	5,508

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		332,214	215,922	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 367,067

2026 Est. T.C.V. 009-270-025-00

=

458,884

Est. TCV/Total Floor Area = 266.17						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	177,300	177,300	177,300	108,192	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	52,100	0	0	2,921	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	229,400	229,400	229,400	111,113	111,113	0

009-270-026-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JONES THOMAS & LAURA TRUST
160 S OAK DR
LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 26 CROOKED LAKE PLAT.

GRG W/LIVING AREA ABOVE U/C 35% FPR 00 COMP FOR 01
HOUSE COMP FOR 04..WAS AT 50% FOR YRS..PERMIT MISFILED?

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
A 80'@\$1900/FF	50.00	110.00	1.0000	0.9415	1900	100	
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =		89,442

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		3.10	576 0	0
Wood Frame		37.80	48 50	907
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				3,282

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1993

(11) Heating System: Forced Hot Water
Ground Area = 840 SF Floor Area = 1764 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1.5 Story	Siding	Basement	840	
1 Story	Siding	Overhang	504	
Total:			220,915	143,594

Other Additions/Adjustments			
Recreation Room	168	3,187	2,072
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches			
WPP	600	10,626	6,907

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	952	34,329	22,314
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer			
Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins			
Appliance Allow.	1	2,713	1,763

Fireplaces			
Wood Stove	1	2,503	1,627
Direct-Vented Gas	1	2,963	1,926

Deck			
w/Roof (Roof portion)	120	2,111	1,372

Parcel Number: 009-270-026-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		290,721	188,969	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 321,247

2026 Est. T.C.V. 009-270-026-00					=	413,971
Est. TCV/Total Floor Area = 234.68, Most recent sale 09/25/2017 for 212,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
165,600	165,600	165,600	139,514	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,400	0	0	3,766	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
207,000	207,000	207,000	143,280	143,280	0	

009-270-027-00	2026 Est. T.C.V.	ESAU STEVEN & PICARD ROBERTA
Property Class: 401		140 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 27 & 28 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	100.00	110.00	0.9457	0.9415	1900	100		169,177
100 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	169,177

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	276	71	1,207

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,557

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	936		
			Total:	121,266	80,527

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

CGEP (1 Story)	253	13,745	8,247

Deck

Treated Wood	150	3,227	1,936

Garages

Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost	576	23,437	14,062
Common Wall: 1 Wall	1	-2,798	-1,679

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	177,992	106,795

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 181,552

2026 Est. T.C.V. 009-270-027-00 = 354,286

Est. TCV/Total Floor Area = 378.51, Most recent sale 08/17/2007 for 247,000

Parcel Number: 009-270-027-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	137,200	137,200	137,200	98,391	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	39,900	0	0	2,656	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	177,100	177,100	177,100	101,047	101,047	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-270-029-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SKAGGS MATTHEW D & STACY D &
130 S OAK DR
Lake City, MI 49651

. SEC 3 T22N R8W LOT 29 CROOKED LAKE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	110.00	1.0000	0.9415	1900	100		89,442
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								89,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.68	918	50	3,066
Total Estimated Land Improvements True Cash Value =				3,066

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 10 Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1280 SF Floor Area = 1280 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	768		
1 Story	Siding	Crawl Space	512		
Total:				187,284	121,713

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888
3 Fixture Bath	1	4,301	2,796

Porches

CCP (1 Story)	70	2,068	1,344

Deck

Treated Wood w/Roof (Deck Portion)	360	5,638	3,665
Treated Wood w/Roof (Roof portion)	360	5,213	3,388

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	360	20,023	13,015
Storage Over Garage	360	4,579	2,976

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 100 Feet	1	5,507	3,580

Built-Ins

Appliance Allow.	1	2,605	1,693

Fireplaces

Exterior 1 Story	1	6,134	3,987

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

246,125

159,960

Notes: STUDIO OVER BOATHOUSE

ECF (4085 CROOKED LAKE) 1.700 => TCV:

271,932

2026 Est. T.C.V. 009-270-029-00

=

364,440

Est. TCV/Total Floor Area = 284.72, Most recent sale 11/06/2018 for 192,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-270-029-00

Page: 2

	134,600	134,600	134,600	119,248	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	14,900	32,700	0	14,900	3,219	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	182,200	182,200	182,200	137,367	137,367	0

03/24/2026

Valuation Report

12:42 PM

DB: Lake2026

009-270-030-00

2026 Est. T.C.V.

LANTERMAN JAMES W & ELLEN L

Property Class: 401

120 S OAK DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

LOT 30 CROOKED LAKE PLAT.

03 SPLIT LOT 31 TO 031-00 FOR 04

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	110.00	1.0000	0.9415	1900	100		89,442
50 Actual Front Feet, 0.13 Total Acres								
Total Est. Land Value =								89,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family TRI

Cls C 5 Blt 2002

(11) Heating System: Radiant (in-floor)

Ground Area = 1414 SF Floor Area = 1894 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	480		
1 Story	Siding	Basement	544		
1 Story	Siding	Piers	390		
Total:				257,454	205,949

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165

Porches

WPP	390	6,954	5,563
Foundation: Basement	390	9,216	7,373
WPP	30	1,656	1,325
WPP	30	1,656	1,325
WPP	30	1,656	1,325
WPP	30	1,656	1,325

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	29,207	23,366
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	2	1,054	843

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost	280	15,898	12,718

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Interior 1 Story	1	5,235	4,188

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Parcel Number: 009-270-030-00

Page: 2

Totals:

349,343

279,461

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

475,084

2026	Est. T.C.V. 009-270-030-00				=	565,476	
Est. TCV/Total Floor Area = 298.56							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	223,700	223,700	223,700	133,446	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	59,000	0	0	3,603	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	282,700	282,700	282,700	137,049	137,049	137,049	

009-270-031-002026 Est. T.C.V.LANTERMAN JAMES W & ELLEN TRUST

Property Class: 401110 S OAK DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 31 CROOKED LAKE PLAT.

HS OK FOR GLADYS..LIVES WITH SON (JAMES)

03 SPLIT FROM 030-00 FOR 04

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	110.00	1.0000	0.9415	1900	100		89,442
50 Actual Front Feet, 0.13 Total Acres								89,442
Total Est. Land Value =								89,442

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	223	0	0
Wood Frame	26.22	96	91	2,290
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,240

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 1956

(11) Heating System: Forced Air w/ Ducts

Ground Area = 768 SFFloor Area = 768 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
Total:				94,264	61,272
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Porches					
CGEP (1 Story)			128	8,563	5,566
CGEP (1 Story)			204	11,789	7,663
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 100 Feet			1	5,415	3,520
Built-Ins					
Appliance Allow.			1	1,897	1,233
Fireplaces					
Exterior 1 Story			1	5,597	3,638
Local Cost Items					
SANITARY SEWER			1	0	0
					*84% Good
Totals:				130,010	84,507

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:143,662

2026 Est. T.C.V. 009-270-031-00 = 236,344

Est. TCV/Total Floor Area = 307.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,100	91,100	91,100	68,415	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-270-031-00

Page: 2

	0	27,100	0	0	1,847	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	118,200	118,200	118,200	70,262	70,262	0

009-270-032-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FOLTZ TED
100 S OAK DR
LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 32 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	53.00	110.00	1.0000	0.9415	1900	100	94,808
53 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =		94,808

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	90	0	0
Wood Frame	34.86	36	94	1,180
Total Estimated Land Improvements True Cash Value =				1,180

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Forced Air w/ Ducts
Ground Area = 800 SF Floor Area = 800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
			Total:	100,927	65,602

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	770	

Porches				
CGEP (1 Story)	70	5,578	3,626	

Garages				
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost	280	12,723	8,270	

Water/Sewer				
Public Sewer	1	1,300	845	
Water Well, 50 Feet	1	3,344	2,174	

Built-Ins				
Appliance Allow.	1	1,897	1,233	

Fireplaces				
Interior 1 Story	1	4,610	2,996	

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good

Totals:			131,564	85,516

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 145,377

2026 Est. T.C.V. 009-270-032-00					=	241,365
Est. TCV/Total Floor Area = 301.71						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,600	92,600	92,600	68,833	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,100	0	0	1,858	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-270-032-00

Page: 2

120,700	120,700	120,700	70,691	70,691	0

009-270-033-002026 Est. T.C.V.KEARNS PAULA J TRUSTEE
Property Class: 40190 S OAK DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 33 & 34 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	89.00	110.00	0.9737	0.9415	1900	100	155,019
89 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		155,019

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete	5.92	581	0 0
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 1000	1,000.00	2	95 1,900
Total Estimated Land Improvements True Cash Value =			1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1602 SF Floor Area = 1602 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,282		
1 Story	Block	Slab	320		
Total:			178,499	116,024	

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,138	740	
2 Fixture Bath		1	2,403	1,562	
Garages					
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost		672	21,827	14,188	
Water/Sewer					
Public Sewer		1	1,249	812	
Water Well, 100 Feet		1	5,200	3,380	
Built-Ins					
Appliance Allow.		1	1,822	1,184	
Fireplaces					
Interior 1 Story		1	4,427	2,878	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
Totals:			216,565	140,768	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 239,306

2026 Est. T.C.V. 009-270-033-00				=	396,225
Est. TCV/Total Floor Area = 247.33					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
154,600	154,600	154,600	87,051	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	43,500	0	0	2,350	0

Parcel Number: 009-270-033-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	198,100	198,100	198,100	89,401	89,401	0

009-270-035-00	2026 Est. T.C.V.	BROWN STEVEN J & SHERYL E
Property Class: 401		70 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 3 T22N R8W LOT 35 CROOKED LAKE PLAT.		
ADD SEWER FOR 05 REMOVE PATION FOR 07.		
Land Value Estimates for Land Table 4085.4085 CROOKED LAKE		
* Factors *		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
A 80'@\$1900/FF	50.00 109.00 1.0000 0.9393	1900 100 89,238
50 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value = 89,238
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
D/W/P: Crushed Rock	2.26	576 0 0
D/W/P: 4in Concrete	6.96	144 0 0
D/W/P: 3.5 Concrete	6.58	165 0 0
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 1000	1,000.00	2 95 1,900
Total Estimated Land Improvements True Cash Value =		1,900
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 2014		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1301 SF Floor Area = 1952 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		
Building Areas		
Stories	Exterior	Foundation Size Cost New Depr. Cost
1.5 Story	Siding	Crawl Space 1,301
		Total: 218,101 196,318
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422 1,280
3 Fixture Bath	1	4,478 4,030
Garages		
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)		
Base Cost	653	27,308 24,577
Water/Sewer		
Public Sewer	1	1,465 1,318
Water Well, 100 Feet	1	5,734 5,161
Built-Ins		
Appliance Allow.	1	2,713 2,442
Deck		
Composite	427	7,050 6,345
	Totals:	268,271 241,471
Notes: PREMANF. HOME - STATE STANDARDS		
	ECF (4085 CROOKED LAKE) 1.700 => TCV:	410,501

2026 Est. T.C.V. 009-270-035-00	=	501,639
Est. TCV/Total Floor Area = 256.99		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
195,800 195,800 195,800	124,607	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 55,000 0	0	3,364 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 009-270-035-00

Page: 2

250,800	250,800	250,800	127,971	127,971	0

009-270-036-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DIX DONALD P
60 S OAK DR
LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 36 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 80'@\$1900/FF	50.00	109.00	1.0000	0.9393	1900	100		89,238	
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			89,238	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	180	0	0
Wood Frame	23.39	160	50	1,871
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				2,821

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
Total:				99,426	64,626
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	1,897	1,233
Fireplaces					
Exterior 1 Story			1	5,597	3,638
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:				112,749	73,286

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

124,586

2026 Est. T.C.V. 009-270-036-00				=	216,645	
Est. TCV/Total Floor Area = 265.50						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
83,000	83,000		83,000	42,516	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,300	0	0	1,147	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
108,300	108,300		108,300	43,663	43,663	0

009-270-037-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HABEL MICHAEL A & ELAINE L TRUST
40 S OAK DR
LAKE CITY, MI 49651

. SEC 3 T22N R8W LOTS 37 & 38 CROOKED LAKE PLAT.

ADD SEWER FOR05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	100.00	108.00	0.9457	0.9372	1900	100	168,403
100 Actual Front Feet, 0.25 Total Acres			Total Est. Land Value =			168,403	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	104 0	0
D/W/P: 3.5 Concrete		6.16	126 0	0
D/W/P: 4in Concrete		6.47	72 0	0
Metal Prefab		14.54	144 50	1,047
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			1,997	

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1961

(11) Heating System: Forced Heat & Cool
Ground Area = 1198 SF Floor Area = 1198 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,198	
Total:			142,771	92,800
Other Additions/Adjustments				
Exterior				
Brick Veneer		936	14,265	9,272
Plumbing				
Average Fixture(s)		1	1,185	770
Porches				
CCP (1 Story)		40	1,222	794
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		576	19,077	12,400
Water/Sewer				
Public Sewer		1	1,300	845
Water Well, 50 Feet		1	3,344	2,174
Built-Ins				
Appliance Allow.		1	1,897	1,233
Fireplaces				
Exterior 1 Story		1	5,597	3,638
Local Cost Items				
SANITARY SEWER		1	0	0 *94% Good
Totals:			190,658	123,926

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 210,674

Parcel Number: 009-270-037-00

Page: 2

2026	Est.	T.C.V.	009-270-037-00	=	381,074	
Est. TCV/Total Floor Area = 318.09, Most recent sale 12/29/2009 for 90,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	146,400	146,400	146,400	72,928	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	44,100	0	0	1,969	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	190,500	190,500	190,500	74,897	74,897	0

009-270-039-00	2026 Est. T.C.V.	GLOVER LAURIE V L/E
Property Class: 401		30 S OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 3 T22N R8W LOT 39 CROOKED LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	50.00	130.00	1.0000	0.9816	1900	100		93,256
50 Actual Front Feet, 0.15 Total Acres					Total Est.		Land Value =	93,256

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	252	0	0
Wood Frame	22.16	120	50	1,329

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,279

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = 676 SF Floor Area = 676 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	676		
			Total:	86,505	47,576

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CSEP (1 Story)	96	4,035	2,219
CGEP (1 Story)	30	2,966	1,631

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	100,597	55,326

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 94,054

2026 Est. T.C.V. 009-270-039-00 = 189,589

$$\text{Est. TCV/Total Floor Area} = 280.46$$

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
71,500	71,500	71,500	40,260	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,300	0	0	1,087	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,800	94,800	94,800	41,347	41,347	0

009-275-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

OTTENJAN GARRY & PHYLLIS
9035 W OAK DR
LAKE CITY, MI 49651

. SECS 3 & 4 T22N R8W LOT 1 PLAT OF CROOKED LAKE ANNEX.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	100.00	160.00	0.9457	1.0339	1900	100	185,791
100 Actual Front Feet, 0.37 Total Acres			Total Est. Land Value =			185,791	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	120 0	0
Wood Frame		23.39	160 94	3,517
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			5,892	

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Electric Baseboard
Ground Area = 1636 SF Floor Area = 1636 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	110		
1 Story	Siding	Crawl Space	1,238		
1 Story	Siding	Piers	288		
Total:			184,523	110,714	

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Porches					
WSEP (1 Story)			100	5,606	3,364
Deck					
Treated Wood			470	6,829	4,097
Treated Wood			118	2,740	1,644
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			676	21,422	12,853
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 100 Feet			1	5,415	3,249
Built-Ins					
Appliance Allow.			1	1,897	1,138
Fireplaces					
Interior 1 Story			1	4,610	2,766
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:			235,527	141,316	

Notes:

Parcel Number: 009-275-001-00

Page: 2

ECF (4085 CROOKED LAKE) 1.700 => TCV: 240,237						
2026	Est. T.C.V. 009-275-001-00				=	431,920
Est. TCV/Total Floor Area = 264.01, Most recent sale 09/01/1997 for 90,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	167,700	167,700	167,700	107,985	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	48,300	0	0	2,915	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	216,000	216,000	216,000	110,900	110,900	0

009-275-002-002026 Est. T.C.V.STRICH GERALD N & DORIS H TRUST

Property Class: 4018999 W OAK DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 3 & 4 T22N R8W LOT 2 PLAT OF CROOKED LAKE ANNEX.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	100.00	172.00	0.9457	1.0528	1900	100	189,180
100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =							189,180

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	41	50	126
Wood Frame	23.39	160	50	1,871
Total Estimated Land Improvements True Cash Value =				1,997

Cost Est. for Res. Bldg: 1A-Frame1.25SCls GoodBlt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 930 SF Floor Area = 1110 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	720		
1 Story	Siding	Crawl Space	210		
			Total:	120,391	66,212

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	782
Porches					
WPP			312	5,575	3,066
Water/Sewer					
Public Sewer			1	1,300	715
Water Well, 100 Feet			1	5,415	2,978
Built-Ins					
Appliance Allow.			1	1,897	1,043
Local Cost Items					
SANITARY SEWER			1	0	0 *90% Good
Totals:				136,000	74,796

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:127,153

2026 Est. T.C.V. 009-275-002-00=318,330						
Est. TCV/Total Floor Area = 286.78, Most recent sale 09/01/1996 for 80,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
124,000	124,000	124,000	70,178	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,200	0	0	1,894	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,200	159,200	159,200	72,072	72,072	0	

009-275-003-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARKS JERRY LEE & TERRY LYNN (H/W)
8979 W OAK DR
LAKE CITY, MI 49651

. SECS 3 & 4 T22N R8W LOT 3 PLAT OF CROOKED LAKE ANNEX.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	156.00	0.9457	1.0274	1900	100		184,619
100 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			184,619

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	347	0	0
D/W/P: 4in Ren. Conc.	8.17	896	0	0
D/W/P: Patio Blocks	15.58	664	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 3376 SF Floor Area = 4108 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	3,376		
1 Story	Siding	Overhang	732		
Total:				531,798	483,881

Other Additions/Adjustments

Exterior				
Stone Veneer	200	7,316	6,658	

Plumbing				
Average Fixture(s)	1	1,422	1,294	
3 Fixture Bath	3	13,434	12,225	

Water/Sewer				
2000 Gal Septic	1	9,318	8,479	
Public Sewer	1	1,465	1,333	

Porches				
CCP (1 Story)	216	5,929	5,395	
CGEP (1 Story)	406	23,333	21,233	

Deck				
Treated Wood	224	4,305	3,918	
Treated Wood	219	4,240	3,858	
Treated Wood	204	4,039	3,675	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	902	39,959	36,363	
Common Wall: 2 Wall	1	-5,177	-4,711	
Door Opener	2	1,054	959	

Built-Ins				
Appliance Allow.	1	2,713	2,469	

Fireplaces				
Direct-Vented Gas	1	2,963	2,696	

Parcel Number: 009-275-003-00

Page: 2

Local Cost Items				
GENERATOR	1	1	1	*95% Good
Totals:	648,112	589,726		

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 1,002,534

2026 Est. T.C.V. 009-275-003-00	=	1,196,653
Est. TCV/Total Floor Area = 291.30, Most recent sale 11/08/2005 for 224,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
477,500 477,500 477,500 384,746 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 120,800 0 0 10,388 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
598,300 598,300 598,300 395,134 395,134 0		

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-275-004-00	2026 Est. T.C.V.	PRZYJACIELSKI ZENO & MARY			
Property Class: 401		8959 W OAK DR			
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651			
. SECS 3 & 4 T22N R8W LOT 4 PLAT OF CROOKED LAKE ANNEX.					
REMOVE OLD HOUSE FOR 02					
NEW HOUSE FOR 03					
Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
A 80'@\$1900/FF	98.00	125.00	0.9505	0.9721	1900 100 172,045
98 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value = 172,045
Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements					
Description			Rate	Size % Good	Cash Value
LAND IMPROVE 2500			2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =					2,350
Cost Est. for Res. Bldg: 1 Single Family 1.5S					
				Cls C	Blt 2002
(11) Heating System: Forced Air w/ Ducts					
Ground Area = 1088 SF Floor Area = 1632 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,088		
			Total:	196,340	160,999
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,166
3 Fixture Bath			1	4,478	3,672
Porches					
WCP (1 Story)			36	2,691	2,207
Deck					
Treated Wood			30	1,297	1,064
Treated Wood			42	1,578	1,294
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	16,805	13,780
Common Wall: 1 Wall			1	-1,972	-1,617
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	26,665	21,865
Common Wall: 1 Wall			1	-2,589	-2,123
Door Opener			1	527	432
Water/Sewer					
Public Sewer			1	1,465	1,201
Water Well, 50 Feet			1	3,344	2,742
Built-Ins					
Appliance Allow.			1	2,713	2,225
Breezeways					
Frame Wall			48	3,240	2,657
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good

Parcel Number: 009-275-004-00

Page: 2

Totals:

258,004

211,564

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

359,659

2026 Est. T.C.V. 009-275-004-00					=	534,054	
Est. TCV/Total Floor Area = 327.24, Most recent sale 06/01/1997 for 83,500							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
206,400	206,400		206,400	153,635	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	60,600	0	0	4,148	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
267,000	267,000		267,000	157,783	157,783	0	

009-280-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PRESTON ALLEN R MARGARET TRUST
9119 W OAK DR
Lake City, MI 49651

. LOT 1 CROOKED LAKE SHORE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@ \$1900/FF	63.00	131.00	1.0000	0.9835	1900	100	117,728
63 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =		117,728

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
Metal Prefab	14.70	80	50 588
Total Estimated Land Improvements True Cash Value =			588

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1964

(11) Heating System: Space Heater
Ground Area = 858 SF Floor Area = 1072 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Crawl Space	858	
Total:			111,593	66,956

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	988	593	
Porches				
WPP	303	4,209	2,525	
Water/Sewer				
Public Sewer	1	1,152	691	
Water Well, 50 Feet	1	3,344	2,006	
Built-Ins				
Appliance Allow.	1	1,607	964	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:			122,893	73,735

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 125,349

2026 Est. T.C.V. 009-280-001-00				=	243,665	
Est. TCV/Total Floor Area = 227.30						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
92,300	92,300	92,300		50,732	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	29,500	0		0	1,369	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
121,800	121,800	121,800		52,101	52,101	0

009-280-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BOUGHNER JOHN A & CARON
9161 W OAK DR
LAKE CITY, MI 49651

. LOTS 2, 3, 4 & 5 CROOKED LAKE SHORE PLAT & E'LY 1/2 VACATED WALKWAY RECORDED
L210P588

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 80'@\$1900/FF	205.00	120.00	0.7904	0.9622	1900 100	296,213
205 Actual Front Feet, 0.56 Total Acres					Total Est. Land Value =	296,213

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 5 ft.		28.53	40 0	0
D/W/P: Asphalt Paving		2.89	2252 50	3,254
D/W/P: 3.5 Concrete		6.16	153 50	471
D/W/P: Brick on Sand		16.52	146 50	1,206
D/W/P: 4in Concrete		6.47	144 50	466
Wood Frame		31.15	64 50	997
Total Estimated Land Improvements True Cash Value =				6,394

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1957

(11) Heating System: Forced Heat & Cool

Ground Area = 1560 SF Floor Area = 1560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,560	
Total:			179,404	116,611
Other Additions/Adjustments				
Exterior				
Brick Veneer		496	7,559	4,913
Plumbing				
Average Fixture(s)		1	1,185	770
3 Fixture Bath		1	3,721	2,419
Porches				
CGEP (1 Story)		120	8,194	5,326
CCP (1 Story)		60	1,718	1,117
CCP (1 Story)		40	1,222	794
Foundation: Shallow		40	-548	-356
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		960	27,965	18,177
Water/Sewer				
Public Sewer		1	1,300	845
Water Well, 50 Feet		1	3,344	2,174
Built-Ins				
Appliance Allow.		1	1,897	1,233
Fireplaces				
Exterior 1 Story		1	5,597	3,638
Local Cost Items				
GENERATOR		1	1	1 *100% Good
Totals:			242,559	157,662
Notes:				

Parcel Number: 009-280-002-00

Page: 2

ECF (4085 CROOKED LAKE) 1.700 => TCV: 268,025						
2026 Est. T.C.V. 009-280-002-00				=	570,632	
Est. TCV/Total Floor Area = 365.79, Most recent sale 06/11/2018 for 310,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
218,100	218,100	218,100	154,322	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	67,200	0	0	4,166	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
285,300	285,300	285,300	158,488	158,488	158,488	

009-280-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NOVESS MASON
9171 W OAK DR
LAKE CITY, MI 49651

. LOT 6 CROOKED LAKE SHORE PLAT AND W'LY 5' OF VACATED WALKWAY RECORDED LIBER 201P588

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	55.00	118.00	1.0000	0.9582	1900	100	100,128
55 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =		100,128

Land Improvement Cost Estimates			
Description		Rate	Size % Good Cash Value
Residential Local Cost Land Improvements			
Description		Rate	Size % Good Cash Value
LAND IMPROVE 2500		2,500.00	1 95 2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1128 SF Floor Area = 1920 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	336		
2 Story	Siding	Crawl Space	792		
Total:				239,921	167,940

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches			
WSEP (1 Story)	152	8,726	6,108

Deck			
Treated Wood	555	7,792	5,454
Treated Wood	88	2,306	1,614
Treated Wood	144	3,217	2,252
w/Roof (Roof portion)	53	1,019	713

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	26,665	18,665
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	312	19,004	13,303
Common Wall: 2 Wall	1	-5,177	-3,624
Door Opener	1	527	369

Water/Sewer			
Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins			
Appliance Allow.	1	2,713	1,899

Fireplaces			
Direct-Vented Gas	1	2,963	2,074

Breezeways

Parcel Number: 009-280-006-00

Page: 2

Frame Wall	240	16,200	11,340	
Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)	52	209	207	*99% Good
Local Cost Items				
GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*84% Good

Totals:

337,123

236,041

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

401,270

2026 Est. T.C.V. 009-280-006-00					=	503,773
Est. TCV/Total Floor Area = 262.38, Most recent sale 11/15/2024 for 599,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
197,700	197,700	197,700	197,700	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	54,200	0	0	5,337	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
251,900	251,900	251,900	203,037	203,037	203,037	

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-280-007-00

2026 Est. T.C.V.

NOVESS MASON

Property Class: 402

W OAK DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

E 1/2 OF LOT 7. CROOKED LAKE SHORE PLAT.

02 SPLIT 1/2 TO 007-50 FOR 03 2 DOV REMAIN

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	25.00	115.00	1.0000	0.9520	1900	100		45,221
25 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			45,221

2026 Est. T.C.V. 009-280-007-00

=

45,221

Est. TCV/Total Floor Area = 23.55, Most recent sale 11/15/2024 for 599,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
16,700	16,700	16,700	16,700	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,900	0	0	450	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,600	22,600	22,600	17,150	17,150	17,150

03/24/2026

Valuation Report

12:42 PM

DB: Lake2026

009-280-008-00

2026 Est. T.C.V.

FREDRICKSON CHERYL K

Property Class: 401

9197 W OAK DR

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

LOTS 8 & 9 AND W 1/2 OF LOT 7. CROOKED LAKE SHORE PLAT.

ADD SEWER FOR05

03 COMBO W/007-50 FOR 04

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	125.00	112.00	0.8944	0.9457	1900	100		200,901
125 Actual Front Feet, 0.32 Total Acres								200,901
Total Est. Land Value =								200,901

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	312	0	0
D/W/P: 3.5 Concrete	6.58	192	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1958

(11) Heating System: Electric Baseboard

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Slab	960		
			Total:	131,509	85,494

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

CGEP (1 Story)	164	11,423	7,425

Deck

Treated Wood	320	5,434	3,532
Treated Wood	80	2,182	1,418
Treated Wood	745	9,491	6,169
w/Roof (Roof portion)	194	3,222	2,094

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	642	28,530	18,544

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Parcel Number: 009-280-008-00

Page: 2

Totals:

208,966

135,839

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

230,926

2026 Est. T.C.V. 009-280-008-00

=

434,202

Est. TCV/Total Floor Area = 452.29

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
166,200	166,200	166,200	115,133	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	50,900	0	0	3,108	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
217,100	217,100	217,100	118,241	118,241	0	

009-280-010-002026 Est. T.C.V.ENGEL TRUST NO 1
Property Class: 4019207 W OAK DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 10 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	50.00	108.00	1.0000	0.9372	1900	100	89,032
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							89,032

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	5.77	98 71	401
Total Estimated Land Improvements True Cash Value =			401

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1953

(11) Heating System: Space Heater

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
Total:				103,910	62,346
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	593
Porches					
CGEP (1 Story)			96	6,202	3,721
CGEP (1 Story)			112	6,923	4,154
Water/Sewer					
Public Sewer			1	1,152	691
Water Well, 100 Feet			1	5,150	3,090
Built-Ins					
Appliance Allow.			1	1,607	964
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Totals:				125,932	75,559

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 128,451

2026 Est. T.C.V. 009-280-010-00				=	217,884
Est. TCV/Total Floor Area = 226.96					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
83,300	83,300	83,300	43,544	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,600	0	0	1,175	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
108,900	108,900	108,900	44,719	44,719	0

03/24/2026
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Valuation Report

DB: Lake2026

009-280-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCOTT MICHELLE EVANS
9217 W OAK DR
Lake City, MI 49651

. LOT 11 & E 1/2 OF LOT 12 CROOKED LAKE SHORE PLAT INCLUDING VACATED WALKWAY
L201P588

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	85.00	104.00	0.9850	0.9284	1900	100		147,678
85 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 147,678

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S
Cls C 5 Blt 2008

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1408 SF Floor Area = 1422 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,408		
1 Story	Siding	Overhang	14		
Total:				226,985	192,920

Other Additions/Adjustments

Recreation Room	1000	18,970	16,124
Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 200 Feet	1	10,565	8,980

Porches

WCP (1 Story)	48	3,193	2,714
WCP (1 Story)	224	9,081	7,719

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 306,671 260,652

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 443,108

2026 Est. T.C.V. 009-280-011-00 = 593,211
Est. TCV/Total Floor Area = 417.17

Parcel Number: 009-280-011-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	229,500	229,500	229,500	160,624	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	67,100	0	0	4,336	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	296,600	296,600	296,600	164,960	164,960	0	

009-280-013-00	2026 Est. T.C.V.	BARTHEL ANDREAS & CHERYL
Property Class: 401		9235 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 13 & W 1/2 OF LOT 12 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	75.00	102.00	1.0000	0.9239	1900	100		131,654
75 Actual Front Feet, 0.18 Total Acres					Total Est.	Land Value =		131,654

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	72	0	0
D/W/P: 4in Concrete	6.47	750	0	0
Metal Prefab	19.83	54	50	535
Wood Frame	24.86	120	50	1,491

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,976

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1389 SF Floor Area = 1389 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	660		
1 Story	Siding	Crawl Space	729		
			Total:	163,199	106,078

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Porches

CGEP (1 Story)	96	6,977	4,535

Deck

Treated Wood	480	6,922	4,499

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	624	21,466	13,953
Common Wall: 1 Wall	1	-2,254	-1,465

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*94% Good

Totals:	214,439	139,384

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:						236,953
2026 Est. T.C.V. 009-280-013-00						= 371,583
Est. TCV/Total Floor Area = 267.52, Most recent sale 06/14/2019 for 265,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
143,700	143,700	143,700	133,586	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	42,100	0	0	3,606	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,800	185,800	185,800	137,192	137,192		0

009-280-014-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BREDEWEG ROBERT A
9245 W OAK DR
LAKE CITY, MI 49651

. LOT 14 CROOKED LAKE SHORE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	50.00	103.00	1.0000	0.9261	1900	100	87,983
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		87,983

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
Wood Frame	28.69	80	50 1,147
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 1000	1,000.00	1	95 950
Total Estimated Land Improvements True Cash Value =			2,097

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Space Heater
Ground Area = 896 SF Floor Area = 896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	896	
Total:			108,719	65,230
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Porches				
WSEP (1 Story)			260	11,645 6,987
Deck				
Treated Wood			60	1,843 1,106
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 50 Feet			1	3,344 2,006
Built-Ins				
Appliance Allow.			1	1,897 1,138
Fireplaces				
Interior 1 Story			1	4,610 2,766
Local Cost Items				
SANITARY SEWER			1	0 0 *94% Good
Totals:			134,543	80,724

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 137,231

2026	Est. T.C.V. 009-280-014-00				=	227,311	
Est. TCV/Total Floor Area = 253.70							
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	87,000	87,000	87,000		45,601	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	26,700	0	0	1,231	0	

Parcel Number: 009-280-014-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
113,700	113,700	113,700	46,832	46,832	0

03/24/2026
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Valuation Report

DB: Lake2026

009-280-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VARNER KEVIN W & FORD KELLY A
9263 W OAK DR
LAKE CITY, MI 49651

. LOTS 15, 16, & 17
L201P588

CROOKED LAKE SHORE PLAT. & W'LY 1/2 OF VACATED WALKWAY

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	156.00	112.00	0.8462	0.9457	1900	100		237,215
156 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								237,215

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	160	0	0
Metal Prefab	14.63	140	50	1,024

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,399

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1956

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1188 SF Floor Area = 1188 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,188		
			Total:	137,883	89,623

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Porches

CGEP (1 Story)	72	5,682	3,693
CGEP (1 Story)	126	8,474	5,508

Deck

Treated Wood	80	2,133	1,386

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	352	13,665	8,882

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		183,662	119,378	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 202,943

Parcel Number: 009-280-015-00

Page: 2

2026	Est. T.C.V. 009-280-015-00				=	443,557	
Est. TCV/Total Floor Area = 373.36							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	168,800	168,800	168,800	94,302	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	53,000	0	0	2,546	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	221,800	221,800	221,800	96,848	96,848	0	

009-280-018-002026 Est. T.C.V.BENSEL RICHARD A & MARIA E
Property Class: 4019283 W OAK DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 18 & E'LY 1/2 OF VACATED WALKWAY LYING E'LY THOF. CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	55.00	123.00	1.0000	0.9682	1900	100	101,172
55 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =							101,172

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1078 SF Floor Area = 1078 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,078	
Total:			130,980	78,588
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	711	
Deck				
Treated Wood	140	3,090	1,854	
Treated Wood	156	3,315	1,989	
Treated Wood	60	1,843	1,106	
Water/Sewer				
Public Sewer	1	1,300	780	
Water Well, 50 Feet	1	3,344	2,006	
Built-Ins				
Appliance Allow.	1	1,897	1,138	
Fireplaces				
Exterior 1 Story	1	5,597	3,358	
Local Cost Items				
SANITARY SEWER	1	0	0	*93% Good
Totals:			152,551	91,530

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 155,601

2026 Est. T.C.V. 009-280-018-00			=	257,723
Est. TCV/Total Floor Area = 239.08				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
98,700	98,700	98,700	55,052	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	30,200	0	1,486	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
128,900	128,900	128,900	56,538	56,538

009-280-019-00	2026 Est. T.C.V.	QUASARANO LEGACY PROPERTY TRUST
Property Class: 401		9293 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 19 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	50.00	127.00	1.0000	0.9759	1900	100	92,713
50 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =							92,713

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.92	305 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Hot Water

Ground Area = 1325 SF Floor Area = 1325 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Block	Crawl Space	1,325	
Total:			161,356	96,814
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,138	683
3 Fixture Bath		1	3,573	2,144
Porches				
WSEP (1 Story)		162	7,823	4,694
Deck				
Treated Wood		288	4,761	2,857
Garages				
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost		352	13,869	8,321
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		180	7,603	4,562
Water/Sewer				
Public Sewer		1	1,249	749
Water Well, 50 Feet		1	3,212	1,927
Built-Ins				
Appliance Allow.		1	1,822	1,093
Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
Totals:			206,406	123,844

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 210,535

2026 Est. T.C.V. 009-280-019-00 = 304,198

Est. TCV/Total Floor Area = 229.58, Most recent sale 10/04/2013 for 167,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
119,300	119,300	119,300	96,528	2.70

Parcel Number: 009-280-019-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	32,800	0	0	2,606	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	152,100	152,100	152,100	99,134	99,134	0

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-280-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NIXON WILLIAM C & STEPHANIE L
9303 W OAK DR
Lake City, MI 49651

. LOT 20 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	127.00	1.0000	0.9759	1900	100		92,713
50 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			92,713

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	191	50	664
Total Estimated Land Improvements True Cash Value =				664

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1399 SF Floor Area = 1471 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,110		
1.25 Story	Siding	Slab	289		
Total:				187,257	121,716

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CCP (1 Story)	35	1,190	773

Deck

Treated Wood	168	3,558	2,313
Treated Wood	174	3,637	2,364
Treated Wood	82	2,215	1,440
Treated Wood	120	2,840	1,846

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	384	12,188	7,922
Storage Over Garage	384	5,084	3,305

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		236,626	153,806	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 261,470

2026 Est. T.C.V. 009-280-020-00 = 354,847

Parcel Number: 009-280-020-00

Page: 2

Est. TCV/Total Floor Area = 241.23						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	118,300	118,300	118,300	89,327	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	59,100	0	0	2,411	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	177,400	177,400	177,400	91,738	91,738	0

03/24/2026

Valuation Report

12:42 PM

DB: Lake2026

009-280-021-00

2026 Est. T.C.V.

MPB CONSULTING LLC

Property Class: 401

9311 W OAK DR

Map #: LAKE TOWNSHIP

Lake City, MI 49651

. LOT 21 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	133.00	1.0000	0.9873	1900	100		93,790
50 Actual Front Feet, 0.15 Total Acres								
Total Est. Land Value =								93,790

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	303	50	2,727
D/W/P: 4in Concrete	6.96	84	50	292
D/W/P: Brick on Sand	18.00	51	50	459
D/W/P: Patio Blocks	15.58	18	50	140
Total Estimated Land Improvements True Cash Value =				3,618

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1953

(11) Heating System: Forced Air w/ Ducts

Ground Area = 644 SF Floor Area = 656 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	462		
1 Story	Siding	Crawl Space	182		
1 Story	Siding	Overhang	12		
Total:				96,444	62,688

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	156	11,004	7,153
CCP (1 Story)	30	1,044	679
WGEP (1 Story)	140	12,698	8,254
Foundation: Shallow	140	-1,064	-692

Deck

Treated Wood	100	2,461	1,600
Composite	941	14,266	9,273
Composite w/Roof (Deck Portion)	192	4,053	2,634
Composite w/Roof (Roof portion)	192	3,195	2,077

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	672	29,528	19,193
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Parcel Number: 009-280-021-00

Page: 2

Totals:

186,063

120,941

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

205,600

2026 Est. T.C.V. 009-280-021-00				=	303,008	
Est. TCV/Total Floor Area = 461.90						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
118,100	118,100		118,100	114,453	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,400	0	0	3,090	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
151,500	151,500		151,500	117,543	117,543	0

009-280-022-00	2026 Est. T.C.V.	FERRIS DEAN & ANNETTE TRUST
Property Class: 401		9321 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
2013-02343 WD IN THE TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN LOTS 22 AND 23 IN THE PLAT OF CROOKED LAKE SHORES. & W'LY 1/2 OF VACATED WALKWAY L210P588		
Land Value Estimates for Land Table 4085.4085 CROOKED LAKE * Factors *		
Description	Frontage	Depth
A 80'@ \$1900/FF	105.00	140.00
105 Actual Front Feet,	0.34	Total Acres
Rate	%Adj.	Reason
1900	100	
Total Est. Land Value =		Value
		186,388
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 4in Concrete	6.47	27 50
D/W/P: Brick on Sand	16.52	112 50
Total Estimated Land Improvements	True Cash Value =	1,012
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls CD	Blt 1951
(11) Heating System: Forced Air w/ Ducts Ground Area = 1556 SF Floor Area = 1556 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Slab
	Size	Cost New
	1,556	Depr. Cost
	Total:	173,960
		104,377
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185
3 Fixture Bath	1	3,721
		711
		2,233
Porches		
WPP	64	2,280
		1,368
Deck		
Treated Wood	573	7,776
		4,666
Garages		
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	480	16,805
		10,083
Water/Sewer		
Public Sewer	1	1,300
Water Well, 50 Feet	1	3,344
		780
		2,006
Built-Ins		
Appliance Allow.	1	1,897
		1,138
Local Cost Items		
SANITARY SEWER	1	0
		0
		*94% Good
	Totals:	212,268
		127,362
Notes:		
	ECF (4085 CROOKED LAKE) 1.700 => TCV:	216,515

2026 Est. T.C.V.	009-280-022-00	=	403,915
Est. TCV/Total Floor Area = 259.59, Most recent sale 07/10/2013 for 187,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
154,300	154,300	154,300	109,946
			2.70
2026	New	Eq. Adjustment	Loss
	0	47,700	0
			0
			2,968
			0

Parcel Number: 009-280-022-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	202,000	202,000	202,000	112,914	112,914	0

03/24/2026

Valuation Report

DB: Lake2026

12:42 PM

009-280-024-00

2026 Est. T.C.V.

MPB CONSULTING LLC

Property Class: 401

9359 W OAK DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOTS 24 & 25 CROOKED LAKE SHORE PLAT. & E'LY 1/2 VACATED WALKWAY L201P588

ADD 5 FT TO FRONTAGE FOR VACATED WALKWAY

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

LOTS 24 & 25 & 1/2WALKWAY

DescriptionFrontageDepthFrontDepthRate%Adj.ReasonValue

A 80'@\$1900/FF105.00143.000.93431.00531900100187,379

105 Actual Front Feet, 0.34 Total AcresTotal Est. Land Value =187,379

Land Improvement Cost Estimates

DescriptionRateSize% GoodCash Value

Wood Frame32.2680822,116

Residential Local Cost Land Improvements

DescriptionRateSize% GoodCash Value

LAND IMPROVE 25002,500.001952,375

Total Estimated Land Improvements True Cash Value =4,491

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1064 SF Floor Area = 1064 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

StoriesExteriorFoundationSizeCost NewDepr. Cost

1 StorySidingBasement1,064

Total:177,336132,991

Other Additions/Adjustments

Recreation Room70913,4506,725

Basement, Outside Entrance, Below Grade12,7272,045

Plumbing

Average Fixture(s)11,4221,066

3 Fixture Bath14,4783,358

Porches

WSEP (1 Story)24012,3149,235

CCP (1 Story)16790592

Deck

Treated Wood4967,2425,431

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost86438,58628,939

Common Wall: 1.5 Wall1-3,883-2,912

Door Opener21,054790

Water/Sewer

Public Sewer11,4651,099

Water Well, 100 Feet15,7344,300

Built-Ins

Appliance Allow.12,7132,035

Local Cost Items

SANITARY SEWER100*86% Good

Totals:265,428195,694

Notes:

Parcel Number: 009-280-024-00

Page: 2

ECF (4085 CROOKED LAKE) 1.700 => TCV:						332,680
2026 Est. T.C.V. 009-280-024-00						= 524,550
Est. TCV/Total Floor Area = 493.00, Most recent sale 04/20/2022 for 390,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
202,500	202,500	202,500	202,500	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	59,800	0	0	5,467	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
262,300	262,300	262,300	207,967	207,967	0	

009-280-026-002026 Est. T.C.V.EVANS TYSON E

Property Class: 4019367 W OAK DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 26 & 27 CROOKED LAKE SHORE PLAT.

ADD SEWER FOR 05 REMOVE CENTRAL HEAT FOR 2008 ADJ DEPRECIATION

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	140.00	0.9457	1.0000	1900	100		179,691
100 Actual Front Feet,	0.32	Total Acres			Total Est. Land Value =			179,691

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1960

(11) Heating System: Space Heater
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	800		
1 Story	Siding	Basement	256		
		Total:		120,851	78,553

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 1,939 1,260

Plumbing
Average Fixture(s) 1 988 642

Porches
CGEP (1 Story) 168 9,173 5,962

Garages
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)
Base Cost 432 14,895 9,682

Water/Sewer
Public Sewer 1 1,152 749
Water Well, 50 Feet 1 3,344 2,174

Built-Ins
Appliance Allow. 1 1,607 1,045

Fireplaces
Interior 1 Story 1 4,050 2,632

Local Cost Items
SANITARY SEWER 1 0 0 *94% Good

Totals: 157,999 102,699

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 174,588

2026 Est. T.C.V. 009-280-026-00		=	354,279
Est. TCV/Total Floor Area = 335.49			
2025 Assessed	MBOR	S.E.V.	Base for Cap
134,300	134,300		84,821
2026 New Eq. Adjustment	Loss		IRM
0	42,800	0	2.70
		0	
2026 Assessed	MBOR	S.E.V.	Additions
177,100	177,100	177,100	87,111
			Tax Adjustment
			2,290
			Losses
			0
			PRE/MBT
			0

009-280-028-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EVANS DAVID D & KATHLEEN A
W OAK DR
LAKE CITY, MI 49651

. LOT 28 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 80'@\$1900/FF	50.00	130.00	1.0000	0.9816	1900	100		93,256	
50 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value =	93,256

2026 Est. T.C.V. 009-280-028-00					=		93,256					
Est. TCV/Total Floor Area = 88.31												
2025	Assessed		MBOR		S.E.V.		Base for Cap		IRM			
	34,400		34,400		34,400		17,654		2.70			
2026	New		Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses	
	0		12,200		0		0		476		0	
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT	
	46,600		46,600		46,600		18,130		18,130		0	

HOWE PAUL & MELINDA
9387 W OAK DR
LAKE CITY, MI 49651

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
143,900	143,900	143,900	113,468	113,468	0

009-280-030-002026 Est. T.C.V.VAN HULLE ROBERT J JR

Property Class: 4019395 W OAK DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 30 CROOKED LAKE SHORE PLAT & E'LY 1/2 VACATED WALKWAY L201P588

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	55.00	124.00	1.0000	0.9701	1900	100	101,377
55 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =		101,377

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1068 SF Floor Area = 1068 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,068	
			Total:	125,670 75,402
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Porches				
CSEP (1 Story)			98	4,526 2,716
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			520	22,329 13,397
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 50 Feet			1	3,344 2,006
Built-Ins				
Appliance Allow.			1	1,897 1,138
Fireplaces				
Exterior 1 Story			1	5,597 3,358
Local Cost Items				
SANITARY SEWER			1	0 0 *87% Good
			Totals:	165,848 99,508

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 169,164

2026 Est. T.C.V. 009-280-030-00					=	272,916
Est. TCV/Total Floor Area = 255.54						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
105,300	105,300	105,300	60,419	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,200	0	0	1,631	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
136,500	136,500	136,500	62,050	62,050	0	

009-280-031-00	2026 Est. T.C.V.	THOMAS CALVIN O JR & DANA K
Property Class: 401		9405 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 31 & 32 CROOKED LAKE SHORE PLAT.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	101.00	134.00	0.9434	0.9891	1900	100		179,065
101 Actual Front Feet, 0.31 Total Acres					Total Est.	Land Value =		179,065

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	54	94	313
Metal Prefab	15.53	100	50	776
Wood Frame	22.20	192	50	2,131
Total Estimated Land Improvements True Cash Value =				3,220

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1496 SF Floor Area = 1496 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,496		
			Total:	167,892	100,736

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches			
CGEP (1 Story)	112	7,801	4,681

Deck			
Treated Wood	160	3,371	2,023

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	19,077	11,446

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces			
Exterior 1 Story	1	5,597	3,358

Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good

Totals: 213,535 128,122

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 217,807

2026 Est. T.C.V. 009-280-031-00 = 400,092

Est. TCV/Total Floor Area = 267.44, Most recent sale 02/01/2002 for 199,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM
	153,700	153,700	153,700	110,319	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-280-031-00

Page: 2

	0	46,300	0	0	2,978	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,000	200,000	200,000	113,297	113,297	113,297	

03/24/2026 12:42 PM		Valuation Report				DB: Lake2026	
009-280-033-00		2026 Est. T.C.V.		MONRAD CONNIE H			
Property Class: 401				9425 W OAK DR			
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651			
. LOT 33 CROOKED LAKE SHORE PLAT.							
ADD SEWER FOR 05							
Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 80'@\$1900/FF	50.00	142.00	1.0000	1.0036	1900	100	95,337
50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =		95,337
Land Improvement Cost Estimates							
Description				Rate	Size % Good	Cash Value	
Residential Local Cost Land Improvements							
Description				Rate	Size % Good	Cash Value	
LAND IMPROVE 1000				1,000.00	1 95	950	
Total Estimated Land Improvements					True Cash Value =		950
Cost Est. for Res. Bldg: 1 Single Family 1S							
				Cls CD	Blt 1965		
(11) Heating System: Space Heater							
Ground Area = 672 SF Floor Area = 672 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
Building Areas							
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost	
1 Story	Block	Basement		336			
1 Story	Block	Crawl Space		336			
Total:				95,418	57,251		
Other Additions/Adjustments							
Basement, Outside Entrance, Below Grade				1	2,202	1,321	
Plumbing							
Average Fixture(s)				1	1,138	683	
Porches							
CCP (1 Story)				140	3,552	2,131	
CPP				96	1,792	1,075	
Deck							
Treated Wood				84	2,108	1,265	
Water/Sewer							
Public Sewer				1	1,249	749	
Water Well, 50 Feet				1	3,212	1,927	
Built-Ins							
Appliance Allow.				1	1,822	1,093	
Fireplaces							
Exterior 1 Story				1	5,376	3,226	
Local Cost Items							
SANITARY SEWER				1	0	0	*94% Good
Totals:				117,869	70,721		
Notes:							
ECF (4085 CROOKED LAKE) 1.700 => TCV:				120,225			
2026 Est. T.C.V. 009-280-033-00				= 216,512			
Est. TCV/Total Floor Area = 322.19							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			

Parcel Number: 009-280-033-00

Page: 2

	83,300	83,300	83,300	42,926	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,000	0	0	1,159	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	108,300	108,300	108,300	44,085	44,085	0

009-280-034-00	2026 Est. T.C.V.	MC GEE GAIL I & WISNIEWSKI
Property Class: 401		9435 W OAK DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOTS 34 & 35 CROOKED LAKE SHORE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@ \$1900/FF	101.00	153.00	0.9434	1.0224	1900	100		185,101
101 Actual Front Feet, 0.35 Total Acres					Total Est.	Land Value =		185,101

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	405	50	3,155
D/W/P: 4in Concrete	6.96	1873	50	6,518
D/W/P: Patio Blocks	15.58	240	50	1,869
Total Estimated Land Improvements True Cash Value =				11,542

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1011 SF Floor Area = 1011 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
1 Story	Siding	Basement	291		
			Total:	147,617	95,951

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	80	2,844	1,849
WPP	12	623	405

Deck

Treated Wood	250	4,615	3,000
Treated Wood	64	1,953	1,269

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	2	1,054	685
Base Cost	1216	51,571	33,521

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 228,335 148,418

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:						252,311
2026 Est. T.C.V. 009-280-034-00						= 448,954
Est. TCV/Total Floor Area = 444.07, Most recent sale 10/01/2002 for 140,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
173,900	173,900	173,900	129,372	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	50,600	0	0	3,493	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
224,500	224,500	224,500	132,865	132,865	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-290-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ALTMAN KENNETH L & TONI L
7689 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 1 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	59.59	136.00	1.0024	0.8737	4100	100		213,982
64 Actual Front Feet, 0.18 Total Acres								213,982
Total Est. Land Value =								213,982

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	130	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1965

(11) Heating System: Forced Heat & Cool
Ground Area = 800 SF Floor Area = 800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
Total:				116,242	69,746

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Deck

Treated Wood	440	6,688	4,013

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	15,163

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Breezeways

Frame Wall	143	9,653	5,792

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		176,512	105,908	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 180,044

2026 Est. T.C.V. 009-290-001-00 = 394,976
Est. TCV/Total Floor Area = 493.72, Most recent sale 03/25/2016 for 209,000
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-290-001-00

Page: 2

	187,100	187,100	187,100	128,111	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,400	0	0	3,458	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	197,500	197,500	197,500	131,569	131,569	0

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-290-002-00

2026 Est. T.C.V.

WHITMER WALTER G & GRETCHEN S

Property Class: 401

7699 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 2 T22N R8W LOTS 2 & 52. CROW'S NEST.

NEW PC GRG ON LOT 52 FOR 03

02 COMBO W/002-52 FOR 03

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

LOT 2 & LOT 52

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	119.00	0.7629	0.8338	4100	100		156,491
G 67' @ 1500/	70.00	115.00	0.8473	0.9755	1500	100		86,785
130 Actual Front Feet, 0.35 Total Acres								
Total Est. Land Value =								243,276

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	620	0	0
Wood Frame	29.49	96	50	1,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,915

Cost Est. for Res. Bldg: 1 Single Family TRI

Cls C -5 Blt 1973

(11) Heating System: Electric Baseboard

Ground Area = 1280 SF Floor Area = 2560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	720		
2 Story	Siding	Slab	480		
2 Story	Siding	Slab	80		
Total:				270,745	162,420

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Deck

Treated Wood	384	6,121	3,673
Treated Wood	75	2,096	1,258
Treated Wood	192	3,882	2,329

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	17,028

Local Cost Items

SANITARY SEWER	1	0	0	*71% Good
Totals:		324,646	194,761	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 331,094

Parcel Number: 009-290-002-00

Page: 2

2026	Est.	T.C.V.	009-290-002-00	=	578,285	
Est. TCV/Total Floor Area = 225.89						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	270,400	270,400	270,400	153,378	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,700	0	0	4,141	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	289,100	289,100	289,100	157,519	157,519	157,519

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-290-003-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCDONALD JUDITH A
7709 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 3 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	61.33	115.00	0.9923	0.8239	4100	100		205,600
62 Actual Front Feet, 0.16 Total Acres								205,600
Total Est. Land Value =								205,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	452	78	2,320
Total Estimated Land Improvements True Cash Value =				2,320

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C

Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 840 SF Floor Area = 1470 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	840		
Total:				179,566	125,696

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	56	1,813	1,269
Treated Wood	364	5,911	4,138
Treated Wood	160	3,446	2,412

Balcony

Wood Balcony	56	2,446	1,712

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	352	15,365	10,755

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*92% Good

Totals:

230,746

161,521

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

274,586

2026 Est. T.C.V. 009-290-003-00

=

482,506

Est. TCV/Total Floor Area = 328.24

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
224,500	224,500	224,500	116,992	2.70

Parcel Number: 009-290-003-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,800	0	0	3,158	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	241,300	241,300	241,300	120,150	120,150	0

03/24/2026

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Valuation Report

DB: Lake2026

009-290-004-00

2026 Est. T.C.V.

BARR KEITH

Property Class: 402

W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.67	110.00	0.9961	0.8112	4100	100		200,993
61 Actual Front Feet,	0.15	Total Acres			Total Est.	Land Value =		200,993

2026 Est. T.C.V. 009-290-004-00 = 200,993

Est. TCV/Total Floor Area = 136.73

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
98,000	98,000	98,000	64,109	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	0	1,730	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,500	100,500	100,500	65,839	65,839	0

009-290-005-00	2026 Est. T.C.V.	BARR KEITH
Property Class: 401		7729 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 5 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	60.00	115.00	1.0000	0.8239	4100	100	202,684
60 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =		202,684

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	568	71	2,653
Total Estimated Land Improvements True Cash Value =				2,653

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973

(11) Heating System: Electric Baseboard
Ground Area = 1438 SF Floor Area = 1438 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,438		
Total:				191,122	133,786

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	238	4,477	3,134

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	432	19,708	13,796
Common Wall: 1 Wall	1	-2,589	-1,812

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 234,917 164,443

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 279,552

2026 Est. T.C.V. 009-290-005-00		=	484,889
Est. TCV/Total Floor Area = 337.20, Most recent sale 06/29/2015 for 335,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
226,200	226,200	226,200	153,453
			IRM
			2.70
2026 New Eq.	Adjustment	Loss	Additions
0	16,200	0	0
			Tax Adjustment
			4,143
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
242,400	242,400	242,400	157,596
			->Taxable<-
			PRE/MBT
			0

009-290-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOOLENAAR JOHN & AMY K
7739 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 6 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	122.00	1.0000	0.8411	4100	100		206,919
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								206,919

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	730 0	0
D/W/P: 4in Concrete		6.96	165 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = 994 SF Floor Area = 994 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	994	
Total:			144,804	101,364

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	995
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		266	14,556	10,189
Door Opener		1	527	369

Water/Sewer				
Public Sewer		1	1,465	1,025
Water Well, 100 Feet		1	5,734	4,014

Built-Ins				
Appliance Allow.		1	2,713	1,899

Porches				
CCP (1 Story)		20	988	692

Local Cost Items				
SANITARY SEWER		1	0	0 *92% Good

Totals: 172,209 120,547

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 204,930

2026 Est. T.C.V. 009-290-006-00 = 413,749						
Est. TCV/Total Floor Area = 416.25						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
194,400	194,400	194,400	92,200	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,500	0	0	2,489	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,900	206,900	206,900	94,689	94,689	0	

03/24/2026

Valuation Report

DB: Lake2026

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009-290-007-00

2026 Est. T.C.V.

VERBERKMOES DANIEL & DAWN TRUST

Property Class: 401

7749 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 7 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	128.00	1.0000	0.8554	4100	100		210,425
60 Actual Front Feet, 0.18 Total Acres								
Total Est. Land Value =								210,425

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	464	71	2,168
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,668

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1280 SF Floor Area = 2258 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,280		
1 Story	Siding	Overhang	338		
Total:				286,113	228,901

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	64	3,898	3,118

Deck

Treated Wood	192	3,882	3,106

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	676	32,326	25,861
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Breezeways

Frame Wall	144	9,720	7,776

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

347,299

277,850

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

472,345

Parcel Number: 009-290-007-00

Page: 2

2026	Est.	T.C.V.	009-290-007-00	=	687,438	
Est. TCV/Total Floor Area = 304.45, Most recent sale 06/01/1998 for 120,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	318,400	318,400	318,400	206,587	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,300	0	0	5,577	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	343,700	343,700	343,700	212,164	212,164	212,164

03/24/2026

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Valuation Report

DB: Lake2026

009-290-008-00

2026 Est. T.C.V.

WILLIAMS LORENE F & TERRY L TRUST

Property Class: 401

7759 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 8 CROW'S NEST.

2018-00979 JMISC NO SORT TERM RENTALS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	132.00	1.0000	0.8647	4100	100		212,704
60 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 212,704

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	400	0	0
D/W/P: 4in Concrete	6.96	56	0	0
D/W/P: 4in Concrete	6.96	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1962

(11) Heating System: Forced Heat & Cool

Ground Area = 1752 SF Floor Area = 1752 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,752		
Total:				234,593	140,756

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Porches

WCP (1 Story)	91	4,812	2,887
WCP (1 Story)	17	1,258	755

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	17,263
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	1	527	316

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
Totals:		283,184	169,911	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 288,849

2026 Est. T.C.V. 009-290-008-00 = 503,928

Est. TCV/Total Floor Area = 287.63, Most recent sale 03/10/2025 for 0

Parcel Number: 009-290-008-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	235,100	235,100	235,100	169,186	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	16,900	0	0	4,568	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	252,000	252,000	252,000	173,754	173,754	0	

009-290-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANSON RONALD F
7769 W WHITE BIRCH AVE
LAKE CITY, MI 49651

SEC 2 T22N R8W LOT 9 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 67' @ 4100/FF	62.16	131.00	0.9877	0.8624	4100	100		217,064	
71 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	
								217,064	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	200	0	0
D/W/P: Patio Blocks	14.26	24	0	0
D/W/P: 3.5 Concrete	6.16	186	50	573
D/W/P: 4in Concrete	6.47	560	50	1,811
Total Estimated Land Improvements True Cash Value =				2,384

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2016

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1040 SF Floor Area = 1365 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	650		
1 Story	Siding	Crawl Space	390		
			Total:	151,154	139,062
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	1,090
Deck					
Treated Wood			356	5,692	5,237
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	18,926	17,412
Storage Over Garage			120	1,415	1,302
Water/Sewer					
Public Sewer			1	1,300	1,196
Water Well, 50 Feet			1	3,344	3,076
Built-Ins					
Appliance Allow.			1	1,897	1,745
Totals:				184,913	170,120

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 289,204

2026 Est. T.C.V. 009-290-009-00				=	508,652
Est. TCV/Total Floor Area = 372.64, Most recent sale 08/12/2013 for 120,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
236,900	236,900	236,900	173,729	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,400	0	0	4,690	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
254,300	254,300	254,300	178,419	178,419	0

009-290-011-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOLMES ROBERT P & KIMBERLY J

7789 W WHITE BIRCH AVE

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 11 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	61.33	144.00	0.9923	0.8914	4100	100		222,436
67 Actual Front Feet, 0.19 Total Acres								222,436
Total Est. Land Value =								222,436

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	18.86	96	45	815
Total Estimated Land Improvements True Cash Value =				815

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C-10 Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
Total:				117,143	82,001

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	588	21,785	19,606	*90% Good

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
Totals:		147,872	107,867	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 183,374

2026 Est. T.C.V. 009-290-011-00 = 406,625

Est. TCV/Total Floor Area = 434.43, Most recent sale 09/13/2012 for 204,150

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

191,800

191,800

191,800

124,028

2.70

2026 New Eq.

Adjustment

Loss

Additions

Tax Adjustment

Losses

0

11,500

0

0

3,348

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

203,300

203,300

203,300

127,376

127,376

0

009-290-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CUNNINGHAM RUSSELL J
7799 W WHITE BIRCH AVE
Lake City, MI 49651

. SEC 2 T22N R8W LOT 12 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	61.33	140.00	0.9923	0.8826	4100	100	220,254
67 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =							220,254

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete	6.16	364	71 1,592
Total Estimated Land Improvements True Cash Value =			1,592

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	936	
Total:			115,108	69,065
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	711	
Water/Sewer				
Public Sewer	1	1,300	780	
Water Well, 100 Feet	1	5,415	3,249	
Built-Ins				
Appliance Allow.	1	1,897	1,138	
Fireplaces				
Exterior 1 Story	1	5,597	3,358	
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	224	9,854	5,912	
Local Cost Items				
SANITARY SEWER	1	0	0	*92% Good
Totals:			140,356	84,213

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 143,162

2026	Est. T.C.V. 009-290-012-00				=	365,008
Est. TCV/Total Floor Area = 389.97						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	172,900	172,900	172,900	94,219	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,600	0	0	2,543	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	182,500	182,500	182,500	96,762	96,762	0

009-290-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ORMSBY H ROBERT II
7809 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 13 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.67	135.00	0.9961	0.8715	4100	100		215,929
66 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								215,929

Cost Est. for Res. Bldg: 1 Single Family 2S
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 2560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Cls BCBlt 1993

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,280		
			Total:	370,266	251,781

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,094	1,424
3 Fixture Bath			1	6,585	4,478
Porches					
WCP (1 Story)			35	3,178	2,161
Deck					
Treated Wood			480	7,507	5,105
Treated Wood			128	3,153	2,144
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	30,960	21,053
Common Wall: 1 Wall			1	-3,005	-2,043
Water/Sewer					
Public Sewer			1	1,877	1,276
Water Well, 50 Feet			1	3,351	2,279
Built-Ins					
Appliance Allow.			1	3,899	2,651
Fireplaces					
Exterior 2 Story			1	10,141	6,896
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Totals:				440,006	299,205

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 508,649

2026 Est. T.C.V. 009-290-013-00				=	724,578
Est. TCV/Total Floor Area = 283.04					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
334,100	334,100	334,100	178,841	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,200	0	4,828	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
362,300	362,300	362,300	183,669	183,669	183,669

009-290-014-00	2026 Est. T.C.V.	DENNO WILLIAM L ETAL
Property Class: 401		7819 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 14 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 67' @ 4100/FF	65.33	120.00	0.9706	0.8363	4100 100	217,434
73 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =						217,434

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail		17.02	30 0	0
D/W/P: Asphalt Paving		2.89	160 0	0
Metal Prefab		16.47	90 45	667
Wood Frame		34.55	42 35	508
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,125

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1970
(11) Heating System: Forced Air w/ Ducts				
Ground Area = 1060 SF Floor Area = 1060 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	436	
1 Story	Siding	Crawl Space	624	
Total:			140,759	84,455
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Deck				
Treated Wood			453	6,659 3,995
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 50 Feet			1	3,344 2,006
Built-Ins				
Appliance Allow.			1	1,897 1,138
Porches				
CPP			12	311 187
Local Cost Items				
SANITARY SEWER			1	0 0 *81% Good
Totals:			155,455	93,272

Notes:				
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:				158,562

2026 Est. T.C.V. 009-290-014-00					=	378,121
Est. TCV/Total Floor Area = 356.72						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
177,500	177,500	177,500	107,083	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-290-014-00

Page: 2

	0	11,600	0	0	2,891	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	189,100	189,100	189,100	109,974	109,974	109,974

009-290-015-002026 Est. T.C.V.GOODENOW LORI TRUST &
Property Class: 402W PINE DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 15 CROW'S NEST.

BEG 05-HS OK W/DEARBORN ADDRESS. THERE IN WINTER.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	60.00	108.00	1.0000	0.8060	3800	100		183,769	
60 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			183,769	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.60	100	50	1,280
Total Estimated Land Improvements True Cash Value =				1,280

2026 Est. T.C.V. 009-290-015-00					=	185,049		
Est. TCV/Total Floor Area = 174.57								
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM			
	97,400	97,400	97,400	41,934	2.70			
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses		
	0	-4,900	0	0	1,132	0		
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
	92,500	92,500	92,500	43,066	43,066	0		

009-290-016-00	2026 Est. T.C.V.	GOODENOW LORI TRUST &
Property Class: 401		7839 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 16 CROW'S NEST.

BEG 05-HS OK W/DEARBORN ADDRESS. THERE IN WINTER.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	65.00	119.00	0.9724	0.8338	3800	100	200,268
70 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		200,268

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.92	360 71	1,513
Total Estimated Land Improvements True Cash Value =				1,513

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls CD	Blt 1967

(11) Heating System: Electric Baseboard
Ground Area = 999 SF Floor Area = 999 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	999		
			Total:	122,454	79,595

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,138	740

Porches				
CCP (1 Story)		200	4,850	3,152

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		400	14,220	9,243

Water/Sewer				
Public Sewer		1	1,249	812
Water Well, 50 Feet		1	3,212	2,088

Built-Ins				
Appliance Allow.		1	1,822	1,184

Fireplaces				
Exterior 1 Story		1	5,376	3,494

Local Cost Items				
SANITARY SEWER		1	0	0 *87% Good

Totals:		154,321	100,308

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:	170,524

2026 Est. T.C.V. 009-290-016-00					=	372,305
Est. TCV/Total Floor Area = 372.68						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
184,300	184,300	184,300	97,805	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	2,640	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
186,200	186,200	186,200	100,445	100,445	0	

DB: Lake2026

. SEC 2 T22N R8W LOT 17 CROW'S NEST.

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	62.33	141.00	0.9867	0.8848	3800	100		206,810
66 Actual Front Feet, 0.20 Total Acres					Total Est.		Land Value =	206,810

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1966

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1422 SF Floor Area = 1483 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,422		
1 Story	Siding	Overhang	61		
			Total:	233,142	139,884

Recreation Room	900	17,073	10,244

Basement, Outside Entrance, Below Grade	1	2,727	1,636

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

WCP (1 Story)	77	4,387	2,632
WPP	195	4,760	2,856

Treated Wood	452	6,807	4,084
Treated Wood	104	2,540	1,524

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	17,794	10,676
Door Opener	1	527	316

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Appliance Allow.	1	2,713	1,628

Exterior 1 Story	1	6,387	3,832

Local Cost Items

Parcel Number: 009-290-017-00

Page: 2

SANITARY SEWER	1	0	0	*82% Good
Totals:	310,474	186,282		

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

316,679

2026 Est. T.C.V. 009-290-017-00	=	525,389
Est. TCV/Total Floor Area = 354.27, Most recent sale 11/01/2012 for 225,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
252,200 252,200 252,200 138,505 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 10,500 0 0 3,739 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
262,700 262,700 262,700 142,244 142,244 0		

009-290-018-00	2026 Est. T.C.V.	STECKROTH FAMILY TRUST
Property Class: 401		7859 W PINE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 18 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	62.33	160.00	0.9867	0.9249	3800	100		216,165
70 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	216,165

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	1019	50	9,171
D/W/P: Brick on Sand	18.00	144	50	1,296
Total Estimated Land Improvements True Cash Value =				10,467

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = 1478 SF Floor Area = 1478 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
1 Story	Siding	Crawl Space	438		
			Total:	202,122	131,380

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WCP (1 Story)	369	12,742	8,282
WSEP (1 Story)	115	7,068	4,594

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	840	28,014	18,209
Common Wall: 1 Wall	1	-2,421	-1,574
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Breezeways

Frame Wall	469	24,613	15,998

Totals:	281,550	183,006

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 311,110

2026 Est. T.C.V. 009-290-018-00 = 537,742

Est. TCV/Total Floor Area = 363.83, Most recent sale 05/01/1997 for 86,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
259,100	259,100	259,100	154,909	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,800	0	0	4,182	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	268,900	268,900	268,900	159,091	159,091	0

009-290-019-00	2026 Est. T.C.V.	COLECCHIO BRETT & SARA						
Property Class: 401		7869 W PINE DR						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 2 T22N R8W LOT 19 CROW'S NEST.								
Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	63.00	172.00	0.9831	0.9486	3800	100		223,245
71 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			223,245
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.					8.17	1609	50	6,573
D/W/P: 4in Concrete					6.96	299	50	1,040
Total Estimated Land Improvements True Cash Value =								7,613
Cost Est. for Res. Bldg: 1 Single Family 1.75S								
Cls C -5 Blt 2023								
(11) Heating System: Forced Heat & Cool								
Ground Area = 1692 SF Floor Area = 2870 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost		
1.5 Story	Siding	Crawl Space		1,500				
1.25 Story	Siding	Crawl Space		192				
1 Story	Siding	Overhang		380				
				Total:	314,208	304,824		
Other Additions/Adjustments								
Exterior								
Brick Veneer				300	4,968	4,819		
Plumbing								
Average Fixture(s)				1	1,422	1,379		
3 Fixture Bath				2	8,956	8,687		
Water/Sewer								
2000 Gal Septic				1	9,318	9,038		
Water Well, 100 Feet				1	5,734	5,562		
Porches								
WCP (1 Story)				280	10,125	9,821		
CCP (1 Story)				72	2,208	2,142		
Garages								
Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
Base Cost				576	28,771	27,908		
Common Wall: 1/2 Wall				1	-1,294	-1,255		
Door Opener				2	1,054	1,022		
Built-Ins								
Appliance Allow.				1	2,713	2,632		
Totals:					388,183	376,579		
Notes:								
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:					640,184			

2026	Est. T.C.V. 009-290-019-00					=	871,042
Est. TCV/Total Floor Area = 303.50, Most recent sale 09/21/2018 for 349,900							
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	413,100		413,100	413,100	323,658	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	22,400	0	0	8,738	0	

Parcel Number: 009-290-019-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	435,500	435,500	435,500	332,396	332,396	332,396

009-290-020-00	2026 Est. T.C.V.	HUNT DAVID H & KRUYMAS						
Property Class: 401		7879 W PINE DR						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 2 T22N R8W LOT 20 CROW'S NEST.								
Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	59.20	165.00	1.0047	0.9349	3800	100		211,310
66 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =			211,310
Land Improvement Cost Estimates								
Description					Rate		Size % Good	Cash Value
D/W/P: 4in Concrete					6.96		600 94	3,925
Residential Local Cost Land Improvements								
Description					Rate		Size % Good	Cash Value
LAND IMPROVE 1000					1,000.00		1 95	950
Total Estimated Land Improvements True Cash Value =								4,875
Cost Est. for Res. Bldg: 1 Single Family 1.5S								
							Cls C 10	Blt 2011
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 1379 SF Floor Area = 1929 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87								
Building Areas								
Stories	Exterior	Foundation			Size		Cost New	Depr. Cost
1 Story	Siding	Crawl Space			1,379			
1 Story	Siding	Overhang			550			
					Total:		251,282	218,620
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)					1		1,422	1,237
3 Fixture Bath					1		4,478	3,896
2 Fixture Bath					1		2,996	2,607
Porches								
WCP (1 Story)					475		16,364	14,237
CCP (1 Story)					48		1,531	1,332
Garages								
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
Base Cost					672		26,665	23,199
Storage Over Garage					390		5,164	4,493
Common Wall: 1 Wall					1		-2,589	-2,252
Door Opener					1		527	458
Water/Sewer								
Public Sewer					1		1,465	1,275
Water Well, 100 Feet					1		5,734	4,989
Built-Ins								
Appliance Allow.					1		2,713	2,360
					Totals:		317,752	276,451
Notes:								
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:								469,967

2026	Est. T.C.V. 009-290-020-00				=	686,152	
Est. TCV/Total Floor Area = 355.70, Most recent sale 06/01/2002 for 85,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	326,400	326,400	326,400	193,620	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	16,700	0	0	5,227	0	

Parcel Number: 009-290-020-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	343,100	343,100	343,100	198,847	198,847	0

009-290-021-00	2026 Est. T.C.V.	ANTON ROBERT A & KATHLEEN M
Property Class: 401		7889 W PINE DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 21 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	62.50	147.00	0.9858	0.8978	3800	100	210,213
66 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =							210,213

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.92	100 71	420
Total Estimated Land Improvements True Cash Value =				420

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1967
(11) Heating System: Forced Air w/ Ducts				
Ground Area = 1098 SF Floor Area = 1098 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70				

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Block	Crawl Space	1,098	
Total:			133,685	93,580

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,138	797	

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	440	17,142	11,999	
Common Wall: 1 Wall	1	-2,325	-1,627	

Water/Sewer				
Public Sewer	1	1,249	874	
Water Well, 50 Feet	1	3,212	2,248	

Built-Ins				
Appliance Allow.	1	1,822	1,275	

Fireplaces				
Wood Stove	1	2,023	1,416	

Local Cost Items				
SANITARY SEWER	1	0	0	*87% Good
Totals:			157,946	110,562

Notes:				
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:			187,955	

2026 Est. T.C.V. 009-290-021-00					=	398,588
Est. TCV/Total Floor Area = 363.01						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
196,700	196,700	196,700	103,247	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	2,787	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,300	199,300	199,300	106,034	106,034	0	

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-290-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANTON ROBERT A & KATHLENN M
7899 W PINE DR
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 22 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	63.17	131.00	0.9822	0.8624	3800	100		203,300
67 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			203,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	792	71	3,464
Total Estimated Land Improvements True Cash Value =				3,464

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = 884 SF Floor Area = 884 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Slab	884		
Total:				112,227	78,557

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829

Porches

CGEP (1 Story)	364	18,546	12,982

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	484	16,901	11,831

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Interior 1 Story	1	4,610	3,227

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
Totals:		162,081	113,454	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 192,872

2026 Est. T.C.V. 009-290-022-00 = 399,636

Est. TCV/Total Floor Area = 452.08

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
195,000	195,000	195,000	103,375	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	2,791	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
199,800	199,800	199,800	106,166	106,166	0

03/24/2026

Valuation Report

12:42 PM

DB: Lake2026

009-290-023-00

2026 Est. T.C.V.

CHILES GAYLE M & EARLE W

Property Class: 401

7909 W PINE DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 23 CROW'S NEST. PCL OF THE SURVEY RECORDED IN BOOK OF

SURVEYS S-6 P-165

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	63.83	106.00	0.9786	0.8007	3800	100		190,070
68 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								190,070

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	716	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 10

Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1608 SF Floor Area = 2560 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	224		
1.5 Story	Siding	Basement	704		
2 Story	Siding	Basement	288		
1 Story	Siding	Basement	392		
1 Story	Siding	Overhang	312		
Total:				348,720	244,113

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	2	8,956	6,269

Deck

Treated Wood	374	6,018	4,213
Treated Wood	18	806	564

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	17,690
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Porches

WCP (1 Story)	24	1,776	1,243

Totals:

398,430

278,909

Notes: 2005 ADDITION STARTED

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

474,145

2026 Est. T.C.V. 009-290-023-00

=

666,115

Est. TCV/Total Floor Area = 260.20, Most recent sale 10/22/2018 for 407,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	312,700	312,700	312,700	203,702	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,400	0	0	5,499	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	333,100	333,100	333,100	209,201	209,201	209,201

009-290-024-002026 Est. T.C.V.WOODCOCK DALE R & JANET A
Property Class: 4017919 W PINE DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 24 CROW'S NEST.

Grand Ledge is office address. PRE ok. Registered voter in Lake Township.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
B 67' @ 3800/FF	63.83	100.00	0.9786	0.7846	3800	100	
68 Actual Front Feet,	0.14	Total Acres			Total Est. Land Value =		
							186,233

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	644 71	3,009
Total Estimated Land Improvements True Cash Value =				3,009

Cost Est. for Res. Bldg: 1 Single Family BI Cls C -5 Blt 1969

(11) Heating System: Forced Heat & Cool
Ground Area = 1034 SF Floor Area = 1492 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 80%	517		
1 Story	Siding	Crawl Space	517		
1 Story	Siding	Overhang	44		
Total:				176,831	106,093

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,636

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Porches

CGEP (1 Story)	64	5,923	3,554
CCP (1 Story)	64	1,984	1,190
CCP (1 Story)	105	3,091	1,855
CCP (1 Story)	120	3,497	2,098

Deck

Treated Wood	400	6,284	3,770

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	504	21,864	13,118
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	1	527	316

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Direct-Vented Gas	1	2,963	1,778

Breezeways

Frame Wall	203	13,703	8,222

Parcel Number: 009-290-024-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*88% Good
Totals:		252,617	151,564	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 257,659

2026 Est. T.C.V. 009-290-024-00	=	446,901
Est. TCV/Total Floor Area = 299.53, Most recent sale 09/01/1999 for 149,900		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
216,400 216,400 216,400 106,533 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 7,100 0 0 2,876 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
223,500 223,500 223,500 109,409 109,409 109,409		

009-290-025-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EDDS DANIEL L & REBECCA L
7929 W PINE DR
Lake City, MI 49651

. SEC 2 T22N R8W LOT 25 CROW'S NEST.

NEW HOUSE FOR 03

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	64.33	75.00	0.9759	0.7094	3800	100	169,251
66 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =		169,251

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	32.26	80 93	2,400
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =			4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 952 SF Floor Area = 1428 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Crawl Space	952	
Total:			197,257	157,809
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,138
3 Fixture Bath		1	4,478	3,582
Porches				
WCP (1 Story)		136	6,438	5,150
Deck				
Treated Wood		168	3,558	2,846
Water/Sewer				
Public Sewer		1	1,465	1,172
Water Well, 100 Feet		1	5,734	4,587
Built-Ins				
Appliance Allow.		1	2,713	2,170
Local Cost Items				
SANITARY SEWER		1	0	0 *93% Good
Totals:			223,065	178,454

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 303,372

2026 Est. T.C.V. 009-290-025-00					=	477,373
Est. TCV/Total Floor Area = 334.29, Most recent sale 04/17/2020 for 295,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
227,300	227,300	227,300	172,369	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	0	4,653	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
238,700	238,700	238,700	177,022	177,022	0	

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-290-026-00

2026 Est. T.C.V.

HINDY GERARD T & MOLLIE M

Property Class: 401

7939 W PINE DR

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SEC 2 T22N R8W LOT 26 CROW'S NEST ALSO DESC IN BOOK OF SURVEYS S-6 PP55.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	58.75	107.72	1.0074	0.8053	3800	100		181,116
78 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			181,116

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	155	76	820
D/W/P: 4in Concrete	6.96	161	94	1,054
Wood Frame	29.49	96	50	1,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,239

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1096 SF Floor Area = 2228 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	1,096		
1 Story	Siding	Overhang	36		
Total:				239,309	155,573

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	598	8,181	5,318
Treated Wood	208	4,093	2,660
Treated Wood	50	1,689	1,098

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*76% Good

Totals:

274,563

178,488

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

303,430

2026 Est. T.C.V. 009-290-026-00

=

488,785

Est. TCV/Total Floor Area = 219.38, Most recent sale 09/01/1999 for 132,500

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

233,700

233,700

233,700

116,074

2.70

2026

New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

Parcel Number: 009-290-026-00

Page: 2

	0	10,700	0	0	3,133	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	244,400	244,400	244,400	119,207	119,207	119,207

009-290-027-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WATROBA PAUL & ANDREA E
260 S CAROLYN AVE
LAKE CITY, MI 49651

LOT 27 EXC BEG N 85 DEG 04'37"W 82.43 FT FROM SE COR LOT 27 TH N 85 DEG 04' 37"W 22.24 FT, N 13 DEG 18'19"E 4.17 FT,N 76 DEG 41'41"E 22 FT, S 13 DEG 18'19" W .92 FT TO POB. CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B 67' @ 3800/FF	52.00	238.00	1.0514	1.0628	3800 100	220,790
52 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =	220,790

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		8.14	378 0	0
Metal Prefab		34.41	48 45	743
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	2 95	9,500
Total Estimated Land Improvements True Cash Value =				10,243

Cost Est. for Res. Bldg: 1

Single Family

LOG

Cls BC

Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1288 SF Floor Area = 1932 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Pine Logs	Basement	1,288	
Total:			328,596	262,878
Other Additions/Adjustments				
Recreation Room			1288	34,531 17,265
Exterior				
Brick Veneer			28	553 442
Basement, Outside Entrance, Below Grade			1	3,813 3,050
Plumbing				
Average Fixture(s)			1	2,094 1,675
3 Fixture Bath			1	6,585 5,268
2 Fixture Bath			2	8,824 7,059
Porches				
WCP (1 Story)			111	7,009 5,607
WPP			145	4,998 3,998
WPP			545	12,448 9,958
Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			736	43,534 34,827
Storage Over Garage			442	7,655 6,124
Door Opener			2	1,317 1,054
Water/Sewer				
Public Sewer			1	1,877 1,502
Water Well, 100 Feet			1	6,387 5,110
Built-Ins				
Appliance Allow.			1	3,899 3,119
Fireplaces				
Interior 2 Story			1	8,330 6,664

Parcel Number: 009-290-027-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		482,450	375,600	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 638,520

2026 Est. T.C.V. 009-290-027-00				=	869,553
Est. TCV/Total Floor Area = 450.08, Most recent sale 04/25/2025 for 1,175,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
412,000	412,000	412,000	235,465	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,800	0	199,335	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
434,800	434,800	434,800	241,822	434,800	434,800

009-290-028-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BALL JAMES R & JANICE C
268 S CAROLYN AVE
LAKE CITY, MI 49651

LOT 28 & BEG N 85 DEG 04'37"W 82.43 FT FROM SE COR LOT 27, TH N 85 DEG 04'37" W
22.24 FT, N 13 DEG 18'19"E 4.17 FT, N 76 DEG 41'41"E 22 FT, S 13 DEG 18'19" W
.92 FT TO POB. CROW'S NEST.

ADD 24X16 ADD'N FOR 01 @ 50% COMP FOR 03
ADD 2 FT TO FRONTAGE FOR 05

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	52.00	165.00	1.0514	0.9349	3800	100		194,222	
52 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			194,222	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	112	0	0
D/W/P: 4in Ren. Conc.	8.17	550	0	0
Metal Prefab	24.17	48	45	522
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,872

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1970

(11) Heating System: Electric Baseboard
Ground Area = 1056 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	672		
1 Story	Siding	Basement	384		
			Total:	203,761	152,804
Other Additions/Adjustments					
Recreation Room			384	7,284	3,642
Basement, Outside Entrance, Below Grade			1	2,727	2,045
Plumbing					
Average Fixture(s)			1	1,422	1,066
2 Fixture Bath			1	2,996	2,247
Porches					
CCP (1 Story)			36	1,218	913
WPP			240	5,184	3,888
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			572	23,801	17,851
Door Opener			1	527	395
Water/Sewer					
Public Sewer			1	1,465	1,099
Water Well, 100 Feet			1	5,734	4,300
Built-Ins					
Appliance Allow.			1	2,713	2,035
Fireplaces					
Direct-Vented Gas			1	2,963	2,222

Parcel Number: 009-290-028-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*91% Good
Totals:		261,795	194,507	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 330,662

2026 Est. T.C.V. 009-290-028-00				=	527,756
Est. TCV/Total Floor Area = 379.14					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
251,600	251,600	251,600	116,974	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	12,300	0	0	3,158	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
263,900	263,900	263,900	120,132	120,132	120,132

009-290-029-002026 Est. T.C.V.LONSBERRY SCOTT & JUDITH TRUST

Property Class: 401280 S CAROLYN AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 29 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	52.00	183.00	1.0514	0.9694	3800	100		201,389
52 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								201,389

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	267	0	0
Wood Frame	33.62	48	94	1,517

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,467

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
Total:				137,116	89,125

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade 1 2,293 1,490

Plumbing

Average Fixture(s) 1 1,185 770

Porches

CPP 36 946 615
WPP 240 4,596 2,987

Water/Sewer

Public Sewer 1 1,300 845
Water Well, 50 Feet 1 3,344 2,174

Built-Ins

Appliance Allow. 1 1,897 1,233

Fireplaces

Exterior 1 Story 1 5,597 3,638

Local Cost Items

SANITARY SEWER 1 0 0 *71% Good

Totals: 158,274 102,877

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 174,891

2026 Est. T.C.V. 009-290-029-00 = 378,747

Est. TCV/Total Floor Area = 394.53, Most recent sale 08/02/2004 for 161,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
184,500	184,500	184,500	80,400	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	2,170	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-290-029-00

Page: 2

189,400	189,400	189,400	82,570	82,570	0

03/24/2026

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Valuation Report

DB: Lake2026

009-290-030-00

2026 Est. T.C.V.

THOMAS DOUGLAS & CHRISTINE

Property Class: 401

292 S CAROLYN AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 30 CROW'S NEST.

REMOVE SIZE ADJ FOR 05..IS COMPARABLE TO ADJACENT LOTS...

CHG LOC FROM -37 TO -45..SIMILAR TO ADJ LOTS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	160.00	1.0000	0.9249	3800	100		210,871
60 Actual Front Feet, 0.22 Total Acres								
Total Est. Land Value =								210,871

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	800	0	0
Wood Frame	29.49	96	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,008		
Total:				228,562	205,717

Other Additions/Adjustments

Recreation Room	808	15,328	13,795
Basement, Outside Entrance, Below Grade	1	2,727	2,454

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Deck

Treated Wood	400	6,284	5,656

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	17,955
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Direct-Vented Gas	1	2,963	2,667

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Parcel Number: 009-290-030-00

Page: 2

Totals:

292,560

263,315

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

447,636

2026 Est. T.C.V. 009-290-030-00				=	660,882	
Est. TCV/Total Floor Area = 437.09, Most recent sale 02/27/2026 for 738,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
313,100	313,100		313,100	284,762	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,300	0	0	7,688	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
330,400	330,400		330,400	292,450	292,450	292,450

009-290-031-00		2026 Est. T.C.V.		SCHAFRANEK EUGENE J TRUSTEE OF THE	
Property Class: 401				304 S CAROLYN AVE	
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651	
SEC 2 T22N R8W LOT 31 CROW'S NEST					
Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
* Factors *					
Description	Frontage	Depth	Front	Depth	Value
B 67' @ 3800/FF	60.00	149.00	1.0000	0.9021	205,679
60 Actual Front Feet, 0.20 Total Acres			Total Est. Land Value =		205,679
Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete			6.58	90 71	420
Total Estimated Land Improvements			True Cash Value =		420
Cost Est. for Res. Bldg: 1 Single Family 1.25S					
			Cls	C	Blt 1960
(11) Heating System: Forced Air w/ Ducts					
Ground Area = 767 SF Floor Area = 959 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	767		
			Total:	143,931	93,554
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,727	1,773
Plumbing					
Average Fixture(s)			1	1,422	924
Porches					
WPP			404	7,199	4,679
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 100 Feet			1	5,734	3,727
Built-Ins					
Appliance Allow.			1	2,713	1,763
Local Cost Items					
SANITARY SEWER			1	0	0 *91% Good
			Totals:	165,191	107,372
Notes:					
ECF (4082 LAKE MISSAUKEE NORTH SHORE)			1.700 => TCV:	182,532	
2026 Est. T.C.V. 009-290-031-00				=	388,631
Est. TCV/Total Floor Area = 405.25					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
189,400	189,400	189,400	52,378	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	0	1,414	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
194,300	194,300	194,300	53,792	53,792	0

03/24/2026
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Valuation Report

DB: Lake2026

009-290-032-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHAFRANEK EUGENE J TRUSTEE OF THE
S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 32 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	145.00	1.0000	0.8935	3800	100		203,729
60 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			203,729

2026 Est. T.C.V. 009-290-032-00 = 203,729

Est. TCV/Total Floor Area = 212.44

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
107,200	107,200	107,200	28,341	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,300	0	0	765	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
101,900	101,900	101,900	29,106	29,106	0

009-290-033-00	2026 Est. T.C.V.	LAMB PAMELA
Property Class: 401		316 S CAROLYN AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 33 & N 1/2 LOT 34 CROW'S NEST.

COMBO 1/2 OF LOT 34 IN 92

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
B 67' @ 3800/FF	77.00	147.00	0.9164	0.8978	3800	100	
77 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =		240,744

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	800 0	0
D/W/P: 4in Ren. Conc.		8.17	1166 0	0
D/W/P: 4in Ren. Conc.		8.17	191 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 1977

(11) Heating System: Forced Heat & Cool
Ground Area = 1402 SF Floor Area = 2059 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	889		
1 Story	Siding	Slab	513		
1 Story	Siding	Overhang	72		
1 Story	Siding	Overhang	103		
1 Story	Brick	Overhang	482		
Total:			291,607	204,124	

Other Additions/Adjustments

Recreation Room	875	16,599	11,619
Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	2	8,956	6,269
2 Fixture Bath	1	2,996	2,097

Porches

WPP	473	8,410	5,887
WPP	243	5,205	3,643
CCP (1 Story)	96	2,851	1,996

Deck

Treated Wood	288	5,069	3,548

Balcony

Wood Balcony	41	1,791	1,254

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	607	29,834	20,884
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Parcel Number: 009-290-033-00		Page: 2	
Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341
Built-Ins			
Appliance Allow.	1	2,713	1,899
Fireplaces			
Interior 1 Story	1	5,235	3,664
Prefab 1 Story	1	2,542	1,779
Wood Stove	1	2,503	1,752
Totals:		393,207	275,242
Notes: +ONSITE ADDITION			
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:		467,911	

2026	Est. T.C.V. 009-290-033-00					=	709,625
Est. TCV/Total Floor Area = 344.65, Most recent sale 05/15/2025 for 799,900							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	310,000	310,000	310,000	175,797	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	14,400	30,400	0	14,400	164,603	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	354,800	354,800	354,800	194,943	354,800	354,800	

03/24/2026

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Valuation Report

DB: Lake2026

009-290-034-50

2026 Est. T.C.V.

RASTELLO KEITH & VICKI L

Property Class: 402

S CAROLYN AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W S'LY 1/2 OF LOT 34 CROW'S NEST

SPLIT FROM 290-034-00 IN 92

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors * S 1/2 LOT 34

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	30.00	152.00	1.2746	L0.6438	3800	100		93,544
		0.11	Total Acres				Total Est. Land Value =	93,544

2026 Est. T.C.V. 009-290-034-50 = 93,544

Est. TCV/Total Floor Area = 45.43, Most recent sale 07/28/2023 for 400,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
49,200	49,200	49,200	26,393	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,400	0	0	712	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,800	46,800	46,800	27,105	27,105	27,105

009-290-035-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RASTELLO KEITH & VICKI L
352 S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 35 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	52.00	148.00	1.0514	0.9000	3800	100		186,969
52 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								186,969

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	460 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1991

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	960		
			Total:	163,533	106,297

Other Additions/Adjustments					
Recreation Room			475	9,011	5,857
Basement, Outside Entrance, Below Grade			1	2,727	1,773

Plumbing					
Average Fixture(s)			1	1,422	924
3 Fixture Bath			1	4,478	2,911
2 Fixture Bath			1	2,996	1,947

Porches					
CCP (1 Story)			266	7,033	4,571

Deck					
Treated Wood w/Roof (Deck Portion)			320	5,434	3,532
Treated Wood w/Roof (Roof portion)			320	4,838	3,145
Treated Wood w/Roof (Deck Portion)			128	2,977	1,935
Treated Wood w/Roof (Roof portion)			128	2,237	1,454

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Basement Garage: 1 Car			1	2,778	1,806

Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 100 Feet			1	5,734	3,727

Built-Ins					
Appliance Allow.			1	2,713	1,763

Local Cost Items					
SANITARY SEWER			1	0	0 *81% Good

			Totals:	219,376	142,594
Notes:					

Parcel Number: 009-290-035-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

242,410

2026	Est. T.C.V.	009-290-035-00			=	431,729
Est. TCV/Total Floor Area = 449.72, Most recent sale 07/28/2023 for 400,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	209,300	209,300	209,300	183,930	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,600	0	0	4,966	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	215,900	215,900	215,900	188,896	188,896	188,896

03/24/2026 12:42 PM		Valuation Report				DB: Lake2026	
009-290-036-00		2026 Est. T.C.V.		KOUZOUJIAN RICHARD A			
Property Class: 401				364 S CAROLYN AVE			
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651			
SEC 2 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-195 DESC AS: LOT 36 & 37 CROW'S NEST.							
Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
B 67' @ 3800/FF	102.00	140.93	0.8305	0.8847	3800	100	284,784
102 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =		284,784
Land Improvement Cost Estimates							
Description				Rate	Size % Good	Cash Value	
D/W/P: 3.5 Concrete				6.16	484 82	2,444	
Wood Frame				34.86	30 50	523	
Total Estimated Land Improvements					True Cash Value =		2,967
Cost Est. for Res. Bldg: 1 Single Family 1S				Cls CD	Blt 1968		
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 1296 SF Floor Area = 1296 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
Building Areas							
Stories	Exterior	Foundation	Size		Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	768				
1 Story	Siding	Crawl Space	528				
			Total:	153,769	92,261		
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)			1	1,185	711		
2 Fixture Bath			1	2,502	1,501		
Porches							
WCP (1 Story)			96	4,444	3,733	*84% Good	
Deck							
Treated Wood			96	2,355	1,978	*84% Good	
Treated Wood			294	5,022	3,013		
Garages							
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)							
Base Cost			572	20,134	12,080		
Storage Over Garage			286	3,372	2,023		
Water/Sewer							
Public Sewer			1	1,300	780		
Water Well, 100 Feet			1	5,415	3,249		
Built-Ins							
Appliance Allow.			1	1,897	1,138		
Fireplaces							
Wood Stove			1	2,107	1,264		
Local Cost Items							
SANITARY SEWER			1	0	0	*84% Good	
Totals:				203,502	123,731		
Notes:							
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:					210,343		
2026 Est. T.C.V. 009-290-036-00				=	498,094		

Est. TCV/Total Floor Area = 384.33, Most recent sale 06/15/2004 for 185,100						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	246,600	246,600	246,600	110,959	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,400	0	0	2,995	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	249,000	249,000	249,000	113,954	113,954	0

03/24/2026
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Valuation Report

DB: Lake2026

009-290-038-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

THOMPSON DARREL D
S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 38 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

DescriptionFrontageDepthFrontDepthRate %Adj. ReasonValue

B 67' @ 3800/FF50.0094.001.06590.76783800100155,490

50 Actual Front Feet, 0.11 Total AcresTotal Est. Land Value =155,490

Land Improvement Cost Estimates

DescriptionRateSize % GoodCash Value

Wood Frame24.57128501,572

Total Estimated Land Improvements True Cash Value =1,572

2026 Est. T.C.V. 009-290-038-00=157,062

Est. TCV/Total Floor Area = 121.19, Most recent sale 10/10/2018 for 25,000

2025 AssessedMBORS.E.V.Base for CapIRM

82,60082,60082,60015,1632.70

2026 New Eq. AdjustmentLossAdditionsTax AdjustmentLosses

0-4,100004090

2026 AssessedMBORS.E.V.Capped->Taxable<-PRE/MBT

78,50078,50078,50015,57215,5720

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-290-039-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

THOMPSON DARREL
400 S CAROLYN AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 39 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	40.00	94.00	1.1525	0.7678	3800	100		134,496
40 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =			134,496

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C -5 Blt 1971

(11) Heating System: Electric Baseboard

Ground Area = 730 SF Floor Area = 1191 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	730		
1 Story	Siding	Overhang	96		
Total:				152,453	99,113

Other Additions/Adjustments

Recreation Room	747	14,171	9,211
Basement, Outside Entrance, Below Grade	3	8,181	5,318

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	2	5,993	3,895

Porches

WPP	323	5,769	3,750
WPP	640	11,322	7,359

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115
Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		217,205	141,201	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 240,042

2026 Est. T.C.V. 009-290-039-00 = 375,488

Est. TCV/Total Floor Area = 315.27, Most recent sale 10/10/2018 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
178,500	178,500	178,500	99,566	2.70

Parcel Number: 009-290-039-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,200	0	0	2,688	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	187,700	187,700	187,700	102,254	102,254	0

009-290-040-002026 Est. T.C.V.DENNO MICHAEL P & LAURIE J TRUST

Property Class: 401412 S CAROLYN AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 2 T22N R8W PCL LOT 40 OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-202
DESC AS: LOT 40 CROWS NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	40.00	122.00	1.1525	0.8411	3800	100		147,347	
40 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 147,347	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	65	50	214
D/W/P: Asphalt Paving	3.10	640	50	992
D/W/P: Brick on Sand	18.00	336	50	3,024
Total Estimated Land Improvements True Cash Value =				4,230

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1974

(11) Heating System: Forced Heat & Cool
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	768		
			Total:	123,704	80,415

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing			
Average Fixture(s)	1	1,422	924

Deck			
Treated Wood	342	5,674	3,688
Treated Wood	180	3,721	2,419
Treated Wood	164	3,503	2,277

Water/Sewer			
Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins			
Appliance Allow.	1	2,713	1,763

Local Cost Items			
SANITARY SEWER	1	0	0 *92% Good

Totals:	148,273	96,385

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 163,855

2026	Est. T.C.V. 009-290-040-00			=	315,432	
Est. TCV/Total Floor Area = 410.72, Most recent sale 04/18/2013 for 114,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	148,600	148,600	148,600	68,059	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,100	0	0	1,837	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	157,700	157,700	157,700	69,896	69,896	0

009-290-041-002026 Est. T.C.V.VANDEN BOSCH LIVING TRUST

Property Class: 401W PINE DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 41 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					Walleye Channel				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	40.00	137.00	1.1525	0.8760	3800	100		153,450	
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								153,450	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	60	94	371
Total Estimated Land Improvements True Cash Value =				371

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1974

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		480	18,926	11,356
Totals:			18,926	11,356

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 19,305

2026 Est. T.C.V. 009-290-041-00					=	173,126
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/1999 for 125,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
90,200	90,200	90,200	20,259		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	0	546	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,600	86,600	86,600	20,805	20,805	0	

03/24/2026

Valuation Report

DB: Lake2026

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009-290-042-00

2026 Est. T.C.V.

VANDEN BOSCH LIVING TRUST

Property Class: 401

7860 W PINE DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 42 & N'LY 30 FT OF LOT 43 CROW'S NEST.

N 30 FT OF LOT 43 ADDED TOO DEPTH

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Walleye Channel

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.77	144.00	0.8651	0.8914	3800	100		178,079
F 67' @ 650/	30.00	123.00	0.8992	0.9808	650	100		17,198
91 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 195,276

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	56	0	0
D/W/P: Patio Blocks	13.08	48	0	0
D/W/P: Brick on Sand	15.20	30	0	0
D/W/P: 4in Concrete	6.05	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D 10 Blt 1978

(11) Heating System: Electric Baseboard

Ground Area = 1658 SF Floor Area = 1694 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,262		
1 Story	Siding	Basement	396		
1 Story	Siding	Overhang	36		
Total:				215,358	118,449

Other Additions/Adjustments

Recreation Room	396	7,041	3,873
Basement, Outside Entrance, Below Grade	1	1,939	1,066

Plumbing

Average Fixture(s)	1	988	543
2 Fixture Bath	1	2,074	1,141

Deck

Treated Wood	611	7,919	4,355
Treated Wood	233	4,222	2,322
Treated Wood	1021	12,385	6,812

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 1 Car	1	2,505	1,378

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Wood Stove	2	3,491	1,920

Parcel Number: 009-290-042-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*92% Good
Totals:		264,025	145,216	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 246,867

2026 Est. T.C.V. 009-290-042-00	=	443,093
Est. TCV/Total Floor Area = 261.57, Most recent sale 01/25/2012 for 105,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
208,700 208,700 208,700 75,259 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 12,800 0 0 2,031 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
221,500 221,500 221,500 77,290 77,290 0		

009-290-044-002026 Est. T.C.V.DENNO MICHAEL P & LAURIE J TRUST

Property Class: 401438 S CAROLYN AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 44 & LOT 43 EXC N'LY 30 FT THOF CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		78X97 IRR					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	78.00	97.00	0.9482	0.9026	650	100		43,390	
78 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	
								43,390	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	595	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2020

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-4,254
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			768	19,776	18,787
Door Opener			1	527	501
Deck					
w/Roof (Roof portion)			320	4,838	4,596
Totals:				20,663	19,630

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 33,371

2026	Est. T.C.V. 009-290-044-00				=	79,261	
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/03/2020 for 18,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	33,900	33,900	33,900	25,006	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	5,700	0	0	675	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	39,600	39,600	39,600	25,681	25,681	0	

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-290-046-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

SHEPHERD AMY L & DAVID W
7770 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 46 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *
60' X 145'AVG

Description Frontage Depth Front Depth Rate %Adj. Reason Value

G 67' @ 1500/ 60.00 145.00 1.0280 1.0337 1500 100 95,634

60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 95,634

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value

D/W/P: 3.5 Concrete 6.58 160 50 526

D/W/P: 4in Concrete 6.96 72 50 250

Total Estimated Land Improvements True Cash Value = 776

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1966

(11) Heating System: Forced Heat & Cool
Ground Area = 616 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

1 Story Siding Basement 616

Total: 107,161 69,654

Other Additions/Adjustments

Recreation Room 280 5,312 3,453

Basement, Outside Entrance, Above Grade 1 1,980 1,287

Plumbing

Average Fixture(s) 1 1,422 924

3 Fixture Bath 1 4,478 2,911

Porches

WGEP (1 Story) 160 13,800 8,970

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost 576 23,910 15,541

Water/Sewer

Public Sewer 1 1,465 952

Water Well, 50 Feet 1 3,344 2,174

Built-Ins

Appliance Allow. 1 2,713 1,763

Fireplaces

Wood Stove 1 2,503 1,627

Deck

Treated Wood 716 9,122 5,929

Local Cost Items

SANITARY SEWER 1 0 0 *92% Good

Totals: 177,210 115,185

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 195,815

2026 Est. T.C.V. 009-290-046-00 = 292,225

Est. TCV/Total Floor Area = 474.39, Most recent sale 07/30/2021 for 220,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	136,600	136,600	136,600	103,095	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,500	0	0	2,783	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	146,100	146,100	146,100	105,878	105,878	0

009-290-047-002026 Est. T.C.V. BOONSTRA GERALD D & JOYCE BE
Property Class: 4017760 W WHITE BIRCH AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 47 CROW'S NEST.

ADD SMALL GRG FOR 96..NO PERMIT

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					60'X160.2'AVG				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
G 67' @ 1500/	60.00	160.00	1.0280	1.0594	1500	100		98,017	
60 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =			98,017	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements			True Cash Value =	950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = 616 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	616			
			Total:	99,608	59,769	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,422	853	
2 Fixture Bath			1	2,996	1,798	
Porches						
WSEP (1 Story)			170	9,512	5,707	
Deck						
Treated Wood			144	3,217	1,930	
Water/Sewer						
Public Sewer			1	1,465	879	
Water Well, 50 Feet			1	3,344	2,006	
Built-Ins						
Appliance Allow.			1	2,713	1,628	
Local Cost Items						
SANITARY SEWER			1	0	0	*94% Good
			Totals:	124,277	74,570	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 126,769

2026 Est. T.C.V. 009-290-047-00					=	225,736		
Est. TCV/Total Floor Area = 366.45								
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM			
105,800	105,800	105,800		36,809	2.70			
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses		
0	7,100	0	0	993		0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT	
112,900	112,900	112,900		37,802	37,802		0	

DB: Lake2026

009-290-048-00	2026 Est. T.C.V.	HYST KYLE DAVID & AMY MARIE
Property Class: 401		7740 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 48 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors * 90'X82' IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
G 67' @ 1500/	90.00	82.00	0.9289	0.8964	1500	100		112,407
90 Actual Front Feet,	0.17	Total Acres			Total Est.	Land Value =		112,407

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	942	50	1,460
Total Estimated Land Improvements True Cash Value =				1,460

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
1 Story	Siding	Overhang	88		
1 Story	Siding	Overhang	104		
			Total:	186,581	139,930

Other Additions/Adjustments

Recreation Room	576	10,927	8,195

Exterior			
Stone Veneer	80	2,926	2,194

Plumbing			
Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches			
CGEP (1 Story)	104	8,323	6,242

Deck			
Treated Wood	60	1,887	1,415
Treated Wood	432	6,610	4,957

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 2 Car	1	3,863	2,897
Door Opener	1	527	395

Water/Sewer			
Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins			
Appliance Allow.	1	2,713	2,035

Fireplaces			
Interior 1 Story	1	5,235	3,926

Local Cost Items				
SANITARY SEWER	1	0	0	*81% Good

Totals:	242,691	182,009

Notes: MANUFACTURED

Parcel Number: 009-290-048-00

Page: 2

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV:

180,189

2026 Est. T.C.V. 009-290-048-00						=	294,056
Est. TCV/Total Floor Area = 255.26, Most recent sale 06/01/2023 for 278,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
143,800	143,800	143,800	99,800		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,200	0	0	2,694	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
147,000	147,000	147,000	102,494	102,494		102,494	

009-290-049-002026 Est. T.C.V.SCHLIEGER DENNIS J & LINDA L
Property Class: 4017730 W WHITE BIRCH AVE
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 2 T22N R8W LOT 49 CROW'S NEST.

2002 CHAMPION MHD FOR 04

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
		* Factors *			91'X90' IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
G 67' @ 1500/	90.00	91.00	0.9289	0.9200	1500	100		115,372	
90 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =			115,372	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1000 50	4,085
Wood Frame		35.03	64 50	1,121
Total Estimated Land Improvements True Cash Value =				5,206

Cost Est. for Res. Bldg: 1 Single Family HUDCls C 5 Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1144 SF Floor Area = 1144 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
			Total:	164,556	126,700

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,095
3 Fixture Bath		1	4,478	3,448

Deck				
Treated Wood w/Roof (Deck Portion)		143	3,203	2,466
Treated Wood w/Roof (Roof portion)		143	2,477	1,907

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		342	16,963	13,062
Common Wall: 1 Wall		1	-2,589	-1,994
Door Opener		1	527	406

Water/Sewer				
Public Sewer		1	1,465	1,128
Water Well, 100 Feet		1	5,734	4,415

Built-Ins				
Appliance Allow.		1	2,713	2,089

Local Cost Items				
SANITARY SEWER		1	0	0 *86% Good
Totals:			200,949	154,722

Notes: 2002 CHAMPION

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 153,175

2026 Est. T.C.V. 009-290-049-00					=	273,753
Est. TCV/Total Floor Area = 239.29						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
134,500	134,500	134,500	39,063	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400		0	0	1,054	0

Parcel Number: 009-290-049-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	136,900	136,900	136,900	40,117	40,117	0

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-290-050-00

2026 Est. T.C.V.

MADDEN LUCAS

Property Class: 401

7710 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 50 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

60X99'IRR

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

G 67' @ 1500/

60.00

99.00

1.0280

0.9396

1500

100

86,932

60 Actual Front Feet, 0.14 Total Acres

Total Est. Land Value =

86,932

Land Improvement Cost Estimates

Description

Rate

Size

% Good

Cash Value

Wood Frame

24.86

120

50

1,491

Total Estimated Land Improvements True Cash Value =

1,491

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1974

(11) Heating System: Wall/Floor Furnace

Ground Area = 700 SF Floor Area = 700 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories

Exterior

Foundation

Size

Cost New

Depr. Cost

1 Story

Siding

Crawl Space

700

Total:

87,771

48,273

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,185

652

Porches

WGEP (1 Story)

260

17,490

9,619

WPP

16

784

431

Water/Sewer

Public Sewer

1

1,300

715

Water Well, 50 Feet

1

3,344

1,839

Built-Ins

Appliance Allow.

1

1,897

1,043

Fireplaces

Exterior 1 Story

1

5,597

3,078

Deck

w/Roof (Roof portion)

200

3,004

1,652

Local Cost Items

SANITARY SEWER

1

0

0

*91% Good

Totals:

122,372

67,302

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

82,781

2026 Est. T.C.V. 009-290-050-00

=

171,204

Est. TCV/Total Floor Area = 244.58, Most recent sale 06/13/2023 for 125,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

85,700

85,700

85,700

61,344

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

-100

0

0

1,656

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

85,600

85,600

85,600

63,000

63,000

63,000

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-290-051-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FRENCH MARTIN W JR & MARCIA LYNN
7700 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 51 CROW'S NEST.

SMALL GRG UNDER DECK FOR 95..NO PERMIT

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

61' X 107'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
G 67' @ 1500/	61.00	107.00	1.0237	0.9581	1500	100		89,743
61 Actual Front Feet, 0.15 Total Acres								
Total Est. Land Value =								89,743

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 624 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	624		
Total:				142,990	92,932

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	240	4,500	2,925

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Porches

WPP	721	11,204	7,283

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	170	6,538	4,250

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:

188,676

122,628

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

150,832

Parcel Number: 009-290-051-00

Page: 2

2026	Est.	T.C.V.	009-290-051-00	=	241,525	
Est. TCV/Total Floor Area = 258.04, Most recent sale 01/27/2021 for 138,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	121,600	121,600	121,600	81,612	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	2,203	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	120,800	120,800	120,800	83,815	83,815	0

009-290-053-002026 Est. T.C.V.JOHNSON JEFFREY S & SALLY JO

Property Class: 4017691 W DEER TRL

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 2 T22N RSW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-179 DESC AS:
LOT 53 CROWS NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	73.50	105.79	0.9681	0.9304	650	100		43,031	
73 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 43,031	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	262	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 879 SF Floor Area = 1318 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	879			
			Total:	179,426	116,626	
Other Additions/Adjustments						
Recreation Room			879	16,675	4,169	
Basement, Outside Entrance, Below Grade			1	2,727	1,773	
Plumbing						
Average Fixture(s)			1	1,422	924	
2 Fixture Bath			1	2,996	1,947	
Porches						
WPP			575	10,189	6,623	
Water/Sewer						
Public Sewer			1	1,465	952	
Water Well, 50 Feet			1	3,344	2,174	
Built-Ins						
Appliance Allow.			1	2,713	1,763	
Fireplaces						
Prefab 1 Story			1	2,542	1,652	
Local Cost Items						
SANITARY SEWER			1	0	0	*88% Good
			Totals:	223,499	138,603	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 170,482

2026	Est. T.C.V. 009-290-053-00					=	214,453					
Est. TCV/Total Floor Area = 162.71, Most recent sale 12/01/1996 for 78,500												
2025	Assessed		MBOR		S.E.V.		Base for Cap		IRM			
	101,800		101,800		101,800		52,109		2.70			
2026	New		Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses	

Parcel Number: 009-290-053-00

Page: 2

	0	5,400	0	0	1,406	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	107,200	107,200	107,200	53,515	53,515	0

009-290-054-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JOHNSON JEFFREY S & SALLY JO
W DEER TRL
LAKE CITY, MI 49651

SEC 2 T22N RSW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-179 DESC AS:
LOT 54 CROWS NEST.

96 HS @ 7-96 BOR

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					70'X95' IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	70.00	95.21	0.9848	0.8967	650	100		40,180	
70 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			40,180	

2026 Est. T.C.V. 009-290-054-00					=	40,180	
Est. TCV/Total Floor Area = 30.49, Most recent sale 08/31/2012 for 7,500							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
15,500	15,500		15,500	4,630	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		4,600	0	0	125	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
20,100	20,100		20,100	4,755	4,755		0

009-290-055-002026 Est. T.C.V.SCHLIEGER DENNIS J & LINDA L
Property Class: 401W DEER TRL
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 55 CROW'S NEST.

NEW PC GRG FOR 04

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		70X90 IRR		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
F 67' @ 650/	70.00	90.23	0.9848	0.8800	650 100	39,432
70 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =						39,432

Cost Est. for Res. Bldg: 1Single FamilyGRG

ClsC

Blt 2003

(11) Heating System: No Heating/Cooling

Ground Area = 0 SFFloor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	1	527	422
Base Cost	1224	28,948	23,158
Totals:		29,475	23,580

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:29,003

2026 Est. T.C.V. 009-290-055-00				=	68,435	
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,600	30,600	30,600	12,395	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	0	334	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,200	34,200	34,200	12,729	12,729	0	

009-290-056-002026 Est. T.C.V.DOLL LARRY A & BETTY L
Property Class: 401W DEER TRL
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 56 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					70*86 IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	70.00	85.88	0.9848	0.8649	650	100		38,755	
70 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								38,755	

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2005

(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-3,806
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			390	18,412	15,650
Totals:				13,934	11,844

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 14,568

2026 Est. T.C.V. 009-290-056-00					=	53,323
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/12/2001 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
22,800	22,800	22,800	2,520		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	68	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
26,700	26,700	26,700	2,588	2,588		0

03/24/2026

Valuation Report

12:42 PM

DB: Lake2026

009-290-057-00

2026 Est. T.C.V.

BOONSTRA GERALD D & JOYCE B

Property Class: 402

W DEER TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 57 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

60X85IRR

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

F 67' @ 650/

60.00

84.94

1.0394

0.8616

650

100

34,926

60 Actual Front Feet, 0.12 Total Acres

Total Est. Land Value =

34,926

2026 Est. T.C.V. 009-290-057-00

=

34,926

Est. TCV/Total Floor Area = 0.00

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

13,400

13,400

13,400

2,520

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

4,100

0

0

68

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

17,500

17,500

17,500

2,588

2,588

0

009-290-058-002026 Est. T.C.V.DOLL COREY & JULIE

Property Class: 401105 W DEER TRL

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 58 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *				TRIANGLE			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
F 67' @ 650/	85.00	170.17	0.9201	1.0988	650	100	55,859
85 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =		55,859

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	60	71	263
Total Estimated Land Improvements True Cash Value =				263

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 1962

(11) Heating System: Wall/Floor Furnace

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	816	
Total:			100,602	60,362

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	711	
Porches				
WGEP (1 Story)	288	18,639	11,183	
Deck				
Treated Wood	304	5,132	4,516	*88% Good
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	484	16,901	10,141	
Water/Sewer				
Public Sewer	1	1,300	780	
Water Well, 50 Feet	1	3,344	2,006	
Built-Ins				
Appliance Allow.	1	1,897	1,138	
Local Cost Items				
SANITARY SEWER	1	0	0	*92% Good
Totals:			149,000	90,837

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:111,729

2026 Est. T.C.V. 009-290-058-00			=	167,851
Est. TCV/Total Floor Area = 205.70, Most recent sale 05/09/2025 for 175,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
78,000	78,000	78,000	38,686	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	5,900	0	0	45,214 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
83,900	83,900	83,900	39,730	83,900 0

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-290-059-00

2026 Est. T.C.V.

DOLL COREY & JULIE

Property Class: 402

W DEER TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 59 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

60X140 IRR

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

F 67' @ 650/

60.00

140.12

1.0394

1.0266

650

100

41,613

60 Actual Front Feet, 0.19 Total Acres

Total Est. Land Value =

41,613

2026 Est. T.C.V. 009-290-059-00

=

41,613

Est. TCV/Total Floor Area = 51.00, Most recent sale 05/09/2025 for 175,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

16,000

16,000

16,000

4,630

2.70

2026

New

Eq.

Adjustment

Loss

Additions

Tax Adjustment

Losses

0

4,800

0

0

16,170

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

20,800

20,800

20,800

4,755

20,800

0

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-290-060-00

2026 Est. T.C.V.

DOLL RONALD D & DEANNA M

Property Class: 402

W DEER TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 60 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

60X140 IRR

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

F 67' @ 650/

60.00

140.12

1.0394

1.0266

650

100

41,613

60 Actual Front Feet, 0.19 Total Acres

Total Est. Land Value =

41,613

2026 Est. T.C.V. 009-290-060-00

=

41,613

Est. TCV/Total Floor Area = 51.00, Most recent sale 03/26/2010 for 8,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

16,000

16,000

16,000

4,630

2.70

2026

New

Eq.

Adjustment

Loss

Additions

Tax Adjustment

Losses

0

4,800

0

0

125

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

20,800

20,800

20,800

4,755

4,755

0

009-290-061-002026 Est. T.C.V.DOLL RONALD D & DEANNA
Property Class: 4017770 W DEER TRL
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 2 T22N R8W LOT 61 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					60X138				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	60.00	137.94	1.0394	1.0210	650	100		41,386	
60 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value =	
								41,386	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S
Cls C 5 Blt 2010

(11) Heating System: Forced Air w/ Ducts
Ground Area = 799 SF Floor Area = 799 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	799		
			Total:	138,292	121,695
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,727	2,400
Plumbing					
Average Fixture(s)			1	1,422	1,251
Porches					
WCP (1 Story)			265	9,892	8,705
WFP			63	2,529	2,226
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Basement Garage: 1 Car			1	2,778	2,445
Water/Sewer					
Public Sewer			1	1,465	1,289
Water Well, 100 Feet			1	5,734	5,046
Built-Ins					
Appliance Allow.			1	2,713	2,387
			Totals:	167,552	147,444

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 181,356

2026	Est. T.C.V. 009-290-061-00					=	224,642
Est. TCV/Total Floor Area = 281.15, Most recent sale 10/30/2004 for 9,200							
2025	Assessed	MBOR		S.E.V.	Base for Cap	IRM	
	107,300	107,300	107,300		60,817	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	5,000	0	0	1,642	0	
2026	Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
	112,300	112,300	112,300		62,459	62,459	0

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-290-062-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EISING DALE J & KELLY SUE
7760 W DEER TRL
LAKE CITY, MI 49651

SEC 2 T22N R8W LOT 62 & 63 CROW'S NEST.
12/2017 COMBINE WITH LOT 63
FORMERLY . SEC 2 T22N R8W LOT 62 CROW'S NEST.

12/2018 COMBINE WITH LOT 63

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	120.00	134.31	0.8155	1.0115	650	100		64,338
120 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	64,338

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	16	50	55
D/W/P: 4in Ren. Conc.	8.17	212	50	866
Wood Frame	23.22	336	94	7,334
Total Estimated Land Improvements True Cash Value =				8,255

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C

Blt 2018

(11) Heating System: Forced Air w/ Ducts

Ground Area = 780 SF Floor Area = 1806 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	600		
1.5 Story	Siding	Basement	180		
1 Story	Siding	Overhang	336		
Total:				223,793	210,365

Other Additions/Adjustments

Recreation Room	780	14,797	7,398
Plumbing			
Average Fixture(s)	1	1,422	1,337
3 Fixture Bath	1	4,478	4,209
Porches			
CCP (1 Story)	60	1,870	1,758
Deck			
Treated Wood	128	2,977	2,798
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	26,665	25,065
Common Wall: 1 Wall	1	-2,589	-2,434
Door Opener	2	1,054	991
Water/Sewer			
Public Sewer	1	1,465	1,377
Water Well, 100 Feet	1	5,734	5,390
Built-Ins			
Appliance Allow.	1	2,713	2,550
Totals:		284,379	260,804

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 320,789

Parcel Number: 009-290-062-00

Page: 2

2026	Est.	T.C.V.	009-290-062-00	=	393,382	
Est. TCV/Total Floor Area = 217.82, Most recent sale 12/16/2016 for 47,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	191,600	191,600	191,600	137,965	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,100	0	0	3,725	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	196,700	196,700	196,700	141,690	141,690	141,690

009-290-064-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EISING DALE & KELLY
W DEER TRL
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 64 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *				60X126 IRR			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
F 67' @ 650/	60.00	121.97	1.0394	0.9779	650	100	39,641
60 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		39,641

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	1642 50	5,714
D/W/P: Crushed Rock		2.26	400 50	452
Wood Frame		37.80	48 50	907
Total Estimated Land Improvements True Cash Value =				7,073

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2024

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,433
Porches				
CCP (1 Story)			480	12,322 12,199
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			2	1,054 1,043
Base Cost			1280	30,272 29,969
Totals:				39,170 38,778

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 47,697

2026 Est. T.C.V. 009-290-064-00					=	94,411
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/24/2023 for 57,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
43,500	43,500	43,500	41,496	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	1,120	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,200	47,200	47,200	42,616	42,616	42,616	

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-290-065-00

2026 Est. T.C.V.

ROGERS CORY & RACHEL

Property Class: 402

W DEER TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 65 CROW'S NEST.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

60X122 IRR

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

F 67' @ 650/

60.00

117.61

1.0394

0.9656

650

100

39,140

60 Actual Front Feet, 0.16 Total Acres

Total Est. Land Value =

39,140

2026 Est. T.C.V. 009-290-065-00

=

39,140

Est. TCV/Total Floor Area = 0.00

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

15,100

15,100

15,100

5,870

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

4,500

0

0

158

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

19,600

19,600

19,600

6,028

6,028

0

009-300-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SIETSEMA MARK E & DEBRA L
9142 W OAK LN
Lake City, MI 49651

. SEC 10 T22N R8W LOT 1 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			* Factors *		LAKE SAPPIRE			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	174.00	1.0000	1.2139	1800	100		109,253
50 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			109,253

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1992

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	936		
			Total:	187,871	140,906
Other Additions/Adjustments					
Recreation Room			936	17,756	8,878
Basement, Outside Entrance, Below Grade			1	2,727	2,045
Plumbing					
Average Fixture(s)			1	1,422	1,066
3 Fixture Bath			1	4,478	3,358
Deck					
Treated Wood			292	5,113	3,835
Treated Wood			160	3,446	2,584
Treated Wood			32	1,353	1,015
Water/Sewer					
Public Sewer			1	1,465	1,099
Water Well, 100 Feet			1	5,734	4,300
Built-Ins					
Appliance Allow.			1	2,713	2,035
Fireplaces					
Interior 2 Story			1	6,520	4,890
Local Cost Items					
SANITARY SEWER			1	0	0
					*95% Good
			Totals:	240,598	176,011

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 299,219

2026 Est. T.C.V. 009-300-001-00					=	413,222
Est. TCV/Total Floor Area = 353.18						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
176,500	176,500	176,500	90,102	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-300-001-00

Page: 2

	0	30,100	0	0	2,432	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	206,600	206,600	206,600	92,534	92,534	0

009-300-002-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SIETSEMA MARK E & DEBRA L
W OAK LN
Lake City, MI 49651

. SEC 10 T22N R8W LOT 2 EXC BEG AT SE COR TH S 72 DEG 40' 34", W 6 FT, N 17 DEG 24' 34",W 69.75 FT N 7 DEG 04' 39", W 33.48 FT, S 17 DEG 24' 34", E 102.67 FT TO
POB. DUCK POINT PLAT

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
		* Factors *			LAKE SAPPIRE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@1800/	50.00	154.78	1.0000	1.1652	1800	100		104,868	
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			104,868	

2026 Est. T.C.V. 009-300-002-00					=		104,868				
Est. TCV/Total Floor Area = 89.63, Most recent sale 06/29/2010 for 196,000											
2025 Assessed		MBOR		S.E.V.		Base for Cap		IRM			
46,600		46,600		46,600		14,675		2.70			
2026 New Eq.		Adjustment		Loss		Additions		Tax Adjustment		Losses	
0		5,800		0		0		396		0	
2026 Assessed		MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT	
52,400		52,400		52,400		15,071		15,071		0	

009-300-003-002026 Est. T.C.V.VIOX DANIEL J & MICHELLE S
Property Class: 4019122 W OAK LN
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 3 & 4 & THAT PART OF LOT 2 BEG AT SE COR TH S 72 DEG 40' 34", W 6 FT, N 17 DEG 24' 34", W 69.75 FT, N 7 DEG 04' 39", W 33.48 FT, S 17 DEG 24' 34", E 102.67 FT TO POB. DUCK POINT PLAT INCLUDING 2011 SPLIT FROM 009-009-033-00 .32 ACRES - PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W, TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E 30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE SOUTHWEST CORNER OF SAID PLAT OF DUCK POINT, THENCE N72°40'E 100.00 ALONG SAID SOUTH LINE OAK LANE TO THE POINT OF BEGINNING, THENCE N72°40'E 116.43 FEET ALONG SAID SOUTH LINE, THENCE S58°40'E 66.45 FEET ALONG SAID SOUTH LINE OF OAK LANE, THENCE S31°20'W 100.00, THENCE N58°40'W 21.23 FEET, THENCE N72°40'W 72.21 FEET THENCE N17.20'W 100' TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

2011 SPLIT - .32 ACRES COMBINED WITH THIS PARCEL FROM 009-003-033-00 INDIAN LAKES

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	110.00	151.00	0.6051	1.1552	1800	100	138,411
A50'@1800/	100.00	139.39	0.6051	1.1233	1800	100	122,354
210 Actual Front Feet, 0.70 Total Acres					Total Est. Land Value =		260,765

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Dock: Light posts		46.97	420 0	0
D/W/P: 4in Concrete		6.96	650 0	0
D/W/P: 4in Concrete		6.96	800 0	0
D/W/P: 4in Concrete		6.96	200 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Forced Heat & Cool
Ground Area = 1584 SF Floor Area = 1584 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,008	
1 Story	Siding	Crawl Space	288	
1 Story	Siding	Crawl Space	288	
Total:			214,521	139,439
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	924
3 Fixture Bath		1	4,478	2,911
2 Fixture Bath		1	2,996	1,947
Porches				
WCP (1 Story)		40	2,880	1,872
CPP		250	4,450	2,892
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		896	32,740	21,281
Common Wall: 1 Wall		1	-2,589	-1,683
Door Opener		2	1,054	685

Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 100 Feet	1	5,734	3,727	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Deck				
w/Roof (Roof portion)	156	2,677	1,740	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		274,541	178,450	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 303,365

2026 Est. T.C.V. 009-300-003-00					=	568,880
Est. TCV/Total Floor Area = 359.14, Most recent sale 06/10/2019 for 265,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
246,900	246,900	246,900	144,659	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,500	0	0	3,905	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
284,400	284,400	284,400	148,564	148,564	148,564	

009-300-005-002026 Est. T.C.V.HICE DAVID D & HICE DONALD P &
Property Class: 4019102 W OAK LN
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 5 & 6 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			* Factors *		IRR LOTS 5&6			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	124.00	144.93	0.7277	1.1387	1800	100		184,945
124 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								184,945

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		25.09	114 75	2,145
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =				3,115

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Heat & Cool
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,056		
			Total:	127,851	83,102

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,185	770	

Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		360	15,710	10,211	
Common Wall: 1 Wall		1	-2,421	-1,574	
Door Opener		1	468	304	

Water/Sewer					
Public Sewer		1	1,300	845	
Water Well, 50 Feet		1	3,344	2,174	

Built-Ins					
Appliance Allow.		1	1,897	1,233	

Fireplaces					
Exterior 1 Story		1	5,597	3,638	

Local Cost Items					
SANITARY SEWER		1	0	0	*90% Good

Totals: 154,931 100,703

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 171,195

2026 Est. T.C.V. 009-300-005-00					=	359,255
Est. TCV/Total Floor Area = 340.20						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
156,000	156,000	156,000	76,509	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,600	0	0	2,065	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,600	179,600	179,600	78,574	78,574	78,574	

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-300-007-00

2026 Est. T.C.V.

TOASO RIK & DONNA

Property Class: 401

9082 W OAK LN

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 7 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	66.00	193.00	0.9074	1.2588	1800	100		135,694
66 Actual Front Feet, 0.29 Total Acres								135,694
Total Est. Land Value =								135,694

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	183	71	800
Total Estimated Land Improvements True Cash Value =				800

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1228 SF Floor Area = 1228 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,228		
Total:				141,894	90,812

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	758
2 Fixture Bath	1	2,502	1,601

Porches

CGEP (1 Story)	220	12,465	7,978

Deck

Treated Wood	264	4,683	2,997

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	23,478	19,252	*82% Good

Water/Sewer

Public Sewer	1	1,300	832
Water Well, 50 Feet	1	3,344	2,140

Built-Ins

Appliance Allow.	1	1,897	1,214

Fireplaces

Interior 1 Story	1	4,610	2,950

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT	396	1,501	1,066	*71% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

198,859

131,600

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 223,720

2026 Est. T.C.V. 009-300-007-00

=

360,214

Est. TCV/Total Floor Area = 293.33, Most recent sale 01/17/2013 for 131,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-300-007-00

Page: 2

	155,800	155,800	155,800	78,250	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,300	0	0	2,112	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	180,100	180,100	180,100	80,362	80,362	0

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-300-008-00

2026 Est. T.C.V.

THOMPSON DARRELL & THERESA

Property Class: 401

9062 W OAK LN

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SEC 10 T22N R8W LOT 8 DUCK POINT PLAT.

HOLE ON LOT

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	183.00	1.0000	1.2355	1800	100		111,199
50 Actual Front Feet, 0.21 Total Acres								111,199
Total Est. Land Value =								111,199

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1000	0	0
Wood Frame	26.71	150	50	2,003

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				7,003

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 10

Blt 2006

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1144 SF Floor Area = 2004 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,144		
1 Story	Siding	Overhang	288		
Total:			273,244	232,263	

Other Additions/Adjustments

Recreation Room	500	9,485	8,062
Basement, Outside Entrance, Below Grade	2	5,454	4,636

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Porches

CCP (1 Story)	48	1,531	1,301

Deck

Treated Wood	96	2,414	2,052
Treated Wood	140	3,160	2,686
Treated Wood	275	4,923	4,185
Treated Wood	80	2,182	1,855

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	24,455
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Parcel Number: 009-300-008-00

Page: 2

Prefab 1 Story	1	2,542	2,161	
Local Cost Items				
GENERATOR	1	1	1	*95% Good
Totals:		347,457	295,344	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 502,085

2026 Est. T.C.V. 009-300-008-00				=	620,287
Est. TCV/Total Floor Area = 309.52					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
264,500	264,500	264,500	117,002	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	45,600	0	3,159	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
310,100	310,100	310,100	120,161	120,161	120,161

009-300-009-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

THOMPSON DARRELL & THERESA
W OAK LN
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 9 DUCK POINT PLAT.

REMOVED ALL BLDGS FOR 08.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@1800/	50.00	169.00	1.0000	1.2016	1800	100		108,144	
50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 108,144	

2026	Est. T.C.V. 009-300-009-00				=	108,144	
Est. TCV/Total Floor Area = 53.96, Most recent sale 11/04/2004 for 125,500							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	48,100	48,100	48,100	14,675	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	6,000	0	0	396	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	54,100	54,100	54,100	15,071	15,071	15,071	

03/24/2026

Valuation Report

12:42 PM

DB: Lake2026

009-300-010-00

2026 Est. T.C.V.

THOMPSON DARREL

Property Class: 402

W OAK LN

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 10 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	157.00	1.0000	1.1710	1800	100		105,392
50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			105,392

2026 Est. T.C.V. 009-300-010-00 = 105,392

Est. TCV/Total Floor Area = 52.59, Most recent sale 08/01/2014 for 19,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
46,800	46,800	46,800	14,675	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,900	0	0	396	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,700	52,700	52,700	15,071	15,071	15,071

009-300-011-002026 Est. T.C.V.SCHWAGER MATTHEW A
Property Class: 4019042 W OAK LN
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 11 & 12 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	100.00	149.00	0.7846	1.1498	1800	100	162,378
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							162,378

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	550	50	1,809
D/W/P: Brick on Sand	18.00	150	50	1,350
Total Estimated Land Improvements True Cash Value =				3,159

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 768 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	768		
Total:				170,455	119,322

Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,727	1,909

Plumbing					
Average Fixture(s)			1	1,422	995

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			616	25,047	17,533
Storage Over Garage			462	6,117	4,282
Door Opener			1	527	369

Water/Sewer					
Public Sewer			1	1,465	1,025
Water Well, 100 Feet			1	5,734	4,014

Built-Ins					
Appliance Allow.			1	2,713	1,899

Deck					
Treated Wood			1833	23,352	16,346

Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good

Totals:				239,559	167,694

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 285,080

2026 Est. T.C.V. 009-300-011-00 = 450,617					
Est. TCV/Total Floor Area = 335.28, Most recent sale 08/01/2000 for 145,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
194,100	194,100	194,100	117,705	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,200	0	0	3,178	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
225,300	225,300	225,300	120,883	120,883	0

009-300-013-002026 Est. T.C.V. LEITER KENDRICK P & CARMELA
Property Class: 4019020 W OAK LN
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 13 DUCK POINT PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	50.00	143.00	1.0000	1.1334	1800	100	102,002
50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =		102,002

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete	6.16	493	0 0
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 2500	2,500.00	1	95 2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Wall/Floor Furnace

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	672	
Total:			82,047	45,126
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 652
Garages				
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost			288	12,920 7,106
Water/Sewer				
Public Sewer			1	1,300 715
Water Well, 50 Feet			1	3,344 1,839
Built-Ins				
Appliance Allow.			1	1,897 1,043
Fireplaces				
Exterior 1 Story			1	5,597 3,078
Local Cost Items				
SANITARY SEWER			1	0 0 *94% Good
Totals:			108,290	59,559

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 101,250

2026 Est. T.C.V. 009-300-013-00					=	205,627
Est. TCV/Total Floor Area = 305.99, Most recent sale 06/06/2018 for 85,450						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
89,400	89,400	89,400	51,318	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,400	0	0	1,385	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,800	102,800	102,800	52,703	52,703	0	

009-300-014-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JOHNSON REUBEN R
9010 W OAK LN
LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 14 & 15 DUCK POINT PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	100.00	160.00	0.7846	1.1788	1800	100	166,477
100 Actual Front Feet, 0.37 Total Acres				Total Est. Land Value =		166,477	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1946

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,008		
Total:			119,460	71,675	

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	711	
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	952	27,770	16,662	
Water/Sewer				
Public Sewer	1	1,300	780	
Water Well, 50 Feet	1	3,344	2,006	
Built-Ins				
Appliance Allow.	1	1,897	1,138	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		154,956	92,972	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

158,052

2026 Est. T.C.V. 009-300-014-00				=	325,469	
Est. TCV/Total Floor Area = 322.89						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
141,400	141,400	141,400	66,395	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,300	0	0	1,792	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
162,700	162,700	162,700	68,187	68,187	68,187	

009-300-016-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GRUMM JOEL & NANCY
8980 W OAK LN
LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 16 & 17 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	147.00	0.7846	1.1444	1800	100		161,612
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								161,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.68	234	0	0
D/W/P: Asphalt Paving	2.98	891	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1964

(11) Heating System: Forced Heat & Cool

Ground Area = 1717 SF Floor Area = 1717 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,063		
1 Story	Siding	Slab	414		
1 Story	Siding	Slab	240		
Total:				219,304	142,548

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	888
2 Fixture Bath	1	2,878	1,871

Porches

CCP (1 Story)	55	1,657	1,077

Deck

Treated Wood	316	5,176	3,364

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	952	32,968	21,429
Storage Over Garage	762	9,693	6,300

Water/Sewer

Public Sewer	1	1,407	915
Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	2,605	1,693

Fireplaces

Exterior 1 Story	1	6,134	3,987

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

		286,400	186,160

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 316,472

Parcel Number: 009-300-016-00

Page: 2

2026	Est.	T.C.V.	009-300-016-00	=	483,084	
Est. TCV/Total Floor Area = 281.35, Most recent sale 04/03/2013 for 130,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	213,100	213,100	213,100	131,298	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,400	0	0	3,545	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	241,500	241,500	241,500	134,843	134,843	134,843

009-300-018-00	2026 Est. T.C.V.	MEYER LARRY L & GAIL R
Property Class: 401		8968 W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOTS 18 & 19 DUCK POINT PLAT.

SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	121.00	0.7846	1.0690	1800	100		150,969
100 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			150,969

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Brick on Sand		18.00	555 0	0
D/W/P: 4in Concrete		6.96	1186 0	0
D/W/P: Crushed Rock		2.26	308 0	0
Wood Frame		24.21	240 50	2,905
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =				7,655

Cost Est. for Res. Bldg: 1	Single Family	2S		Cls C	Blt 2004

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 1920 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	960		
			Total:	242,104	193,684
Other Additions/Adjustments					
Exterior					
Stone Veneer			64	2,341	1,873
Basement, Outside Entrance, Below Grade			1	2,727	2,182
Plumbing					
Average Fixture(s)			1	1,422	1,138
3 Fixture Bath			1	4,478	3,582
Porches					
WGEP (1 Story)			168	14,273	11,418
Deck					
Treated Wood			440	6,688	5,350
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	18,926	15,141
Common Wall: 1 Wall			1	-2,139	-1,711
Door Opener			1	527	422
Water/Sewer					
Public Sewer			1	1,465	1,172
Water Well, 100 Feet			1	5,734	4,587
Built-Ins					
Appliance Allow.			1	2,713	2,170
Local Cost Items					

Parcel Number: 009-300-018-00

Page: 2

SANITARY SEWER	1	0	0	*94% Good
Totals:	301,259	241,008		

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 409,714

2026 Est. T.C.V. 009-300-018-00	=	568,338
Est. TCV/Total Floor Area = 296.01		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
242,900 242,900 242,900	117,569	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 41,300 0	0	3,174 0
2026 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
284,200 284,200 284,200	120,743	120,743 0

DB: Lake2026

009-300-020-00	2026 Est. T.C.V.	BROWN EARL M
Property Class: 401		8944 W OAK LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 20 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	123.00	1.0000	1.0751	1800	100		96,763
50 Actual Front Feet, 0.14 Total Acres					Total Est.		Land Value =	96,763

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	39.19	28	71	779
Total Estimated Land Improvements True Cash Value =				779

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 620 SF Floor Area = 620 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	620		
			Total:	86,894	56,480

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	240	14,981	9,738

Deck

Treated Wood	300	5,199	3,379

Water/Sewer

Public Sewer	1	1,465	952

Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	122,405	79,562

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 135,255

2026 Est. T.C.V. 009-300-020-00 = 232,797

Est. TCV/Total Floor Area = 375.48, Most recent sale 06/15/2018 for 126,225

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
100,300	100,300	100,300	61,631	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,100	0	0	1,664	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
116,400	116,400	116,400	63,295	63,295	0

009-300-021-00	2026 Est. T.C.V.	BROWN EARL & BROWN BONNIE
Property Class: 401		8928 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 21 & 22 DUCK POINT PLAT.

ADD SEWER FOR 05

COMBO W/022-00 FOR 93

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	100.00	133.00	0.7846	1.1050	1800	100	156,049
100 Actual Front Feet, 0.30 Total Acres					Total Est. Land Value =		156,049

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
Gazeboo(s): Standard		9,494.00	1	50 4,747
D/W/P: 4in Ren. Conc.		8.17	952	0 0
D/W/P: 3.5 Concrete		6.58	300	0 0
Wood Frame		33.13	75	20 497
Residential Local Cost Land Improvements				
Description		Rate	Size	% Good Cash Value
LAND IMPROVE 5000		5,000.00	1	100 5,000
Total Estimated Land Improvements True Cash Value =				10,244

Cost Est. for Res. Bldg: 1	Single Family	1S		Cls	C	Blt	1974
(11) Heating System: Forced Hot Water							
Ground Area = 1440 SF Floor Area = 1440 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,440	
Total:				224,572 145,971
Other Additions/Adjustments				
Recreation Room			600	11,382 7,398
Exterior				
Brick Veneer			736	12,188 7,922
Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			1	4,478 2,911
2 Fixture Bath			1	2,996 1,947
Porches				
WPP			477	8,481 5,513
CCP (1 Story)			208	5,743 3,733
Deck				
Treated Wood			320	5,434 3,532
Treated Wood w/Roof (Deck Portion)			85	2,262 1,470
Treated Wood w/Roof (Roof portion)			85	1,560 1,014
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			480	21,144 13,744
Common Wall: 1 Wall			1	-2,589 -1,683
Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 100 Feet			1	5,734 3,727

Parcel Number: 009-300-021-00

Page: 2

Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Exterior 1 Story	1	6,387	4,152	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:				
		315,372	204,990	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 348,483

2026 Est. T.C.V. 009-300-021-00				=	514,776	
Est. TCV/Total Floor Area = 357.48						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
221,400	221,400		221,400	112,260	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	36,000	0		0	3,031	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
257,400	257,400		257,400	115,291	115,291	115,291

009-300-023-002026 Est. T.C.V.MILLER SHANNON W TRUST &
Property Class: 4018918 W OAK LN
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 23 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	134.00	1.0000	1.1079	1800	100		99,708
50 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =		99,708	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	896		
Total:				172,778	141,678

Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade		1	2,727	2,236

Plumbing				
Average Fixture(s)		1	1,422	1,166

Deck				
Treated Wood		484	7,124	5,842

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		672	26,665	21,865
Storage Over Garage		322	4,263	3,496
Door Opener		2	1,054	864

Water/Sewer				
Public Sewer		1	1,465	1,201
Water Well, 100 Feet		1	5,734	4,702

Built-Ins				
Appliance Allow.		1	2,713	2,225

Fireplaces				
Prefab 2 Story		1	3,109	2,549

Local Cost Items				
SANITARY SEWER	1	0	0	*88% Good
Totals:	229,054	187,824		

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 319,301

2026 Est. T.C.V. 009-300-023-00					=	421,509
Est. TCV/Total Floor Area = 376.35, Most recent sale 06/04/2013 for 157,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
180,300	180,300	180,300	102,508	2.70		

Parcel Number: 009-300-023-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,500	0	0	2,767	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	210,800	210,800	210,800	105,275	105,275	0

03/24/2026

Valuation Report

DB: Lake2026

12:42 PM

009-300-024-00

2026 Est. T.C.V.

WYATT DAVID L JR & LINDA R

Property Class: 401

8906 W OAK LN

Map #:

LAKE TOWNSHIP

LAKE CITY , MI 49651

. SEC 10 T22N R8W LOT 24 DUCK POINT PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	135.00	1.0000	1.1108	1800	100		99,968
50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			99,968

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazeboo(s): Standard	7,019.50	1	50	3,510
D/W/P: 3.5 Concrete	6.16	540	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,885

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1948

(11) Heating System: Wall/Floor Furnace

Ground Area = 408 SF Floor Area = 408 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	408			*51% Good
			Total:	52,504	26,775	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	604

Porches

CCP (1 Story)	119	3,181	1,622

Deck

Treated Wood	417	6,313	3,220

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	632	25,508	13,009
Storage Over Garage	316	4,184	2,134

Water/Sewer

Public Sewer	1	1,300	663
Water Well, 50 Feet	1	3,344	1,705

Built-Ins

Appliance Allow.	1	1,897	967

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		99,416	50,699	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

86,188

2026 Est. T.C.V. 009-300-024-00
=
192,041

Est. TCV/Total Floor Area = 470.69, Most recent sale 10/11/2006 for 99,000

2025 Assessed
MBOR
S.E.V.
Base for Cap
IRM

Parcel Number: 009-300-024-00

Page: 2

	84,200		84,200		84,200		44,651		2.70	
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment	Losses
	0		11,800		0		0		1,205	0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
	96,000		96,000		96,000		45,856		45,856	0

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-300-025-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LOZEN WALER J AND LINDA M
8896 W OAK LN
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 25 & 26 DUCK POINT PLAT.

ADD FB TO GRG FOR 95 GRG HAS FIN LA
ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	80.62	120.00	0.8460	1.0659	1800	100		130,862
61 Actual Front Feet, 0.25 Total Acres								130,862
Total Est. Land Value =								130,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	792	0	0
D/W/P: 4in Concrete	6.96	200	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1948

(11) Heating System: Forced Hot Water
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,112		
Total:				152,143	83,677

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	782

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	280	15,028	8,265
Common Wall: 1 Wall	1	-2,589	-1,424

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	960	38,707	21,289

Water/Sewer

Public Sewer	1	1,465	806
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	2,713	1,492

Fireplaces

Exterior 1 Story	1	6,387	3,513

Deck

w/Roof (Roof portion)	176	2,964	1,630

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		221,584	121,869	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 207,177

Parcel Number: 009-300-025-00

Page: 2

2026	Est.	T.C.V.	009-300-025-00	=	339,009	
Est. TCV/Total Floor Area = 304.86, Most recent sale 05/20/2019 for 132,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	147,100	147,100	147,100	98,699	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,400	0	0	2,664	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	169,500	169,500	169,500	101,363	101,363	0

03/24/2026

Valuation Report

DB: Lake2026

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009-300-027-00

2026 Est. T.C.V.

COOLEY DAVID & KATHLEEN

Property Class: 401

1646 S DUCK POINT RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 27 & 28 DUCK POINT PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	80.00	124.00	0.8483	1.0782	1800	100		131,710
80 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								131,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1200	0	0
Wood Frame	26.29	160	50	2,103

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,603

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1215 SF Floor Area = 1215 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,215		
			Total:	151,821	91,097

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Porches

WGEF (1 Story)	144	12,898	7,739

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	14,346
Common Wall: 1/2 Wall	1	-1,294	-776

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

201,514

120,913

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

205,552

Parcel Number: 009-300-027-00

Page: 2

	147,500	147,500	147,500	65,667	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,400	0	0	1,773	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	170,900	170,900	170,900	67,440	67,440	67,440

009-300-029-00	2026 Est. T.C.V.	THOMPSON JAMES R & VICKI L
Property Class: 401		1636 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 10 T22N R8W LOT 29 DUCK POINT PLAT.		
ADD SEWER FOR 05		
Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
* Factors *		
Description	Frontage	Depth
A50'@1800/	50.00	101.00
50 Actual Front Feet,	0.12	Total Acres
Rate	%Adj.	Reason
1800	100	
Total Est. Land Value =		Value
		90,314
		90,314
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Residential Local Cost Land Improvements		Cash Value
Description	Rate	Size % Good
LAND IMPROVE 1000	1,000.00	1 97
Total Estimated Land Improvements True Cash Value =		970
		970
Cost Est. for Res. Bldg: 1	Single Family 1S	Cls CD Blt 1946
(11) Heating System: Space Heater		
Ground Area = 852 SF Floor Area = 852 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Slab
Total:		852
		100,775
		66,511
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185
		782
Porches		
CGEP (1 Story)	108	7,597
		5,014
Deck		
Treated Wood	144	3,146
w/Roof (Roof portion)	192	2,903
		2,076
		1,916
Garages		
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	396	16,636
Common Wall: 1 Wall	1	-2,421
		10,980
		-1,453
Water/Sewer		
Public Sewer	1	1,300
Water Well, 50 Feet	1	3,344
		858
		2,207
Built-Ins		
Appliance Allow.	1	1,897
		1,252
Fireplaces		
Wood Stove	1	2,107
		1,391
Local Cost Items		
SANITARY SEWER	1	0
		0
		*94% Good
Totals:		138,469
		91,534
Notes:		
ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:		155,608
2026 Est. T.C.V. 009-300-029-00		
		=
		246,892

Est. TCV/Total Floor Area = 289.78, Most recent sale 10/27/2017 for 133,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	106,300	106,300	106,300	60,126	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,100	0	0	1,623	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	123,400	123,400	123,400	61,749	61,749	0

03/24/2026

Valuation Report

12:42 PM

DB: Lake2026

009-300-030-70

2026 Est. T.C.V.

THOMPSON JAMES R & VICKI L

Property Class: 402

S DUCK POINT RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 10 T22N R8W W'LY 15 FT OF LOT 30. DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	15.00	87.00	1.5241	0.9524	1800	100		39,193
15 Actual Front Feet, 0.03 Total Acres					Total Est. Land Value =			39,193

2026 Est. T.C.V. 009-300-030-70 = 39,193

Est. TCV/Total Floor Area = 46.00, Most recent sale 10/27/2017 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
17,400	17,400	17,400	6,692	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,200	0	0	180	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,600	19,600	19,600	6,872	6,872	0

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-300-031-00	2026 Est. T.C.V.	ZEIEN GERALD & CHRISTINE TRUST
Property Class: 401		1616 S DUCK POINT RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 30 EXC W'LY 15 FT THOF& LOTS 31 & 32 DUCK POINT PLAT.

ADD SEWER FOR 05

05-16-07 Combined 300-030-00 with this pcl for 2008.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	136.00	85.50	0.7045	0.9466	1800	100		163,268
136 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								163,268

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.84	160	71	2,367
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,317

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D Blt 1964

(11) Heating System: Forced Hot Water

Ground Area = 840 SF Floor Area = 840 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	840		
Total:				97,935	53,864

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1 988 543

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

728 22,313 12,272

Water/Sewer

Public Sewer

1 1,152 634

Water Well, 100 Feet

1 5,150 2,832

Built-Ins

Appliance Allow.

1 1,607 884

Fireplaces

Interior 1 Story

1 4,050 2,227

Porches

CPP

24 588 323

Local Cost Items

SANITARY SEWER

1 0 0 *94% Good

Totals:

133,783 73,579

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 125,084

2026 Est. T.C.V. 009-300-031-00 = 291,669

Est. TCV/Total Floor Area = 347.23, Most recent sale 09/25/2006 for 150,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-300-031-00

Page: 2

	127,700	127,700	127,700	63,292	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,100	0	0	1,708	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	145,800	145,800	145,800	65,000	65,000	0

009-300-033-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BERG PAUL D & KATRINA L
1625 S DUCK POINT RD
Lake City, MI 49651

. SEC 10 T22N R8W LOT 33 EXC BEG AT THE NW COR OF LOT 33 TH SE'LY ALONG W LINE OF SD LOT TO WATERS EDGE OF SAPPHIRE LAKE, TH NE'LY ALONG WATERS EDGE 70 FT; TO A PT ON THE N LINE OF SAID LOT 50 FT: NE'LY FROM THE NW COR OF SAID LOT TH SW'LY ALONG N LINE TO BEG DUCK POINT PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
		* Factors *		100'X165'X192'' TRIANGLE					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@1800/	67.00	216.66	0.9026	1.3108	1800	100		142,687	
100 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			142,687	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	384	0	0
D/W/P: 4in Ren. Conc.	8.17	48	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 1360 SF Floor Area = 1640 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	800		
1.5 Story	Siding	Basement	560		
Total:				242,340	235,069

Other Additions/Adjustments

Recreation Room	1360	25,799	12,899
Basement, Outside Entrance, Above Grade	1	1,980	1,921

Plumbing			
Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	2	8,956	8,687
2 Fixture Bath	1	2,996	2,906

Deck			
Treated Wood	428	6,570	6,373

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	320	16,278	15,790
Door Opener	1	527	511

Water/Sewer			
Public Sewer	1	1,465	1,421
Water Well, 100 Feet	1	5,734	5,562

Built-Ins			
Appliance Allow.	1	2,713	2,632

Porches			
WCP (1 Story)	24	1,776	1,723
Totals:		318,556	296,873

Parcel Number: 009-300-033-00

Page: 2

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

504,684

2026	Est. T.C.V. 009-300-033-00			=	652,371	
Est. TCV/Total Floor Area = 397.79, Most recent sale 06/02/2010 for 104,900						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	278,400	278,400	278,400	222,243	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	47,800	0	0	6,000	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	326,200	326,200	326,200	228,243	228,243	0

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-300-033-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BERG LAWRENCE D
1635 S DUCK POINT RD
Lake City, MI 49651

. SEC 10 T22N R8W BEG AT THE NW COR OF LOT 33 TH SE'LY ALONG W LINE OF SAID LOT,
TO WATERS EDGE OF SAPPHIRE LAKE, TH NE'LY ALONG WATERS EDGE 70 FT; TO A PT THE
NW'LY TO A PT ON N LINE OF SAID LOT 50 FT; NE'LY FROM TH NW COR OF SAID LOT, TH
SW'LY ALONG N LINE TO BEG DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	70.00	98.00	0.8889	0.9930	1800	100		111,213
70 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 111,213

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C

Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = 896 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	896		
Total:			182,414	155,052	

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,318	
Plumbing				
Average Fixture(s)	1	1,422	1,209	
Porches				
WPP	224	5,062	4,303	
Balcony				
Wood Balcony	32	1,398	1,188	
Water/Sewer				
Public Sewer	1	1,465	1,245	
Water Well, 100 Feet	1	5,734	4,874	
Built-Ins				
Appliance Allow.	1	2,713	2,306	
Fireplaces				
Direct-Vented Gas	1	2,963	2,519	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		205,898	175,014	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 297,524

2026 Est. T.C.V. 009-300-033-50 = 411,237

Est. TCV/Total Floor Area = 305.98

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

174,300

174,300

174,300

90,771

2.70

Parcel Number: 009-300-033-50

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	31,300	0	0	2,450	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	205,600	205,600	205,600	93,221	93,221	0

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-300-034-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SAMPLE RANDY E
1645 S DUCK POINT RD
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 34 DUCK POINT PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	56.00	114.00	0.9611	1.0469	1800	100		101,426
56 Actual Front Feet, 0.15 Total Acres								
Total Est. Land Value =								101,426

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	18.86	96	50	905
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,855

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1947

(11) Heating System: Forced Hot Water

Ground Area = 1054 SF Floor Area = 1054 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,054		
Total:				137,614	89,458

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	160	11,214	7,289

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	345	17,050	11,082
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Prefab 1 Story	1	2,542	1,652
Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		177,278	115,238	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 195,905

2026 Est. T.C.V. 009-300-034-00 = 299,186

Est. TCV/Total Floor Area = 283.86, Most recent sale 06/20/2019 for 172,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-300-034-00

Page: 2

	128,600	128,600	128,600	89,651	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,000	0	0	2,420	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	149,600	149,600	149,600	92,071	92,071	0

009-300-035-002026 Est. T.C.V.METCALF DOUGLAS & DEBORAH
Property Class: 4011655 S DUCK POINT RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 35 DUCK POINT PLAT. &2011-02136QD 7' OF ROAD FRONTAGE BEG
AT THE NORTHERLY COR BETWEEN LOTS 35 & 36 THENCE S51°35'00"W 7.00' THENCE
S37°15'04"(E 56.29') THENCE N30°11'W 56.87' TO POB.

ADD SEWER FOR 05

LOT 36 TRANSFER 7' ROAD FRONTAGE IN TRIANGLE TO 1/2 TO LAKE TO LOT 35

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	67.00	133.00	0.9026	1.1050	1800	100	120,284
67 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =		120,284

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	350	61	1,232
Wood Frame	22.83	100	75	1,712
Total Estimated Land Improvements True Cash Value =				2,944

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1949

(11) Heating System: Space Heater
Ground Area = 1092 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,092	
Total:			115,092	63,301
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 988	543
Water/Sewer				
Public Sewer			1 1,152	634
Water Well, 50 Feet			1 3,344	1,839
Built-Ins				
Appliance Allow.			1 1,607	884
Fireplaces				
Wood Stove			1 1,745	960
Local Cost Items				
SANITARY SEWER			1 0	0 *94% Good
Totals:			123,928	68,161

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 115,873

2026 Est. T.C.V. 009-300-035-00					=	239,101
Est. TCV/Total Floor Area = 218.96						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
103,200	103,200	103,200	37,713	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,400	0	0	1,018	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,600	119,600	119,600	38,731	38,731	0	

009-300-036-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

POLTORAK ERIN J & BRANDON
1665 S DUCK POINT RD
LAKE CITY, MI 49651

LOTS 36 & 37 EXC 2011-02136 QC BEG AT NW COR LOT 36, TH S 51 DEG 35'00"W 7 FT, S 37 DEG 15'04"E 56.29 FT, N 30 DEG 11'00"W 56.87 FT TO POB & EXC 2013-03428QC BEG AT NW COR LOT 38, TH N 51 DEG 35'00"E 7 FT, S 43 DEG 19'55"E 48.28 FT, S 51 DEG 11'27"E 71.18 FT, S 41 DEG 12'03"W 5.26 FT, N 48 DEG 47'57"W 120.44 FT TO POB. DUCK POINT PLAT.

FORMELRY: . SEC 10 T22N R8W LOTS 36 & 37 DUCK POINT PLAT EXC 7' OF ROAD FRONTAGE BEG AT THE NORTHERLY COR BETWEEN LOTS 35 & 36 THENCE S51°35'00"W 7.00' THENCE S37°15'04" THENCE N30°11'W 56.87' TO POB.

2013.03428 AMIS TO LEHAM 7' AT RD 5' AT BEACH TRANSFER TO ADJ LOT 38.
2011-02136 AMIS TO METICALF - 7' OF RD, TRIANGLE SHAPE 1/2 TO BEACH TRANSFER FROM LOT 36 TO LOT 35.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	50.00	148.00	0.8018	1.1471	1800	100	82,777
A50'@1800/	43.98	148.00	0.8018	1.1471	1800	100	72,811
94 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =		155,588

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	724	0	0
D/W/P: 3.5 Concrete	6.16	416	0	0
Wood Frame	23.90	146	50	1,744
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				2,714

Cost Est. for Res. Bldg: 1

Single Family 1S

Cls CD

Blt 1964

(11) Heating System: Forced Hot Water
Ground Area = 1432 SF Floor Area = 1432 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,432	
Total:			166,773	91,726

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	652	
Porches				
WPP	483	7,564	4,160	
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	1020	32,558	17,907	
Water/Sewer				
Public Sewer	1	1,300	715	
Water Well, 50 Feet	1	3,344	1,839	
Built-Ins				
Appliance Allow.	1	1,897	1,043	
Fireplaces				
Exterior 1 Story	1	5,597	3,078	

Parcel Number: 009-300-036-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good

Totals:

220,218

121,120

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

205,904

2026 Est. T.C.V. 009-300-036-00					=	364,206
Est. TCV/Total Floor Area = 254.33, Most recent sale 07/08/2016 for 121,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
157,600	157,600	157,600	79,781	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,500	0	0	2,154	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
182,100	182,100	182,100	81,935	81,935	0	

009-300-038-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LEHMAN JAMES E & DIANE K
1685 S DUCK POINT RD
LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 38 &2013-03428QD PART OF LOT 37 BEG AT NW COR LOT 38, TH N 51 DEG 35'00"E 7 FT, S 43 DEG 19'55"E 48.28 FT, S 51 DEG 11'27"E 71.18 FT, S 41 DEG 12'03"W 5.26 FT, N 48 DEG 47'57"W 120.44 FT TO POB. DUCK POINT PLAT.

FORMERLY DESCRIBED AS: . SEC 10 T22N R8W LOT 38 DUCK POINT PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	47.26	173.28	1.0199	1.2122	1800 100	105,171
47 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =	105,171

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	336 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =			1,900

Cost Est. for Res. Bldg: 1	Single Family	1.5S	Cls	C	Blt	1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	816		
1 Story	Siding	Crawl Space	288		
Total:			186,515	130,560	

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)	1	1,422	995		
2 Fixture Bath	1	2,996	2,097		
Porches					
CGEP (1 Story)	35	4,136	2,895		
Deck					
Treated Wood	180	3,721	2,605		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	480	25,330	17,731		
Common Wall: 1/2 Wall	1	-1,294	-906		
Door Opener	1	527	369		
Water/Sewer					
Public Sewer	1	1,465	1,025		
Water Well, 50 Feet	1	3,344	2,341		
Built-Ins					
Appliance Allow.	1	2,713	1,899		
Fireplaces					
Wood Stove	1	2,503	1,752		
Local Cost Items					
SANITARY SEWER	1	0	0	*88% Good	
Totals:		233,378	163,363		

Parcel Number: 009-300-038-00

Page: 2

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

277,717

2026 Est. T.C.V. 009-300-038-00						=	384,788
Est. TCV/Total Floor Area = 254.49, Most recent sale 04/01/1999 for 132,500							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
164,700	164,700		164,700	73,140		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses
	0	27,700	0	0	1,974		0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
192,400	192,400		192,400	75,114	75,114		75,114

009-300-039-002026 Est. T.C.V.CATALFIO VITO IIIPROPERTY CLASS: 4011725 S DUCK POINT RDMap #:LAKE TOWNSHIPLAKE CITY, MI 49651

2017-00437 LOTS 40, 41, 42, 43, 44, AND PART OF LOT 39, DUCK POINT PLAT, AS RECORDED IN LIBER 2 OF PLATS, PAGE 63, BEING PART OF SECTIONS 9 AND 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, EXCEPT BEGINNING AT THE NORTHERLY CORNER COMMON TO LOTS 38 AND 39 OF SAID PLAT, SAID CORNER BEING NORTH 51 DEGREES 35 MINUTES 00 SECONDS EAST 113.68 FEET FROM A FOUND CONCRETE MONUMENT AT THE RIGHT-OF-WAY COMMON TO DUCK POINT ROAD AND LANE D; THENCE SOUTH 58 DEGREES 05 MINUTES 58 SECONDS EAST 84.90 FEET ALONG A LINE COMMON TO SAID LOTS 38 AND 39 TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 58 DEGREES 05 MINUTES 58 SECONDS EAST 213.69 FEET ALONG SAID LOT LINE TO A POINT ON THE WESTERLY SHORE LINE OF SAPPHIRE LAKE; THENCE LEAVING SAID SHORE LINE NORTH 66 DEGREES 24 MINUTES 57 SECONDS WEST 227.88 FEET TO A POINT ON THE SOUTHERLY LINE OF DUCK POINT ROAD; THENCE NORTH 51 DEGREES 35 MINUTES 00 SECONDS EAST 35.00 FEET ALONG SAID SOUTHERLY ROAD TO THE POINT OF BEGINNING.

FORMERLY DESCRIBED AS SEC 10 T22N R8W LOTS 40, 41, 42, 43, & 44. ALSO LOT 39 EXC BEG AT NLY MOST COR COMMON TO LOTS 38 & 39 TH S 58D 05' 58" E ALONG SAID LOT LINE TO SAPPHIRE LAKE, N 66D 24' 57" W 227.88 FT TO DUCK POINT RD, N 51D 35' 00" E 35 FT TO POB.
DUCK POINT PLAT.
SPLIT ON 12/12/2005 INTO 009-300-039-95;

Split/Comb. on 12/12/2005 completed 12/12/2005 RAY ;
Parent Parcel(s): 009-300-039-00;
Child Parcel(s): 009-300-039-95;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	207.00	159.00	0.6082	1.1762	1800	100	266,552
207 Actual Front Feet, 0.76 Total Acres					Total Est. Land Value =		266,552

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete	6.58	1877	0 0
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 2500	2,500.00	1	95 2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1985

(11) Heating System: Forced Hot Water
Ground Area = 1917 SF Floor Area = 2828 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding	Basement	1,215	
1 Story	Siding	Basement	702	
Total:			364,569	236,971

Other Additions/Adjustments			
Recreation Room	1500	28,455	18,496
Basement, Outside Entrance, Below Grade	1	2,727	1,773
Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	3	13,434	8,732
Porches			
CGEP (1 Story)	315	18,131	11,785

Parcel Number: 009-300-039-00

Page: 2

WSEP (1 Story)	120	7,308	4,750	
WPP	700	12,355	8,031	
Deck				
Treated Wood	47	1,654	1,075	
Balcony				
Wood Balcony	32	1,398	909	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	868	31,925	20,751	
Common Wall: 2 Wall	1	-5,177	-3,365	
Door Opener	2	1,054	685	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	384	16,247	10,561	
Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 50 Feet	1	3,344	2,174	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Prefab 1 Story	1	2,542	1,652	
Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good
Totals:		505,566	328,619	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 558,652

2026 Est. T.C.V. 009-300-039-00					=	827,579
Est. TCV/Total Floor Area = 292.64, Most recent sale 02/01/2017 for 240,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
353,900	353,900	353,900	206,353	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	59,900	0	0	5,571	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
413,800	413,800	413,800	211,924	211,924	0	

009-300-039-95
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LEHMAN JAMES E & DIANE K
S DUCK POINT RD
LAKE CITY, MI 49651

SEC 10 T22N R8W BEG AT NLY MOST COR COMMON TO LOTS 38 & 39 TH S 58D 05' 58" E
ALONG SAID LOT LINE TO SAPPHIRE LAKE, N 66D 24' 57" W 227.88 FT TO DUCK POINT RD
N 51D 35' 00" E 35 FT TO POB. DUCK POINT PLAT.
Split on 12/12/2005 from 009-300-039-00;

11/20/12 LEGAL DOES NOT STATE DISTANCE FROM POB TO LAKE. PLAT DISTANCE
SUGGESTS 158.49' BUT SKETCH REQUIRES AND ADDITIONAL 55.21' TO CLOSE THE LOT
DOES IN FACT TOUCH THE WATERS EDGE AT ITS APEX. - TIM
RAYS COMMENT: TRIANGLE LOT..NO LAKEFRONT

Split/Comb. on 12/12/2005 completed 12/12/2005 RAY ;
Parent Parcel(s): 009-300-039-00;
Child Parcel(s): 009-300-039-95;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B200'@1600/	23.67	191.00	1.2056	10.1052	1600 100	4,802
		0.08	Total Acres		Total Est. Land Value =	4,802

2026 Est. T.C.V. 009-300-039-95 = 4,802						
Est. TCV/Total Floor Area = 1.70, Most recent sale 08/01/2008 for 8,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
2,400	2,400	2,400	2,056		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	55	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,400	2,400	2,400	2,111	2,111	2,111	

03/24/2026

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Valuation Report

DB: Lake2026

009-300-045-00

2026 Est. T.C.V.

LOCKWOOD JOEL M

Property Class: 401

8907 W OAK LN

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 45 & 46 DUCK POINT PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	145.41	50.00	0.9106	0.5946	200	100		15,747
C200'@200/	145.41	50.00	0.9106	0.5946	200	100		15,747
291 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								31,494

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	194	50	3,282
D/W/P: 4in Concrete	6.96	760	50	2,645
D/W/P: Brick on Sand	18.00	501	50	4,509
D/W/P: 3.5 Concrete	6.58	472	50	1,553
Wood Frame	32.26	80	50	1,290
Wood Frame	37.80	48	50	907
Total Estimated Land Improvements True Cash Value =				14,186

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1958

(11) Heating System: Forced Hot Water

Ground Area = 1586 SF Floor Area = 1586 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,586		
Total:				207,806	124,684

Other Additions/Adjustments

Exterior			
Brick Veneer	200	3,312	1,987
Plumbing			
Average Fixture(s)	1	1,422	853
Porches			
CCP (1 Story)	240	6,473	3,884
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	768	35,382	21,229
Storage Over Garage	180	2,383	1,430
Common Wall: 1/2 Wall	1	-1,294	-776
Door Opener	2	1,054	632
Water/Sewer			
Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006
Built-Ins			
Appliance Allow.	1	2,713	1,628
Fireplaces			
Interior 1 Story	1	5,235	3,141
Carports			
Comp.Shingle	240	3,857	2,314

Local Cost Items

SANITARY SEWER

1

0

0

*90% Good

Parcel Number: 009-300-045-00

Page: 2

	Totals:	273,152	163,891
Notes: 1958 1ST ADDITION			
	ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:	278,615	

2026 Est. T.C.V. 009-300-045-00				=	324,295	
Est. TCV/Total Floor Area = 204.47						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	140,800	140,800	140,800	53,454	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,300	0	0	1,443	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	162,100	162,100	162,100	54,897	54,897	54,897

009-300-047-00	2026 Est. T.C.V.	HUTCHINSON EDWARD C
Property Class: 401		8939 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 47 & 48 DUCK POINT PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	117.50	50.00	0.9605	0.5946	200	100	2 Lots	13,421
C200'@200/	117.50	50.00	0.9605	0.5946	200	100		13,421
235 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								26,842

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.		32.50	294 50	4,777
D/W/P: 4in Concrete		6.68	1121 50	3,744
Wood Frame		30.98	80 50	1,239
Total Estimated Land Improvements True Cash Value =				9,760

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2318 SF Floor Area = 2318 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Block	Slab	1,344	
1 Story	Siding	Crawl Space	974	
Total:			265,411	159,228

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,366	820
Porches				
CCP (1 Story)		480	11,837	7,102
CCP (1 Story)		160	4,362	2,617

Garages				
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)				
Base Cost		576	24,094	14,456
Common Wall: 1 Wall		1	-3,222	-1,933
Door Opener		2	1,012	607

Water/Sewer				
Public Sewer		1	1,407	844
Water Well, 100 Feet		1	5,507	3,304

Built-Ins				
Appliance Allow.		1	2,605	1,563

Local Cost Items				
SANITARY SEWER		1	0	0 *86% Good
Totals:			314,379	188,608

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 320,634

2026 Est. T.C.V. 009-300-047-00					=	357,236
Est. TCV/Total Floor Area = 154.11						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
157,600	157,600	157,600	78,599	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,000		0	0	2,122	0

Parcel Number: 009-300-047-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
178,600	178,600	178,600	80,721	80,721	80,721

009-300-049-002026 Est. T.C.V.RANSOM DYLAN K
Property Class: 4018969 S OAK LN
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 49 DUCK POINT PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *				Shared Lake Access			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	117.50	50.00	1.1422	0.5946	200	100	15,960
118 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =		15,960

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
Wood Frame	29.97	48	46 662
Total Estimated Land Improvements True Cash Value =			662

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Wall/Floor Furnace

Ground Area = 356 SF Floor Area = 356 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	356	
		Total:	45,645	25,105
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	543
Porches				
CSEP (1 Story)		160	5,995	3,297
Water/Sewer				
Public Sewer		1	1,152	634
Water Well, 50 Feet		1	3,344	1,839
Built-Ins				
Appliance Allow.		1	1,607	884
Local Cost Items				
SANITARY SEWER		1	0	0 *94% Good
		Totals:	58,731	32,302

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 54,913

2026 Est. T.C.V. 009-300-049-00					=	71,535
Est. TCV/Total Floor Area = 200.94, Most recent sale 01/16/2018 for 46,154						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
31,100	31,100	31,100	15,889	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	429	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,800	35,800	35,800	16,318	16,318	16,318	

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009-300-050-00	2026 Est. T.C.V.	HUTCHINSON CHRISTOPHER L & MELISSA
Property Class: 401		311 S OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 50 DUCK POINT PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

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* Factors *

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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	117.50	1.4142	0.7362	200	100		10,411
50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			10,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	15	71	62
Metal Prefab	14.70	80	45	529
Total Estimated Land Improvements True Cash Value =				591

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Space Heater

Ground Area = 792 SF Floor Area = 792 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	792		
			Total:	88,690	48,779

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	95,781	52,679

Notes:

ECF (4014 SAPPHIRE LAKE BACK LOTS) 1.230 => TCV: 64,795

2026 Est. T.C.V. 009-300-050-00 = 75,797

Est. TCV/Total Floor Area = 95.70, Most recent sale 12/22/2023 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
37,700	37,700	37,700	35,054	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	200	0	0	946	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,900	37,900	37,900	36,000	36,000	0

009-300-051-00	2026 Est. T.C.V.	LEITER NICOLE L
Property Class: 401		8991 W OAK LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 51, 52, 53 & 54. DUCK POINT PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	235.00	50.00	0.8077	0.5373	110	100	3 Lots	11,218
A 200' @ 110/	235.00	50.00	0.8077	0.5373	110	100		11,218
470 Actual Front Feet, 0.54 Total Acres					Total Est.	Land Value =		22,435

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	48	50	145
Wood Frame	29.97	48	50	719
Wood Frame	19.43	210	50	2,040
Total Estimated Land Improvements True Cash Value =				2,904

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1989

(11) Heating System: Wall/Floor Furnace
Ground Area = 528 SF Floor Area = 528 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	528		
			Total:	63,589	34,972

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CCP (1 Story)	132	3,201	1,761

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,657	10,261
Class: D Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	315	13,438	7,391

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Deck

w/Roof (Roof portion)	560	6,854	3,770
w/Roof (Roof portion)	256	3,287	1,808

Breezeways

Frame Wall	264	13,715	7,543

Carports

Aluminum	704	8,575	4,716

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	138,407	76,122

Notes:

Parcel Number: 009-300-051-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

129,408

2026 Est. T.C.V. 009-300-051-00				=	154,747	
Est. TCV/Total Floor Area = 293.08, Most recent sale 10/02/2025 for 132,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
84,000	84,000	84,000	43,496	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,600	0	0	33,904	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,400	77,400	77,400	44,670	77,400	77,400	

03/24/2026
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Valuation Report

DB: Lake2026

009-330-001-01
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JORDAN KIMBERLY
8479 W WORKMAN RD
Lake City, MI 49651

SEC 27 T22N R8W LOTS 1 THRU 10 INCL. GRAY'S TROUT CAMP. PRT PCL F OF SURVEY S-6
PG 154.
Split/Combined on 11/18/2025 from 009-330-001-00, 009-330-009-00;

Split/Comb. on 11/18/2025 completed 11/18/2025 TIM ;
Parent Parcel(s): 009-330-001-00, 009-330-009-00;
Child Parcel(s): 009-330-001-01;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	200.00	100.00	0.8357	0.7071	250	100		29,547
A 200' @ 110/FF	210.00	95.00	0.8357	0.6981	110	100		13,477
410 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								43,024

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.57	168	50	1,728
Total Estimated Land Improvements True Cash Value =				1,728

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1000 SF Floor Area = 1000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,000		
			Total:	113,695	62,531

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543
3 Fixture Bath	1	3,128	1,720

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 100 Feet	1	5,150	2,832

Porches

CGEP (1 Story)	350	15,894	8,742

Deck

Treated Wood	276	4,714	2,593

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	16,451	9,048

Built-Ins

Appliance Allow.	1	1,607	884
Totals:		165,736	91,153

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 112,118

2026 Est. T.C.V. 009-330-001-01 = 156,870
Est. TCV/Total Floor Area = 156.87, Most recent sale 09/15/2025 for 92,995
2025 Assessed MBOR S.E.V. Base for Cap IRM
0 0 0 39,331 2.70

Parcel Number: 009-330-001-01

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	78,400	0	0	0	78,400	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	78,400	78,400	78,400	40,392	78,400	78,400

03/24/2026

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Valuation Report

DB: Lake2026

009-330-011-00

2026 Est. T.C.V.

LANGMESSER JEAN M

Property Class: 402

W X WORKMAN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 27 T22N R8W LOTS 11 & 12 GRAYS TROUT CAMP.

5-97 STATE RECIND LIST LOCAL DENIAL FOR 96..BILL 95

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	100.00	100.00	1.1892	0.7071	250	100		21,022
100 Actual Front Feet,	0.23	Total Acres	Total Est. Land Value =				21,022	

2026 Est. T.C.V. 009-330-011-00

=

21,022

Est. TCV/Total Floor Area = 21.02, Most recent sale 12/01/1999 for 76,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
8,400	8,400	8,400	5,837	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100	0	157	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,500	10,500	10,500	5,994	5,994	5,994

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-330-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LANGMESSER JEAN M
8415 W WORKMAN RD
LAKE CITY, MI 49651

. SEC 27 T22N R8W LOTS 13, 14 & 15 ALSO BEG AT NW COR LOT 13 N 30 FT NE 269 FT
TO PT 212 FT N OF NE COR OF LOT 15 S 212 FT W 150 FT TO BEG PT OF SE 1/4 GRAY'S
TROUT CAMP.

ON 5-97 STATE DREC LIST BUT WAS RECINDED IN 94

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 250/	150.00	100.00	1.0746	0.7071	250	100		28,494
150 Actual Front Feet, 0.34 Total Acres								28,494
Total Est. Land Value =								28,494

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2008

(11) Heating System: Forced Heat & Cool
Ground Area = 1252 SF Floor Area = 1878 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,252		
			Total:	262,928	236,621

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,454
Plumbing			
Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	2	8,956	8,060
2 Fixture Bath	1	2,996	2,696
Water/Sewer			
1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161
Porches			
WCP (1 Story)	442	15,236	13,712
Garages			
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	16,451	14,806
Built-Ins			
Appliance Allow.	1	2,713	2,442
Fireplaces			
Interior 1 Story	1	5,235	4,711
Deck			
Treated Wood	1106	14,090	12,681
Totals:		343,177	308,844

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 379,878

Parcel Number: 009-330-013-00

Page: 2

2026	Est. T.C.V. 009-330-013-00				=	409,322	
Est. TCV/Total Floor Area = 217.96							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	171,500	171,500	171,500	99,642	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	2,600	30,600	0	2,600	2,690	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	204,700	204,700	204,700	104,932	104,932	104,932	

009-340-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WRIGHT MICHAEL D & KATHLEEN A
10262 W KELLY RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 1 HOFFMAN'S TIMBER ACRES

HOUSE RELOCATED HERE 50% OF 80% FOR 04,05,06. HOUSE COMPLETE FOR 07.
PC GRG IS ON 20 FT PCL EAST OF HOUSE (009-017-012-99)

CHGD ATT GRG TO 1S/SL FOR 08. (NO PERMIT)

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100		15,164
120 Actual Front Feet, 1.73 Total Acres					Total Est. Land Value =		15,164	

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2317 SF Floor Area = 2317 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,766		
1 Story	Siding	Slab	551		
			Total:	251,585	176,111
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	829
3 Fixture Bath			1	3,721	2,605
Water/Sewer					
1000 Gal Septic			1	4,386	3,070
Water Well, 100 Feet			1	5,415	3,790
Porches					
CCP (1 Story)			32	1,016	711
WCP (1 Story)			380	11,685	8,179
Deck					
Treated Wood w/Roof (Deck Portion)			168	3,479	2,435
Treated Wood w/Roof (Roof portion)			168	2,592	1,814
Built-Ins					
Appliance Allow.			1	1,897	1,328
			Totals:	286,961	200,872

Notes: RELOCATION

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 247,073

2026 Est. T.C.V. 009-340-001-00				=	262,237
Est. TCV/Total Floor Area = 113.18, Most recent sale 08/21/2006 for 135,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
111,000	111,000	111,000	63,594	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,100	0	0	1,717	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
131,100	131,100	131,100	65,311	65,311	65,311

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
98,500	98,500	98,500	52,501	52,501	52,501

009-340-003-00	2026 Est. T.C.V.	HOFFMAN AMY
Property Class: 401		10306 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 3 HOFFMAN'S TIMBER ACRES

NE W HOUSE @45% FOR 03 COMP FOR 04

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100		15,164
120 Actual Front Feet, 1.73 Total Acres					Total Est.		Land Value =	15,164

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.96	192	50	2,396
Total Estimated Land Improvements True Cash Value =				2,396

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1248 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	160,681	131,764

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,166

Water/Sewer

1000 Gal Septic	1	4,689	3,845
Water Well, 100 Feet	1	5,734	4,702

Porches

WCP (1 Story)	48	3,193	2,618

Deck

Treated Wood	192	3,882	3,183

Built-Ins

Appliance Allow.	1	2,713	2,225

Totals:	182,314	149,503

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 183,889

2026 Est. T.C.V. 009-340-003-00 = 201,449

Est. TCV/Total Floor Area = 161.42, Most recent sale 02/06/2007 for 78,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	85,800	85,800	85,800	51,121	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	14,900	0	0	1,380	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	100,700	100,700	100,700	52,501	52,501	52,501	

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-340-004-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CROSBY DOUG A & PAULA
10328 W KELLY RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOTS 4 & 5. HOFFMAN'S TIMBER ACRES

98 COMBO W/005-00 FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	0.9554	1.0111	110	100		12,751
A 200' @ 110/	120.00	627.00	0.9554	1.0111	110	100		12,751
240 Actual Front Feet, 3.46 Total Acres								Total Est. Land Value = 25,503

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	288	0	0
Wood Frame	25.46	180	50	2,291

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,261

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1400 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
Total:				187,619	140,712

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

CPP	36	1,011	758

Deck

Treated Wood	120	2,840	2,130

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	21,144	15,858
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals: 229,588 172,187

Notes: MODULAR

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 196,293

2026 Est. T.C.V. 009-340-004-00 = 225,057

Est. TCV/Total Floor Area = 160.76, Most recent sale 08/01/1998 for 88,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-340-004-00

Page: 2

	102,800	102,800	102,800	52,947	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,700	0	0	1,429	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	112,500	112,500	112,500	54,376	54,376	54,376

009-340-006-002026 Est. T.C.V.MARTIN ANDREA & MARTIN TIMOTHY

Property Class: 40110372 W KELLY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W LOT 6 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100	15,164
120 Actual Front Feet, 1.73 Total Acres Total Est. Land Value =							15,164

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail		17.02	120 0	0
D/W/P: 4in Ren. Conc.		7.33	192 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1568 SF Floor Area = 1568 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,568	
Total:			212,416	180,555

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	1,007
3 Fixture Bath		1	3,721	3,163
Water/Sewer				
1000 Gal Septic		1	4,386	3,728
Water Well, 100 Feet		1	5,415	4,603
Deck				
Treated Wood		80	2,133	1,813
Treated Wood		128	2,912	2,475

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		672	23,910	20,323
Common Wall: 1 Wall		1	-2,421	-2,058
Door Opener		1	468	398

Built-Ins				
Appliance Allow.		1	1,897	1,612

Fireplaces				
Prefab 1 Story		1	2,147	1,825
Totals:			258,169	219,444

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 217,250

2026 Est. T.C.V. 009-340-006-00 = 233,384				
Est. TCV/Total Floor Area = 148.84, Most recent sale 11/23/2020 for 120,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
90,300	90,300	90,300	66,574	2.70
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

Parcel Number: 009-340-006-00

Page: 2

	0	26,400	0	0	1,797	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	116,700	116,700	116,700	68,371	68,371	68,371

DB: Lake2026

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
157,400	157,400	157,400	136,796	136,796	136,796

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-340-009-00

2026 Est. T.C.V.

NIELSEN DAVID & CAROL TRUST

Property Class: 402

W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 9 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100		15,164
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	15,164

2026 Est. T.C.V. 009-340-009-00

=

15,164

Est. TCV/Total Floor Area = 10.44, Most recent sale 04/01/2002 for 11,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
6,200	6,200	6,200	2,841	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,400	0	0	76	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,600	7,600	7,600	2,917	2,917	2,917

Notes:

Parcel Number: 009-340-010-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:						420,110
2026 Est. T.C.V. 009-340-010-00						= 448,023
Est. TCV/Total Floor Area = 319.10, Most recent sale 10/01/1998 for 16,100						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
192,600	192,600	192,600	114,881	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,400	0	0	3,101	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
224,000	224,000	224,000	117,982	117,982	117,982	

009-340-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LINDOW MICHELLE & BEDNARICK MILDRED
10504 W KELLY RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOTS 12,13 & E/2 LOT 14
009-340-014-00 (E/2 LOT 14) Combined with this pcl for 2010.

HOFFMAN'S TIMBER ACRES

NEW HOME U/C FOR FOR 98 COMP FOR 99
CFP/CVR & WFP/GE FOR 02
24X26 GRG FOR 04

98 COMBO W/013-00 FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	120.00	627.00	0.9036	1.0111	110	100		12,060	
A 200' @ 110/	120.00	627.00	0.9036	1.0111	110	100		12,060	
A 200' @ 110/	60.00	624.00	0.9036	1.0099	110	100	1/2 LOT 14	6,023	
300 Actual Front Feet, 4.31 Total Acres Total Est. Land Value =								30,142	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1500	50	6,127
D/W/P: 4in Ren. Conc.	8.17	300	50	1,225
D/W/P: Brick on Sand	18.00	100	50	900
Total Estimated Land Improvements True Cash Value =				8,252

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1997

(11) Heating System: Radiant (in-floor), Air Conditioning

Ground Area = 1736 SF Floor Area = 1736 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,736	
			Total:	278,818 223,055
Other Additions/Adjustments				
Recreation Room			850	16,125 8,062
Plumbing				
Average Fixture(s)			1	1,422 1,138
3 Fixture Bath			2	8,956 7,165
Water/Sewer				
1000 Gal Septic			1	4,689 3,751
Water Well, 100 Feet			1	5,734 4,587
Porches				
CCP (1 Story)			120	3,497 2,798
WGEP (1 Story)			264	19,359 15,487
Deck				
Treated Wood			198	3,958 3,166
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			728	28,188 22,550
Common Wall: 1 Wall			1	-2,589 -2,071
Door Opener			1	527 422
Class: C Exterior: Pole (Unfinished)				
Door Opener			1	527 422
Base Cost			1200	28,380 22,704
Class: CD Exterior: Pole (Unfinished)				
Base Cost			1040	22,038 17,630

Parcel Number: 009-340-012-00

Page: 2

No Concrete Floor	1040	-6,230	-4,984
Built-Ins			
Appliance Allow.	1	2,713	2,170
Totals:		416,112	328,052

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 403,504

2026 Est. T.C.V. 009-340-012-00						=	441,898
Est. TCV/Total Floor Area = 254.55, Most recent sale 09/12/2019 for 277,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
189,700	189,700	189,700		154,779	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	31,200	0	0	4,179	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
220,900	220,900	220,900		158,958	158,958	158,958	

03/24/2026
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Valuation Report

DB: Lake2026

009-340-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EMMERT CHRISTINE
10570 W KELLY RD
LAKE CITY, MI 49651

SEC 17 T23N R8W LOT 15 HOFFMAN'S TIMBER ACRES & W 1/2 OF LOT 14. HOFFMAN'S
TIMBER ACRES

FORMERLY SEC 17 T23N R8W LOT 15 HOFFMAN'S TIMBER ACRES

2013 COMBINE WITH W1/2 OF LOT 14 HOFFMAN'S TIMBER ACRES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.0267	1.0111	110	100		13,702
A 200' @ 110/	60.00	627.00	1.0267	1.0111	110	100	W1/2 OF LOT 14	6,851
180 Actual Front Feet, 2.59 Total Acres								Total Est. Land Value = 20,553

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1200	0	0
D/W/P: 4in Ren. Conc.	8.17	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,680		
			Total:	256,179	192,132

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WCP (1 Story)	180	7,909	5,932
WCP (1 Story)	240	9,430	7,072

Deck

Treated Wood	260	4,742	3,556

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	672	32,189	24,142
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	31,804	23,853
Door Opener	2	1,054	790

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals:

360,281

270,206

Parcel Number: 009-340-015-00

Page: 2

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

332,353

2026 Est. T.C.V. 009-340-015-00				=	355,331	
Est. TCV/Total Floor Area = 211.51						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	161,500	161,500	161,500	101,332	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,200	0	0	2,735	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	177,700	177,700	177,700	104,067	104,067	0

03/24/2026

Valuation Report

12:42 PM

DB: Lake2026

009-340-016-00

2026 Est. T.C.V.

EMMERT CHRISTINE

Property Class: 402

W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 16 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100		15,164
120 Actual Front Feet,	1.73	Total Acres			Total Est. Land Value =			15,164

2026 Est. T.C.V. 009-340-016-00

=

15,164

Est. TCV/Total Floor Area = 9.03

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
6,200	6,200	6,200	2,841	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,400	0	0	76	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,600	7,600	7,600	2,917	2,917	0

009-340-017-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EISENGA DAVID J & CONNIE S
10614 W KELLY RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 17 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	120.00	627.00	1.1362	1.0111	110	100	15,164
120 Actual Front Feet, 1.73 Total Acres Total Est. Land Value =							15,164

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail		18.08	60 0	0
D/W/P: 4in Ren. Conc.		8.17	240 0	0
D/W/P: 3.5 Concrete		6.58	384 0	0
Wood Frame		22.71	384 94	8,198
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =				9,168

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1512 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,512	
Total:			190,444	156,174
Other Additions/Adjustments				
Plumbing				
2 Fixture Bath			1 2,996	2,457
Water/Sewer				
1000 Gal Septic			1 4,689	3,845
Water Well, 100 Feet			1 5,734	4,702
Deck				
Treated Wood			288 5,069	4,157
Treated Wood			96 2,414	1,979
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			624 30,457	24,975
Common Wall: 1 Wall			1 -2,589	-2,123
Totals:			239,214	196,166

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 241,284

2026 Est. T.C.V. 009-340-017-00		=	265,616
Est. TCV/Total Floor Area = 175.67, Most recent sale 10/30/2015 for 115,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
114,400	114,400	114,400	71,796 2.70
2026 New	Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	18,400	0	0 1,938 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
132,800	132,800	132,800	73,734 73,734 73,734

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-340-018-00

2026 Est. T.C.V.

EISENGA DAVID J & CONNIE S

Property Class: 402

W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 17 T22N R8W (2*2000) E 1/2 OF LOT 18. HOFFMAN'S TIMBER ACRES

00SPLIT 1/2 LOT TO 019-00 FOR 01

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	60.00	400.00	1.3512	0.9036	110	100	1/2 LOT 18	8,058
60 Actual Front Feet,	0.55	Total Acres	Total Est. Land Value =					8,058

2026 Est. T.C.V. 009-340-018-00

=

8,058

Est. TCV/Total Floor Area = 5.33, Most recent sale 07/01/2000 for 12,575

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,300	3,300	3,300	2,613	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	70	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	2,683	2,683	2,683

Built-Ins

Parcel Number: 009-340-019-00

Page: 2

Appliance Allow.	1	2,713	2,225
Fireplaces			
Prefab 1 Story	1	2,542	2,084
Totals:		433,037	355,069

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 436,735

2026 Est. T.C.V. 009-340-019-00	=	485,003
Est. TCV/Total Floor Area = 237.75, Most recent sale 04/20/2015 for 240,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
208,500 208,500 208,500 153,196 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 34,000 0 0 4,136 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
242,500 242,500 242,500 157,332 157,332 157,332		

009-340-021-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

COCKERAM TERRILL L II
10702 W KELLY RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 21 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100	13,552
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =							13,552

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	26.95	70 50	943
Total Estimated Land Improvements True Cash Value =			943

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D 10 Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,400	
Total:			164,459	131,566
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	790
Water/Sewer				
1000 Gal Septic		1	4,109	3,287
Water Well, 100 Feet		1	5,150	4,120
Built-Ins				
Appliance Allow.		1	1,607	1,286
Deck				
Treated Wood		9	387	310
Treated Wood		9	387	310
w/Roof (Roof portion)		50	810	648
Carports				
Aluminum		378	4,604	3,683
Totals:			182,501	146,000

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 179,580

2026 Est. T.C.V. 009-340-021-00				=	194,075
Est. TCV/Total Floor Area = 138.63, Most recent sale 08/13/2010 for 79,900					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
82,600	82,600	82,600	46,555	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,400	0	0	1,256	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,000	97,000	97,000	47,811	47,811	47,811

009-340-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RUDE WILLIAM & LINDSAY
10724 W KELLY RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 22 & E 1/2 OF LOT 23. HOFFMAN'S TIMBER ACRES

99 COMBO W 023-00 FOR 00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
		* Factors *		LOT 22 & 1/2 23					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	180.00	400.00	1.0267	0.9036	110	100		18,369	
180 Actual Front Feet, 1.65 Total Acres					Total Est. Land Value =			18,369	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	180	0	0
D/W/P: 4in Ren. Conc.	8.17	432	0	0
D/W/P: Asphalt Paving	3.10	1200	0	0
D/W/P: Patio Blocks	15.58	72	0	0
Wood Frame	29.49	96	50	1,415
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,915

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1400 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
			Total:	187,619	140,712
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,066
3 Fixture Bath			1	4,478	3,358
Water/Sewer					
1000 Gal Septic			1	4,689	3,517
Water Well, 100 Feet			1	5,734	4,300
Porches					
WGEP (1 Story)			120	11,562	8,671
CPP			25	758	568
WPP			80	2,844	2,133
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			576	28,771	21,578
Common Wall: 1 Wall			1	-2,589	-1,942
Door Opener			1	527	395
Built-Ins					
Appliance Allow.			1	2,713	2,035
Deck					
w/Roof (Roof portion)			264	4,124	3,093
Totals:				252,652	189,484
Notes: BOCA MODULAR					
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:				233,065	

Parcel Number: 009-340-022-00

Page: 2

2026	Est.	T.C.V.	009-340-022-00	=	255,349	
Est. TCV/Total Floor Area = 182.39, Most recent sale 06/29/2018 for 135,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	109,400	109,400	109,400	77,280	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,300	0	0	2,086	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	127,700	127,700	127,700	79,366	79,366	79,366

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-340-023-50

2026 Est. T.C.V.

HOEKWATER GERALD L & MARCIA K

Property Class: 402

W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 17 T22N R8W W 1/2 OF LOT 23. (0*1998) HOFFMAN'S TIMBER ACRES.

98 SPLIT FROM 023-00 FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	60.00	400.00	1.3512	0.9036	110	100	1/2 LOT 23	8,058
60 Actual Front Feet,	0.55	Total Acres	Total Est. Land Value =					8,058

2026 Est. T.C.V. 009-340-023-50

=

8,058

Est. TCV/Total Floor Area = 5.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,300	3,300	3,300	2,220	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	59
0				0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

4,000

4,000

4,000

2,279

2,279

2,279

009-340-024-002026 Est. T.C.V.HOEKWATER GERALD L & MARCIA K

Property Class: 40110768 W KELLY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W LOT 24 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100	13,552
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =							13,552

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	900 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = 1456 SF Floor Area = 2184 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Basement	1,456	
Total:			314,910	251,947
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,138
3 Fixture Bath		1	4,478	3,582
2 Fixture Bath		1	2,996	2,397
Water/Sewer				
1000 Gal Septic		1	4,689	3,751
Water Well, 100 Feet		1	5,734	4,587
Porches				
WCP (1 Story)		256	9,738	7,790
WPP		200	4,818	3,854
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Door Opener		1	527	422
Base Cost		1344	56,999	45,599
Built-Ins				
Appliance Allow.		1	2,713	2,170
Breezeways				
Frame Wall		168	11,340	9,072
Totals:			420,364	336,309

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 413,660

2026 Est. T.C.V. 009-340-024-00					=	429,637
Est. TCV/Total Floor Area = 196.72, Most recent sale 10/01/1998 for 11,625						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
182,900	182,900	182,900	113,987	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	31,900		0	0	3,077	0

Parcel Number: 009-340-024-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
214,800	214,800	214,800	117,064	117,064	117,064

Est. TCV/Total Floor Area = 254.21, Most recent sale 08/19/2020 for 140,000

Parcel Number: 009-340-025-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	135,400	135,400	135,400	115,232	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,800	0	0	3,111	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	156,200	156,200	156,200	118,343	118,343	118,343

03/24/2026

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Valuation Report

DB: Lake2026

009-340-026-00

2026 Est. T.C.V.

SWANSON DAVID L & LISA A

Property Class: 401

10812 W KELLY RD

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

SEC 17 T22N R8W LOT 26 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100		13,552
120 Actual Front Feet, 1.10 Total Acres								Total Est. Land Value = 13,552

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	288	0	0
D/W/P: Asphalt Paving	3.10	720	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = 2152 SF Floor Area = 2152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,152		
Total:				317,670	270,021

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	40	1,327	1,128

Deck

Treated Wood	392	6,205	5,274

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	840	37,766	32,101
Storage Over Garage	560	7,414	6,302
Common Wall: 1.5 Wall	1	-3,883	-3,301
Door Opener	2	1,054	896

Built-Ins

Appliance Allow.	1	2,713	2,306
Totals:		386,589	328,602

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 404,180

2026 Est. T.C.V. 009-340-026-00 = 420,107

Est. TCV/Total Floor Area = 195.22, Most recent sale 07/29/2005 for 14,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

178,800 178,800 178,800 111,509 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 009-340-026-00

Page: 2

	0	21,200	0	0	3,010	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	210,100	200,000	200,000	114,519	114,519	114,519

009-340-027-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MILLER RYAN & KENDA
10824 W KELLY RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 27 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100			13,552
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =									13,552

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	2900 0	0
D/W/P: 4in Ren. Conc.		8.17	150 0	0
Wood Frame		24.96	192 50	2,396
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 100	5,000
Ad-Hoc Unit-In-Place Items				
Description		Rate	Size % Good	Cash Value
/CI16/YARI/ABOP/12L		2,800.00	1 50	1,400
Total Estimated Land Improvements True Cash Value =				8,796

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C 5 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = 1118 SF Floor Area = 2138 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,118		
0.5 Story	Siding	Overhang	364		
Total:				281,990	239,675

Other Additions/Adjustments				
Recreation Room				
		952	18,059	15,350
Plumbing				
Average Fixture(s)		1	1,422	1,209
3 Fixture Bath		2	8,956	7,613
2 Fixture Bath		1	2,996	2,547
Water/Sewer				
2000 Gal Septic		1	9,318	7,920
Water Well, 100 Feet		1	5,734	4,874
Porches				
CCP (1 Story)		151	4,307	3,661
Deck				
Treated Wood		200	3,984	3,386
w/Roof (Roof portion)		150	2,588	2,200
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		831	37,453	31,835
Common Wall: 1 Wall		1	-2,589	-2,201
Door Opener		2	1,054	896
Built-Ins				
Appliance Allow.		1	2,713	2,306
Totals:				377,985 321,271

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

395,163

2026 Est. T.C.V. 009-340-027-00						=	417,511
Est. TCV/Total Floor Area = 195.28, Most recent sale 11/19/2025 for 420,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
201,000	201,000	201,000	144,000	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
2,500	5,300	0	2,500	62,300	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
208,800	208,800	208,800	150,388	208,800	208,800		

009-340-028-00	2026 Est. T.C.V.	GREEN MICHAEL E & MICHAEL K		
Property Class: 401		10856 W KELLY RD		
Map #:	LAKE TOWNSHIP	Lake City, MI 49651		
SEC 17 T22N R8W LOT 28 HOFFMAN'S TIMBER ACRES				
Land Value Estimates for Land Table 4101.4101 RURAL SUBS				
* Factors *				
Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
A 200' @ 110/	120.00	400.00	1.1362 0.9036	110 100 13,552
120 Actual Front Feet, 1.10 Total Acres				Total Est. Land Value = 13,552
Land Improvement Cost Estimates				
Description			Rate	Size % Good Cash Value
D/W/P: 4in Ren. Conc.			8.17	288 0 0
Residential Local Cost Land Improvements				
Description			Rate	Size % Good Cash Value
LAND IMPROVE 1000			1,000.00	1 97 970
Total Estimated Land Improvements True Cash Value =				970
Cost Est. for Res. Bldg: 1 Single Family 1S				
			Cls C	Blt 2005
(11) Heating System: Forced Air w/ Ducts				
Ground Area = 1456 SF Floor Area = 1456 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,456	
			Total:	221,123 187,954
Other Additions/Adjustments				
Recreation Room			500	9,485 8,062
Plumbing				
Average Fixture(s)			1	1,422 1,209
3 Fixture Bath			1	4,478 3,806
Water/Sewer				
1000 Gal Septic			1	4,689 3,986
Water Well, 100 Feet			1	5,734 4,874
Porches				
CCP (1 Story)			54	1,696 1,442
WCP (1 Story)			72	4,211 3,579
Deck				
Treated Wood			128	2,977 2,530
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			576	28,771 24,455
Common Wall: 1 Wall			1	-2,589 -2,201
Door Opener			1	527 448
Built-Ins				
Appliance Allow.			1	2,713 2,306
			Totals:	285,237 242,450
Notes:				
ECF (4010 RURAL PLATTED SUBDIVISIONS)			1.230 => TCV:	298,214

Parcel Number: 009-340-028-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,300	0	0	2,726	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	156,400	156,400	156,400	103,725	103,725	103,725

009-340-029-00	2026 Est. T.C.V.	HAMMOND JENNIFER L
Property Class: 401		10878 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 17 T22N R8W LOT 29 HOFFMAN'S TIMBER ACRES		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	120.00 400.00 1.1362 0.9036 110 100	13,552
120 Actual Front Feet, 1.10 Total Acres	Total Est. Land Value =	13,552
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33 883 50	3,236
Metal Prefab	13.06 240 50	1,567
Ad-Hoc Unit-In-Place Items		
Description	Rate Size % Good	Cash Value
/CI16/YARI/PATR/ALUOSBEL	11.20 240 50	1,344
Total Estimated Land Improvements	True Cash Value =	6,147
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1998		
(11) Heating System: Forced Heat & Cool		
Ground Area = 1456 SF Floor Area = 1820 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		
Building Areas		
Stories Exterior Foundation	Size Cost New Depr. Cost	
1.25 Story Siding Basement	1,456	
Total:	224,361	179,487
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,185	948
3 Fixture Bath	2 7,442	5,954
2 Fixture Bath	1 2,502	2,002
Water/Sewer		
1000 Gal Septic	1 4,386	3,509
Water Well, 100 Feet	1 5,415	4,332
Porches		
WCP (1 Story)	416 12,780	10,224
Deck		
Treated Wood	120 2,776	2,221
Treated Wood	144 3,146	2,517
w/Roof (Roof portion)	32 626	501
Garages		
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	528 20,217	16,174
Common Wall: 1 Wall	1 -2,421	-1,937
Door Opener	1 468	374
Built-Ins		
Appliance Allow.	1 1,897	1,518
Totals:	284,780	227,824
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		280,224
2026 Est. T.C.V. 009-340-029-00 = 299,923		
Est. TCV/Total Floor Area = 164.79, Most recent sale 05/24/2005 for 151,900		
2025 Assessed MBOR S.E.V. Base for Cap IRM		

Parcel Number: 009-340-029-00

Page: 2

	127,800	127,800	127,800	80,548	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,200	0	0	2,174	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	150,000	150,000	150,000	82,722	82,722	82,722

03/24/2026

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Valuation Report

DB: Lake2026

009-340-030-00

2026 Est. T.C.V.

PEARSON JOHN L

Property Class: 402

W KELLY RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 30 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110	100		13,552
120 Actual Front Feet,	1.10	Total Acres	Total Est. Land Value =				13,552	

2026 Est. T.C.V. 009-340-030-00 = 13,552

Est. TCV/Total Floor Area = 7.45, Most recent sale 03/17/2022 for 11,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,500	5,500	5,500	4,871	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	131	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,800	6,800	6,800	5,002	5,002	5,002

009-340-032-012026 Est. T.C.V.MERRITT CHRISTOPHER & WENDY

Property Class: 40110944 W KELLY RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W LOT 32 & 31 HOFFMAN'S TIMBER ACRES
COMBINED ON 05/26/2025 FROM 009-340-032-00, 009-340-031-00;

Split/Comb. on 05/26/2025 completed 05/26/2025 TIM 5107 DV EXEMPTION;
Parent Parcel(s): 009-340-032-00, 009-340-031-00;
Child Parcel(s): 009-340-032-01;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
				* Factors *		LOT 32			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	120.00	400.00	0.9554	0.9036	110	100		11,396	
A 200' @ 110/	120.00	400.00	0.9554	0.9036	110	100		11,396	
240 Actual Front Feet, 2.20 Total Acres								Total Est. Land Value =	
								22,792	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	400	0	0
D/W/P: 4in Ren. Conc.	8.17	288	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,512	
			Total:	245,535 196,419
Other Additions/Adjustments				
Recreation Room			1100	20,867 16,694
Plumbing				
Average Fixture(s)			1	1,422 1,138
3 Fixture Bath			1	4,478 3,582
2 Fixture Bath			1	2,996 2,397
Water/Sewer				
1000 Gal Septic			1	4,689 3,751
Water Well, 100 Feet			1	5,734 4,587
Porches				
WCP (1 Story)			192	8,262 6,610
Deck				
Treated Wood			416	6,452 5,162
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			672	26,665 21,332
Common Wall: 1 Wall			1	-2,589 -2,071
Door Opener			1	527 422
Built-Ins				
Appliance Allow.			1	2,713 2,170
Fireplaces				

Parcel Number: 009-340-032-01			Page: 2
Wood Stove	1	2,503	2,002
Totals:		330,254	264,195
Notes:			
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:			324,960

2026 Est. T.C.V. 009-340-032-01		=	348,722
Est. TCV/Total Floor Area = 230.64, Most recent sale 10/25/2024 for 344,900			
2025 Assessed	MBOR	S.E.V.	Base for Cap
0	0	0	151,500
			2.70
2026	New Eq. Adjustment	Loss	Additions
174,400	0	0	0
			155,590
2026 Assessed	MBOR	S.E.V.	Capped
174,400	174,400	174,400	155,590
			->Taxable<-
			PRE/MBT
			155,590

03/24/2026
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Valuation Report

DB: Lake2026

009-340-033-00	2026 Est. T.C.V.	YARMAK BILL&PEARSON-YARMAK MARILYNN
Property Class: 402		10944 W KELLY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 33 HOFFMAN'S TIMBER ACRES

12/31/2014 SPLIT FROM 009-340-032-00 FORMERLY ASSESSED WITH LOT 32

YEARS 2000 - 2014 SEC 17 T22N R8W LOTS 32 & 33 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/	120.00	400.00	1.1362	0.9036	110 100	13,552
120 Actual Front Feet,	1.10	Total Acres	Total Est. Land Value =			13,552

2026 Est. T.C.V. 009-340-033-00	=	13,552			
Est. TCV/Total Floor Area = 8.96, Most recent sale 02/18/2021 for 9,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,500	5,500	5,500	2,841	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	76	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,800	6,800	6,800	2,917	2,917	0

009-340-034-00	2026 Est. T.C.V.	WADDELL THOMAS & ASHLEY
Property Class: 401		10281 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 34 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	240.00	540.00	0.9554	1.0779	110	100		27,189
240 Actual Front Feet, 2.98 Total Acres					Total Est.		Land Value =	27,189

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1736 SF Floor Area = 1736 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,736		
			Total:	192,070	153,656

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	240	4,500	3,600

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals:	215,606	172,484

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 170,759

2026 Est. T.C.V. 009-340-034-00 = 197,948

Est. TCV/Total Floor Area = 114.03, Most recent sale 02/25/2022 for 165,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
82,600	82,600	82,600	73,180	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,400	0	0	1,975	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
99,000	99,000	99,000	75,155	75,155	75,155

009-340-035-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JONES KIMBERLEE
10311 W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 35 HOFFMAN'S TIMBER ACRES

NEW MHD FOR 03 NEW PC GRG FOR 04

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100		16,167
120 Actual Front Feet,	1.49	Total Acres			Total Est.	Land Value =		16,167

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,040		
			Total:	106,353	85,081

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Built-Ins

Appliance Allow.	1	1,897	1,518

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1200	25,428	20,342
Totals:		148,385	118,707

Notes: PATROIT LPP13002ABIN

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 117,520

2026 Est. T.C.V. 009-340-035-00 = 133,687

Est. TCV/Total Floor Area = 128.55, Most recent sale 03/19/2012 for 35,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
55,700	55,700	55,700	28,218	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,100	0	0	761	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,800	66,800	66,800	28,979	28,979	28,979

009-340-036-00	2026 Est. T.C.V.	SHIVLIE JAMES R
Property Class: 401		10335 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 36 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100	16,167
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =							16,167

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	576 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	960	
Total:			107,413	85,918
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,138
3 Fixture Bath		1	4,478	3,582
Water/Sewer				
1000 Gal Septic		1	4,689	3,751
Water Well, 100 Feet		1	5,734	4,587
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		864	31,804	25,443
Door Opener		1	527	422
Built-Ins				
Appliance Allow.		1	2,713	2,170
Deck				
Treated Wood		20	896	717
Totals:			159,676	127,728

Notes: REDMAN MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 126,451

2026 Est. T.C.V. 009-340-036-00					=	143,558
Est. TCV/Total Floor Area = 149.54, Most recent sale 10/03/2005 for 57,150						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
59,700	59,700	59,700	28,022	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,100	0	0	756	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,800	71,800	71,800	28,778	28,778	28,778	

03/24/2026		Valuation Report				DB: Lake2026	
12:42 PM							
009-340-037-00		2026 Est. T.C.V.		NOWICKI GARY L & DESIREE			
Property Class: 401				10361 W ROSTED RD			
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651			
SEC 17 T22N R8W LOT 37 HOFFMAN'S TIMBER ACRES							
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110 100		16,167
120 Actual Front Feet, 1.49 Total Acres					Total Est. Land Value =		16,167
Land Improvement Cost Estimates							
Description				Rate	Size % Good	Cash Value	
Residential Local Cost Land Improvements							
Description				Rate	Size % Good	Cash Value	
LAND IMPROVE	2500				2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =					2,350		
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1998							
(11) Heating System: Forced Warm Air							
Ground Area = 1617 SF Floor Area = 1617 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
Building Areas							
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost		
Main Home	Siding	Comp.Shingle	1088				
Addition	Siding	Crawl	529				
Total:				133,035	86,471		
Other Additions/Adjustments							
Skirting, Metal or Vinyl, Vertical			160	1,971	1,281		
Plumbing							
Average Fixture(s)			1	1,293	840		
3 Fixture Bath			1	3,780	2,457		
Water/Sewer							
1000 Gal Septic			1	5,433	3,531		
Water Well, 100 Feet			1	6,387	4,152		
Porches							
WCP (1 Story)			139	7,032	4,571		
WPP			60	3,045	1,979		
Deck							
Treated Wood			200	4,252	2,764		
Garages							
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			913	42,938	27,910		
Storage Over Garage			457	7,915	5,145		
Door Opener			1	659	428		
Built-Ins							
Appliance Allow.			1	3,899	2,534		
Totals:				221,639	144,063		
Notes: 1998 SCHULT							
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCv:					135,419		
2026 Est. T.C.V. 009-340-037-00					= 153,936		
Est. TCv/Total Floor Area = 95.20, Most recent sale 03/01/1999 for 7,950							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
62,000	62,000	62,000	47,831	2.70			

Parcel Number: 009-340-037-00

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		13,700	0	0	1,291	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	75,700		75,700	75,700	49,122	49,122	49,122

03/24/2026

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Valuation Report

DB: Lake2026

009-340-038-00

2026 Est. T.C.V.

SILVERBURG ROBERT A

Property Class: 402

W ROSTED RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 38 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100		16,167
120 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	16,167

2026 Est. T.C.V. 009-340-038-00 = 16,167

Est. TCV/Total Floor Area = 10.00, Most recent sale 06/01/1999 for 16,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,600	6,600	6,600	2,816	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	76	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,100	8,100	8,100	2,892	2,892	0

009-340-039-002026 Est. T.C.V.SILVERBURG ROBERT A
Property Class: 401W ROSTED RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W LOT 39 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100		16,167
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								16,167

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1991

(11) Heating System: Forced Warm Air

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
Total:				64,709	28,472

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	168	1,969	866

Plumbing

Average Fixture(s)	1	1,010	444
3 Fixture Bath	1	2,944	1,295

Water/Sewer

1000 Gal Septic	1	4,689	2,063
Water Well, 100 Feet	1	5,734	2,523

Deck

Treated Wood	216	4,201	1,848

Built-Ins

Appliance Allow.	1	2,713	1,194
Totals:		87,969	38,705

Notes: 1991 SKYLINE MH

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 36,383

2026 Est. T.C.V. 009-340-039-00 = 52,550

Est. TCV/Total Floor Area = 53.62

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
21,300	21,300	21,300	11,281	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,000	0	0	304	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
26,300	26,300	26,300	11,585	11,585	0

009-340-040-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

REZMER LEONARD & CONNIE
10423 W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 40 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100	16,167
120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =							16,167

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	540 0	0
D/W/P: 3.5 Concrete		6.58	384 0	0
Wood Frame		26.96	144 50	1,941
Wood Frame		23.96	264 50	3,162
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				7,603

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = 1584 SF Floor Area = 1584 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,584	
Total:			214,521	160,889
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 1,422	1,066
3 Fixture Bath			1 4,478	3,358
Water/Sewer				
1000 Gal Septic			1 4,689	3,517
Water Well, 100 Feet			1 5,734	4,300
Porches				
WCP (1 Story)			252 9,664	7,248
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			896 32,740	24,555
Door Opener			3 1,581	1,186
Built-Ins				
Appliance Allow.			1 2,713	2,035
Totals:			277,542	208,154

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 206,072

2026 Est. T.C.V. 009-340-040-00					=	229,842
Est. TCV/Total Floor Area = 145.10, Most recent sale 11/18/2024 for 190,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,400	90,400	90,400	90,400	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,500	0	0	2,440	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
114,900	114,900	114,900	92,840	92,840	0	

009-340-041-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LEWIS MARGO
10449 W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 41 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100	16,167
120 Actual Front Feet, 1.49 Total Acres					Total Est. Land Value =		16,167

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	21.50	140 95	2,859
Total Estimated Land Improvements True Cash Value =			2,859

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1064 SF Floor Area = 1064 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	1,064	
Total:			98,161	78,528
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 988	790
3 Fixture Bath			1 3,128	2,502
Water/Sewer				
1000 Gal Septic			1 4,109	3,287
Water Well, 100 Feet			1 5,150	4,120
Deck				
Treated Wood w/Roof (Deck Portion)			96 2,297	1,838
Treated Wood w/Roof (Roof portion)			96 1,438	1,150
Built-Ins				
Appliance Allow.			1 1,607	1,286
Totals:			116,878	93,501
Notes:				

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 115,006

2026 Est. T.C.V. 009-340-041-00					=	134,032
Est. TCV/Total Floor Area = 125.97, Most recent sale 08/16/2013 for 38,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
62,800	62,800	62,800	22,778	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	615	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,000	67,000	67,000	23,393	23,393	23,393	

009-340-042-002026 Est. T.C.V.SIMPSON TODD & SHILTON KITTY

Property Class: 40110467 W ROSTED RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W LOT 42 HOFFMAN'S TIMBER ACRES

Death Certificate of Lawrence Sarna recorded @ 04-0/4091.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	120.00	540.00	1.1362	1.0779	110	100		16,167	
120 Actual Front Feet, 1.49 Total Acres					Total Est. Land Value =			16,167	

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = 1188 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,188		
Total:				146,448	117,159

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	948
3 Fixture Bath			1	3,721	2,977

Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 100 Feet			1	5,415	4,332

Porches					
CCP (1 Story)			48	1,408	1,126
CCP (1 Story)			72	2,027	1,622

Built-Ins					
Appliance Allow.			1	1,897	1,518

Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,428	20,342
Totals:				191,915	153,533

Notes: 2000 BARRING MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 151,998

2026 Est. T.C.V. 009-340-042-00 = 168,165						
Est. TCV/Total Floor Area = 141.55, Most recent sale 02/14/2017 for 1						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,700	65,700	65,700	39,697	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,400	0	0	1,071	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
84,100	84,100	84,100	40,768	40,768	40,768	

03/24/2026
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Valuation Report

DB: Lake2026

009-340-044-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAPRAD KENNETH J & KATHRYN A
10515 W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOTS 43 & 44 HOFFMAN'S TIMBER ACRES.

NEW MHD , GRG ETC FOR 98 NEW PC GRG FOR 01
NEW PC GRG FOR 04

98 COMBO PF 043-00 FOR 99

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *					LOTS 43 & 44		
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/FF	240.00	575.00	0.9554	1.0950	110	100	27,619
240 Actual Front Feet, 3.17 Total Acres					Total Est. Land Value =		27,619

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.01	140	50	1,120
Wood Frame	19.51	200	50	1,951
Wood Frame	21.90	128	50	1,401

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/WOOF/6SL	29.00	150	50	2,175
Total Estimated Land Improvements True Cash Value =				6,647

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1768 SF Floor Area = 1768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,768		
Total:				186,681	149,344

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790
3 Fixture Bath	1	3,128	2,502

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 100 Feet	1	5,150	4,120

Porches

WCP (1 Story)	336	9,240	7,392
WGEF (1 Story)	768	31,296	25,037

Deck

Treated Wood	656	8,285	6,628

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	22,632	18,106
Door Opener	1	468	374

Class: CD Exterior: Pole (Unfinished)

Base Cost	2160	45,770	36,616

Built-Ins

Appliance Allow.	1	1,607	1,286

Fireplaces

Direct-Vented Gas	1	2,048	1,638

Parcel Number: 009-340-044-00

Page: 2

Totals:

321,402

257,120

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:

316,258

2026 Est. T.C.V. 009-340-044-00							=	350,524
Est. TCV/Total Floor Area = 198.26, Most recent sale 09/23/2010 for 85,000								
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM		
149,700	149,700		149,700	58,612		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses	
	0	25,600	0	0	1,582		0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT	
175,300	175,300		175,300	60,194	60,194		60,194	

009-340-045-002026 Est. T.C.V.WILDS TOM & FELICIA
Property Class: 40110537 ROSTED RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W LOT 45 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	120.00	575.00	1.1362	1.0950	110	100		16,422
120 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								16,422

Cost Est. for Res. Bldg: 1 Single Family HUDCls CDBlt 1991

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
Total:				192,413	115,448

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 100 Feet	1	5,415	3,249

Deck

Treated Wood	48	1,628	977
Treated Wood	96	2,355	1,413

Built-Ins

Appliance Allow.	1	1,897	1,138
Totals:		213,000	127,801

Notes: 1991 FRIENDSHIP MHD

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV:126,523

2026 Est. T.C.V. 009-340-045-00 = 142,945

Est. TCV/Total Floor Area = 85.09, Most recent sale 02/01/2026 for 39,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
67,600	67,600	67,600	32,328	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,900	0	0	872	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
71,500	71,500	71,500	33,200	33,200	0

009-340-046-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ELZINGA KIMBERLY J & DOBSON HUNTER
10559 W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 46 & E'LY 10FT OF LOT 47 HOFFMAN'S TIMBER ACRES
COMBINE WITH 340-047-90 E'RLY 10 FEET OF LOT 47
FORMERLY SEC 17 T22N R8W LOT 46 HOFFMAN'S TIMBER ACRES

10/2019 COMBINE E'LY 10' LOT 47 PIN 009-340-047-90

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
A 200' @ 110/FF	130.00	575.00	1.1137	1.0950	110	100	
130 Actual Front Feet,	1.72	Total Acres			Total Est.	Land Value =	
							Value
							17,439
							17,439

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	288	0	0
Wood Frame	22.65	180	50	2,038
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/211	20.20	32	50	323
Total Estimated Land Improvements True Cash Value =				3,301

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1999

(11) Heating System: Forced Air w/o Ducts
Ground Area = 1364 SF Floor Area = 1364 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,364		
			Total:	159,369	119,525
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	889
3 Fixture Bath			1	3,721	2,791
Water/Sewer					
1000 Gal Septic			1	4,386	3,289
Water Well, 100 Feet			1	5,415	4,061
Deck					
Treated Wood			40	1,506	1,129
Treated Wood			150	3,227	2,420
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			624	22,632	16,974
Common Wall: 1 Wall			1	-2,421	-1,816
Door Opener			1	468	351
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			240	12,247	9,185
Built-Ins					
Appliance Allow.			1	1,897	1,423
			Totals:	213,632	160,221

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 197,072

Parcel Number: 009-340-046-00

Page: 2

2026	Est.	T.C.V.	009-340-046-00	=	217,812	
Est. TCV/Total Floor Area = 159.69, Most recent sale 08/15/2024 for 210,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	104,200	104,200	104,200	104,200	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,700	0	0	2,813	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	108,900	108,900	108,900	107,013	107,013	107,013

009-340-047-002026 Est. T.C.V.BOLSER SCOTT ALLEN
Property Class: 402W ROSTED RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 17 T22N R8W LOT 47 EXC E'LY 10FT THOF HOFFMAN'S TIMBER ACRES
SPLIT PART TO 009-340-047-90
FORMELRY SEC 17 T22N R8W LOT 47 HOFFMAN'S TIMBER ACRES

Split/Comb. on 10/22/2019 completed 10/22/2019 TIM ;
Parent Parcel(s): 009-340-047-00;
Child Parcel(s): 009-340-047-90;

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	110.00	575.00	1.1612	1.0950	110	100		15,385
110 Actual Front Feet, 1.45			Total Acres		Total Est. Land Value =			15,385

2026 Est. T.C.V. 009-340-047-00 = 15,385							
Est. TCV/Total Floor Area = 11.28, Most recent sale 10/02/2019 for 6,500							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
6,300	6,300	6,300	2,934		2.70		
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment		Losses
0	1,400	0	0		79		0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
7,700	7,700	7,700	3,013		3,013		0

009-340-048-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PAULEY CLIFFORD A & IRMGARD
10603 W ROSTED RD
LAKE CITY, MI 49651

SEC 17 T22N R8W LOT 48 HOFFMAN'S TIMBER ACRES

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/FF	120.00	575.00	1.1362	1.0950	110	100	16,422
120 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =							16,422

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail		17.02	30 89	455
Wood Frame		23.39	160 50	1,871
Total Estimated Land Improvements True Cash Value =				2,326

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1997

(11) Heating System: Forced Air w/o Ducts

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	168,479	126,358
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	889
3 Fixture Bath			1	3,721	2,791
Water/Sewer					
1000 Gal Septic			1	4,386	3,289
Water Well, 100 Feet			1	5,415	4,061
Deck					
Treated Wood			35	1,400	1,050
Treated Wood			136	3,033	2,275
Built-Ins					
Appliance Allow.			1	1,897	1,423
Totals:				189,516	142,136

Notes: CENTURY AFFMAN 2012

ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 140,714

2026 Est. T.C.V. 009-340-048-00					=	159,462
Est. TCV/Total Floor Area = 109.52, Most recent sale 08/13/2012 for 24,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
60,300	60,300	60,300	35,108	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,400	0	0	947	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,700	77,700	77,700	36,055	36,055	36,055	

009-340-049-00	2026 Est. T.C.V.	OVERSTREET STEVEN
Property Class: 401		10625 W ROSTED RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 17 T22N R8W LOT 49 HOFFMAN'S TIMBER ACRES		
NEW MHD FOR 00 NEW GRG FOR 04		
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/FF	120.00	575.00
120 Actual Front Feet,	1.1362	1.0950
1.58 Total Acres	Rate	%Adj. Reason
	110	100
		Value
		16,422
	Total Est. Land Value =	16,422
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 4in Ren. Conc.	7.33	240 0
D/W/P: 3.5 Concrete	6.16	240 0
Wood Frame	29.92	72 50
Wood Frame	31.15	64 50
Residential Local Cost Land Improvements		
Description	Rate	Size % Good
LAND IMPROVE 1000	1,000.00	1 100
Total Estimated Land Improvements	True Cash Value =	3,074
Cost Est. for Res. Bldg: 1 Single Family HUD		
	Cls CD	Blt 1999
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1344 SF Floor Area = 1344 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Crawl Space
		Size
		1,344
	Total:	Cost New
		158,652
		Depr. Cost
		118,989
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185
3 Fixture Bath	1	3,721
Separate Shower	1	1,146
Water/Sewer		
1000 Gal Septic	1	4,386
Water Well, 100 Feet	1	5,415
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	720	27,972
Door Opener	1	527
Built-Ins		
Appliance Allow.	1	1,897
Deck		
Treated Wood	16	702
Treated Wood	16	702
	Totals:	206,305
		154,727
Notes: HUD		
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCv:		
		153,180

Parcel Number: 009-340-049-00

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		18,400	0	0	1,499	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	86,300		86,300	86,300	57,036	57,036	57,036

03/24/2026

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Valuation Report

DB: Lake2026

009-350-001-00

2026 Est. T.C.V.

EDOF GURI L ETAL

Property Class: 401

9449 W OAK DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

LOT 1 INDIAN HILL PLAT

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	90.00	164.00	0.9710	1.0403	1900	100		172,738
90 Actual Front Feet, 0.34 Total Acres								172,738

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	769	50	2,530
D/W/P: 4in Concrete	6.96	96	50	334
D/W/P: Brick on Sand	18.00	465	25	2,092

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,906

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = 1637 SF Floor Area = 1637 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,637		
Total:				213,652	128,191

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Porches

CGEP (1 Story)	440	25,274	15,164
CGEP (1 Story)	119	9,181	5,509
CGEP (1 Story)	210	13,616	8,170

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	14,346

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

305,442

183,265

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

311,551

Parcel Number: 009-350-001-00

Page: 2

2026	Est. T.C.V. 009-350-001-00				=	490,195	
Est. TCV/Total Floor Area = 299.45							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	189,000	189,000	189,000	97,356	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	56,100	0	0	2,628	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	245,100	245,100	245,100	99,984	99,984	0	

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-350-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TAYLOR BARBARA JO
9461 W OAK DR
LAKE CITY, MI 49651

. LOT 2 INDIAN HILL PLAT.

ADD 16X42 1S , GRG ETC FOR 02
ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	90.00	215.00	0.9710	1.1132	1900	100		184,836
90 Actual Front Feet, 0.44 Total Acres								Total Est. Land Value = 184,836

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1200	0	0
Wood Frame	26.96	144	50	1,941

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,316

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1967

(11) Heating System: Forced Heat & Cool

Ground Area = 1536 SF Floor Area = 1536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
1 Story	Siding	Slab	672		
Total:				205,952	133,868

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	216	4,201	2,731

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	18,182
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

258,988

168,342

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 286,181

Parcel Number: 009-350-002-00

Page: 2

2026 Est. T.C.V. 009-350-002-00							=	475,333
Est. TCV/Total Floor Area = 309.46								
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM			
	183,300	183,300	183,300	108,330	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	54,400	0	0	2,924	0		
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
	237,700	237,700	237,700	111,254	111,254	111,254		

03/24/2026

Valuation Report

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DB: Lake2026

009-350-003-00

2026 Est. T.C.V.

NEMECEK MARTHA JANE TRUST

Property Class: 401

9471 W OAK DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 3 INDIAN HILL PLAT.

REMOVE OLD STRUCTURES..ADD NEW HOUSE FOR 02

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	101.00	237.00	0.9434	1.1407	1900	100		206,501
101 Actual Front Feet, 0.55 Total Acres								206,501
Total Est. Land Value =								206,501

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1200	0	0
D/W/P: 4in Ren. Conc.	8.17	300	0	0
Wood Frame	26.96	144	50	1,941

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,316

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 10 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = 1816 SF Floor Area = 1816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,816		
Total:				301,356	247,104

Other Additions/Adjustments

Recreation Room	1200	22,764	18,666
Basement, Outside Entrance, Below Grade	1	2,727	2,236

Plumbing

Average Fixture(s)	1	1,422	1,166
3 Fixture Bath	2	8,956	7,344

Porches

CCP (1 Story)	36	1,218	999
WPP	267	5,321	4,363

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	750	34,808	28,543
Common Wall: 1 Wall	1	-2,589	-2,123
Door Opener	2	1,054	864

Water/Sewer

Public Sewer	1	1,465	1,201
Water Well, 100 Feet	1	5,734	4,702

Built-Ins

Appliance Allow.	1	2,713	2,225

Fireplaces

Exterior 2 Story	1	7,869	6,453

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Parcel Number: 009-350-003-00

Page: 2

Totals:

394,818

323,743

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

550,363

2026	Est. T.C.V. 009-350-003-00				=	761,180	
Est. TCV/Total Floor Area = 419.15							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	294,600	294,600	294,600	213,470	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	86,000	0	0	5,763	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	380,600	380,600	380,600	219,233	219,233	219,233	

009-350-004-00	2026 Est. T.C.V.	SZUBA PRISCILLA
Property Class: 401		9483 W OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. E'LY PORTION OF LOT 4 BEING 150 FT WIDE ON FRONT OR LAKE SIDE & 75 FT WIDE ON BACK INDIAN HILL PLAT. LIBER 210 P 776 E'LY 40' EASEMENT TO LAKE.

5/1/2015 PARCEL 009-004-006-00 BOUNDRY LINE SEPARATES THIS LOT FROM THE LAKE.

WITH LAKE LEVEL FLUXUATION WATER MAY (AT TIMES) BE TO LOW TO PROVIDE NAVIGATABLE ACCESS TO THE LAKE. SITE INSPECTION AND AERIAL IMAGRY SHOW GRASS OF MAINTAINED YARD EXTENDS TO THE WATERS EDGE, IS NOT COVERED WITH SHORLINE BUSHES, CATTAILS, & OTHER VEGETATION ON THE ADJACENT INDIAN LAKE OWNED PROPERTY. -TIM

THERE IS AN EASEMENT ACROSS E 40" OF LOT

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

		* Factors *		LAKE ADJACENT 150X254	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
C75'@\$300/FF	40.00	952.88	1.1702	2.2012	300 100 30,910
40 Actual Front Feet, 0.88 Total Acres			Total Est. Land Value =		30,910

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	176	0	0
D/W/P: Asphalt Paving	2.89	500	0	0
Wood Frame	28.69	80	50	1,147

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,097

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Hot Water

Ground Area = 1394 SF Floor Area = 1394 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,394		
Total:				168,538	101,123

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

CGEP (1 Story)	112	7,801	4,681
CGEP (1 Story)	80	6,125	3,675

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	652	20,851	12,511

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		213,543	128,126	

Parcel Number: 009-350-004-00

Page: 2

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

217,814

2026 Est. T.C.V. 009-350-004-00						=	250,821
Est. TCV/Total Floor Area = 179.93, Most recent sale 03/26/1979 for 0							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
	112,800	112,800	112,800	63,069		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses
	0	12,600	0	0	1,702		0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
	125,400	125,400	125,400	64,771	64,771		64,771

009-350-004-302026 Est. T.C.V.

MICHIGAN REEF DEVELOPMENT CORPORATI

Property Class: 4019493 W OAK DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. W'LY PORTION OF LOT 4 BEING 150 FT WIDE ON FRONT OR LAKE SIDE & 75 FT WIDE ON
BACK INDIAN HILL PLAT.

ROAD-5..LOC-85 DUE TO NO LAKE ACCESS
ADD PC GRG FOR 02

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *				150X288: BACK LOT			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
C75'@\$300/FF	150.00	288.00	0.8409	1.4481	300	100	
150 Actual Front Feet, 0.99 Total Acres					Total Est. Land Value =		54,795

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	126,903	69,796

Other Additions/Adjustments

Porches					
WPP			80	2,550	1,402

Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Door Opener			1	468	257
Base Cost			1200	37,692	20,731

Water/Sewer					
Public Sewer			1	1,300	715
Water Well, 50 Feet			1	3,344	1,839

Fireplaces					
Wood Stove			1	2,107	1,159

Local Cost Items					
SANITARY SEWER			1	0	0

Totals: 174,364 95,899

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 117,956

2026 Est. T.C.V. 009-350-004-30 = 172,751							
Est. TCV/Total Floor Area = 166.11, Most recent sale 07/21/2015 for 70,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
77,900	77,900	77,900	45,344	2.70			
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,500	0	0	1,224	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
86,400	86,400	86,400	46,568	46,568	0		

009-350-004-602026 Est. T.C.V.INDIAN LAKES L C

Property Class: 402W OAK DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. BEG ON S LINE OF LOT 4 150 FT W OF SE COR OF LOT TH TO A PT ON N LINE OF LOT
75 FT W OF NE COR OF LOT TH NW'LY ALONG LOT LINE 33 FT TH TO A PT ON S LINE OF
LOT 78 FT W OF POB TH E TO POB PART OF LOT 4 INDIAN HILL PLAT.

RETAINED FOR EASEMENT TO MOUNTAIN

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	78.00	250.00	1.0063	0.5533	1900	100		82,523
78 Actual Front Feet, 0.45			Total Acres		Total Est. Land Value =			82,523

2026 Est. T.C.V. 009-350-004-60								=	82,523
Est. TCV/Total Floor Area = 79.35									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
	30,400	30,400	30,400		18,170		2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment		Losses	
	0	10,900		0	0	490		0	
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
	41,300	41,300	41,300		18,660	18,660		0	

009-354-001-00	2026 Est. T.C.V.	O'BRIEN DANIEL G &
Property Class: 401		1175 S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SECTIONS 3 & 10 T22N R8W UNIT 1. INDIAN LAKES WEST.		
99 SPLIT FROM 010-018-00 FOR 00		
Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE		
* Factors *		
Description	Frontage	Depth
C 100' @1300/FF	125.00	476.00
125 Actual Front Feet,	1.37	Total Acres
Rate	%Adj.	Reason
1300	100	
Total Est. Land Value =		203,581
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 4in Ren. Conc.	8.17	360 0
Residential Local Cost Land Improvements		
Description	Rate	Size % Good
LAND IMPROVE 5000	5,000.00	1 95
Total Estimated Land Improvements True Cash Value =		4,750
Cost Est. for Res. Bldg: 1 Single Family 1S		
Cls C 5 Blt 2002		
(11) Heating System: Forced Heat & Cool		
Ground Area = 2040 SF Floor Area = 2328 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Basement
1 Story	Siding	Overhang
Total:		343,203
Other Additions/Adjustments		260,840
Recreation Room		29,411
Exterior		
Stone Veneer		12,899
Basement, Outside Entrance, Below Grade		2,073
Plumbing		
Average Fixture(s)		1,081
3 Fixture Bath		3,403
2 Fixture Bath		2,277
Porches		
WSEP (1 Story)		5,976
WCP (1 Story)		5,652
Deck		
Treated Wood		4,621
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Finished)		
Base Cost		30,643
Common Wall: 1.5 Wall		-2,951
Door Opener		1,202
Water/Sewer		
Public Sewer		1,113
Water Well, 100 Feet		4,358
Built-Ins		
Appliance Allow.		2,062

Parcel Number: 009-354-001-00

Page: 2

Fireplaces				
Prefab 2 Story	1	3,109	2,363	
Local Cost Items				
SANITARY SEWER	1	0	0	*92% Good
Totals:		482,917	367,023	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 623,939

2026 Est. T.C.V. 009-354-001-00					=	832,270
Est. TCV/Total Floor Area = 357.50, Most recent sale 05/02/2025 for 1,000,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
413,200	413,200	413,200	249,910	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	166,190	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
416,100	416,100	416,100	256,657	416,100	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-354-002-00

2026 Est. T.C.V.

O'BRIEN DANIEL G &
S ARROWHEAD TRL
LAKE CITY, MI 49651

Property Class: 402

Map #:

LAKE TOWNSHIP

SECTIONS 3 & 10 T22N R8W UNIT 2. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	127.00	377.00	0.9197	1.2484	1300	100		189,572
127 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =			189,572

2026 Est. T.C.V. 009-354-002-00

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189,572

Est. TCV/Total Floor Area = 81.43, Most recent sale 05/02/2025 for 1,000,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
109,400	109,400	109,400	71,838	2.70	

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-14,600	0	0	22,962	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,800	94,800	94,800	73,777	94,800	0

03/24/2026

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Valuation Report

DB: Lake2026

009-354-003-00

2026 Est. T.C.V.

ROMIG GERALD III

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 3. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	101.00	286.00	0.9965	1.1334	1300	100		148,293
101 Actual Front Feet, 0.66 Total Acres					Total Est. Land Value =			148,293

2026 Est. T.C.V. 009-354-003-00

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148,293

Est. TCV/Total Floor Area = 63.70, Most recent sale 03/30/2018 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
85,600	85,600	85,600	59,902	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-11,500	0	0	1,617	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,100	74,100	74,100	61,519	61,519	0

009-354-004-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROMIG GERALD III
S ARROWHEAD TRL
LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 4. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C 100' @1300/FF	102.00	230.00	0.9931	1.0501	1300	100		138,286	
102 Actual Front Feet,		0.54	Total Acres		Total Est. Land Value =			138,286	
2026 Est. T.C.V. 009-354-004-00								=	138,286
Est. TCV/Total Floor Area = 59.40, Most recent sale 03/30/2018 for 250,000									
2025 Assessed		MBOR		S.E.V.		Base for Cap		IRM	
79,800		79,800		79,800		60,356		2.70	
2026 New Eq.		Adjustment		Loss		Additions		Tax Adjustment Losses	
0		-10,700		0		0		1,629 0	
2026 Assessed		MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT	
69,100		69,100		69,100		61,985		61,985 0	

03/24/2026

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Valuation Report

DB: Lake2026

009-354-005-00

2026 Est. T.C.V.

HOITENGA ALAN R & CARRIE D

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 5. INDIAN LAKES WEST.

99 SPLIT FROM 010-108-00 FOR 00

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	208.00	0.9931	1.0138	1300	100		133,504
102 Actual Front Feet, 0.49 Total Acres								133,504
Total Est. Land Value =								133,504

2026 Est. T.C.V. 009-354-005-00 = 133,504

Est. TCV/Total Floor Area = 57.35, Most recent sale 09/09/2025 for 130,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
77,000	77,000	77,000	77,000	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-10,200	0	0	-10,200	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,800	66,800	66,800	79,079	66,800	0

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-354-006-01
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOITENGA ALAN R & CARRIE D
S ARROWHEAD TRL
LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 6 & S'LY 1/2 OF UNIT 7 INDIAN LAKES WEST.
COMBINED ON 10/19/2024 FROM 009-354-006-00, 009-354-007-50;

Split/Comb. on 10/19/2024 completed 10/19/2024 TIM ;
Parent Parcel(s): 009-354-006-00, 009-354-007-50;
Child Parcel(s): 009-354-006-01;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	150.08	207.55	0.8675	1.0131	1300	100		171,469
150 Actual Front Feet, 0.71 Total Acres								171,469

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 2868 SF Floor Area = 4004 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	892		
1 Story	Siding	Basement	840		
2 Story	Siding	Basement	1,136		
Total:				555,967	550,359

Other Additions/Adjustments

Recreation Room	2000	37,940	37,561
Basement, Outside Entrance, Below Grade	1	2,727	2,700

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866
2 Fixture Bath	1	2,996	2,966

Water/Sewer

2000 Gal Septic	1	9,318	9,225
Water Well, 200 Feet	1	10,565	10,459

Porches

CCP (1 Story)	116	3,390	3,356
WGEP (1 Story)	561	38,905	38,516
WPP	363	6,476	6,411
WPP	129	3,682	3,645

Garages
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,589	-2,563
Base Cost	1722	59,977	59,377

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	1722	54,312	53,769

Built-Ins

Appliance Allow.	1	2,713	2,686
Totals:		796,757	788,741

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 1,340,860
60% Completed => Est. True Cash Value 2026 = 804,516

Parcel Number: 009-354-006-01

Page: 2

2026	Est. T.C.V. 009-354-006-01				=	975,985	
Est. TCV/Total Floor Area = 243.75							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	98,900	98,900	98,900	91,377	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	402,300	-13,200	0	402,300	-5,677	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	488,000	488,000	488,000	496,144	488,000	0	

009-354-007-00	2026 Est. T.C.V.	INDIAN LAKES DEVELOPMENT LLC
Property Class: 402		S ARROWHEAD TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W N'LY 1/2 UNIT 7. INDIAN LAKES WEST. MORE FULLY DESCRIBED AS UNIT"7A"

THE NORTHERLY HALF OF UNIT 7, "INDIAN LAKES WEST" SITE CONDOMINIUM, PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 10, T22N-R8W DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10, THENCE S88°39'18"E 219.32 FEET ALONG THE NORTH LINE OF SAID SECTION 10 TO A POINT ON A TRAVERSE LINE ALONG THE SHORE OF LAKE MISSAUKEE; THENCE SL2°47'55"E 271.90 FEET ALONG SAID TRAVERSE LINE; THENCE CONTINUING ALONG SAID TRAVERSE LINE S33°39'10"E 70.39 FEET TO THE NORTHEASTERLY CORNER OF UNIT 7 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID TRAVERSE LINE S33°39'10"E 50.08 FEET; THENCE S64°03'28"W 207.55 FEET TO A POINT ON THE WESTERLY LINE OF UNIT 7 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARROWHEAD TRAIL WEST; THENCE NORTHWESTERLY 60.00 FEET ALONG THE ARC OF A 1200.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARING N24°25' 42"W 60.00 FEET) TO THE NORTHWESTERLY CORNER OF UNIT 7; THENCE N67°01'51"E 199.52 FEET ALONG THE NORTHERLY LINE OF SAID UNIT 7 TO THE POINT OF BEGINNING. CONTAINING 0.26 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. UNIT LINES EXTEND TO THE WATERS EDGE. FORMERLY SECTIONS 3 & 10 T22N R8W UNIT 7. INDIAN LAKES WEST.

Split/Comb. on 03/31/2020 completed 03/31/2020 TIM ;

Parent Parcel(s): 009-354-007-00;

Child Parcel(s): 009-354-007-50;

2/29/20 SPLIT PART TO 354-007-50

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	50.00	206.00	1.0000	1.0104	1300	100		65,676
50 Actual Front Feet,	0.24	Total Acres			Total Est. Land Value =			65,676
2026 Est. T.C.V. 009-354-007-00					=		65,676	
Est. TCV/Total Floor Area = 16.40								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
37,900	37,900		37,900		6,877		2.70	
2026 New Eq.	Adjustment		Loss		Additions		Tax Adjustment Losses	
0	-5,100		0		0		185 0	
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT	
32,800	32,800		32,800		7,062		7,062 0	

Parcel Number: 009-354-008-00

Page: 2

Breezeways				
Frame Wall	73	6,644	4,983	
Local Cost Items				
SANITARY SEWER	1	0	0	*91% Good
Solar Room	72	19,980	14,985	
Totals:		693,870	507,310	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 862,427

2026 Est. T.C.V. 009-354-008-00				=	994,257
Est. TCV/Total Floor Area = 339.34					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
463,500	463,500	463,500	291,916	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	33,600	0	0	7,881	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
497,100	497,100	497,100	299,797	299,797	0

009-354-009-012026 Est. T.C.V.HELSEL EARL J JR & TAMARA M TRUST
Property Class: 402S ARROWHEAD TRL
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

N'LY 1/2 OF UNIT 9 DESCRIBED AS UNIT 9A ON SURVEY S-6 P 246
SPLIT ON 08/05/2025 FROM 009-354-009-00;

Split/Comb. on 08/05/2025 completed 08/05/2025 TIM ;
Parent Parcel(s): 009-354-009-00;
Child Parcel(s): 009-035-009-01, 009-035-009-05;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	50.57	206.73	1.0000	1.0117	1300	100		66,507
51 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			66,507

2026 Est. T.C.V. 009-354-009-01					=	66,507	
Est. TCV/Total Floor Area = 22.70, Most recent sale 07/30/2025 for 225,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
0	0	0	6,920	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
33,300	0	0	0	33,300	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
33,300	33,300	33,300	7,106	33,300	0		

009-354-009-05
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES DEVELOPMENT LLC
S ARROWHEAD TRL
LAKE CITY, MI 49651

S'LY 1/2 OF UNIT 9 DESCRIBED AS UNIT 9B ON SURVEY S-6 P 246
SPLIT/COMBINED ON 08/05/2025 FROM 009-354-009-00;

Split/Comb. on 08/05/2025 completed 08/05/2025 TIM ;
Parent Parcel(s): 009-354-009-00;
Child Parcel(s): 009-035-009-01, 009-035-009-05;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	50.57	206.73	1.0000	1.0117	1300	100		66,507
51 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			66,507

2026 Est. T.C.V. 009-354-009-05 =								66,507
Est. TCV/Total Floor Area = 22.70								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
0	0		0		6,920		2.70	
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses
33,300		0	0		0	7,106		0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-		PRE/MBT
33,300	33,300		33,300		7,106	7,106		0

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-354-010-00

2026 Est. T.C.V.

HELSEL EARL J JR & TAMARA M TRUST

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 10. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	186.00	0.9931	0.9749	1300	100		128,382
102 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =			128,382

2026 Est. T.C.V. 009-354-010-00

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128,382

Est. TCV/Total Floor Area = 43.82, Most recent sale 07/30/2025 for 225,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
74,100	74,100	74,100	13,992	2.70	

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-9,900	0	0	50,208	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
64,200	64,200	64,200	14,369	64,200	0

03/24/2026
12:42 PM

Valuation Report

DB: Lake2026

009-354-011-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES DEVELOPMENT LLC
S ARROWHEAD TRL
LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 11. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	104.00	166.00	0.9864	0.9369	1300	100		124,937
104 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			124,937

2026 Est. T.C.V. 009-354-011-00 = 124,937

Est. TCV/Total Floor Area = 42.64

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
72,100	72,100	72,100	12,598	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-9,600	0	0	340	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,500	62,500	62,500	12,938	12,938	0

03/24/2026

12:42 PM

Valuation Report

DB: Lake2026

009-354-012-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 12. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	102.00	149.00	0.9931	0.9021	1300	100		118,792
102 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			118,792

2026 Est. T.C.V. 009-354-012-00

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118,792

Est. TCV/Total Floor Area = 40.54

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
68,500	68,500	68,500	12,360	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,100	0	0	333	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,400	59,400	59,400	12,693	12,693	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-354-013-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES DEVELOPMENT LLC
S ARROWHEAD TRL
LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 13. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	103.00	136.00	0.9897	0.8737	1300	100		115,789
103 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =			115,789

2026 Est. T.C.V. 009-354-013-00 = 115,789

Est. TCV/Total Floor Area = 39.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
66,800	66,800	66,800	12,518	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-8,900	0	0	337	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,900	57,900	57,900	12,855	12,855	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-354-014-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES DEVELOPMENT LLC
S ARROWHEAD TRL
LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 14. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *
104'X172' WETLAND ON REAR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	104.00	100.00	0.9864	0.7846	1300	100		104,630
104 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			104,630

2026 Est. T.C.V. 009-354-014-00 = 104,630

Est. TCV/Total Floor Area = 35.71

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
60,400	60,400	60,400	12,598	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-8,100	0	0	340	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,300	52,300	52,300	12,938	12,938	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-015-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 15. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
135 Actual Front Feet, 0.65 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-015-00

=

40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	219	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	5	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	224	224	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-016-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 16. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
118 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-016-00

=

40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	219	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	5	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	224	224	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-354-017-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES DEVELOPMENT LLC
S ARROWHEAD TRL
LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 17. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
100 Actual Front Feet,	0.46	Total Acres			Total Est.	Land Value =		40,000

2026 Est. T.C.V. 009-354-017-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	219	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	5	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	224	224	0

009-354-018-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES DEVELOPMENT LLC
S ARROWHEAD TRL
LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 18. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-018-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM				
20,000	20,000	20,000	219	2.70				
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	5	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
20,000	20,000	20,000	224	224	0			

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-354-019-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES DEVELOPMENT LLC
S ARROWHEAD TRL
LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 19. INDIAN LAKES WEST.

99 SPLIT FROM 003-001-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-019-00 = 40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	219	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	5	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	224	224	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-020-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 20. INDIAN LAKES WEST.

99 SPLIT FROM 010-022-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres					Total Est.	Land Value =		40,000

2026 Est. T.C.V. 009-354-020-00

=

40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	187	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	5	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	192	192	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-021-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 21. INDIAN LAKES WEST.

99 SPLIT FROM 010-022-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000 100		40,000
111 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =		40,000

2026 Est. T.C.V. 009-354-021-00

=

40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	187	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	5	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	192	192	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-022-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 22. INDIAN LAKES WEST.

99 SPLIT FROM 010-022-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-022-00

=

40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	187	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	5	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	192	192	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-023-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 23. INDIAN LAKES WEST.

99 SPLIT FROM 010-022-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000 100		40,000
111 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =		40,000

2026 Est. T.C.V. 009-354-023-00

=

40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	187	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	5	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	192	192	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-024-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 24. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51			Total Acres				Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-024-00

=

40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	2,186	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	59	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	2,245	2,245	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-025-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 25. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-025-00

=

40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	2,186	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	59	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	2,245	2,245	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-026-00

2026 Est. T.C.V.

HOITENGA ALAN R & CARRIE D

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 26. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
109 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-026-00 = 40,000

Est. TCV/Total Floor Area = 13.65, Most recent sale 08/29/2025 for 43,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
20,000	20,000	20,000	2,186	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	17,814	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	2,245	20,000	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-027-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 27. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
111 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-027-00

=

40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	2,186	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	59	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	2,245	2,245	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-028-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 28. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
90 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-028-00

=

40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	2,186	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	59	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	2,245	2,245	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-029-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 29. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
101 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-029-00

=

40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	2,186	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	59	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	2,245	2,245	0

009-354-030-002026 Est. T.C.V.INDIAN LAKES DEVELOPMENT LLC
Property Class: 402S ARROWHEAD TRL
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 30. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value F> GROUP F 40K				40000	100	40,000
130 Actual Front Feet, 0.61 Total Acres				Total Est. Land Value =		40,000
2026 Est. T.C.V. 009-354-030-00					=	40,000
Est. TCV/Total Floor Area = 13.65						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
20,000	20,000	20,000	2,186		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	59	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
20,000	20,000	20,000	2,245	2,245		0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-354-031-00

2026 Est. T.C.V.

INDIAN LAKES DEVELOPMENT LLC

Property Class: 402

S ARROWHEAD TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECTIONS 3 & 10 T22N R8W UNIT 31. INDIAN LAKES WEST.

99 SPLIT FROM 010-018-00 FOR 00

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> GROUP F 40K					40000	100		40,000
130 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	40,000

2026 Est. T.C.V. 009-354-031-00

=

40,000

Est. TCV/Total Floor Area = 13.65

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,000	20,000	20,000	2,186	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	59	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	2,245	2,245	0

009-361-002-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VALENTE JOHN
S BLAIR ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1, 2, 3, 4 & 5 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.
12/31/2019 COMBINE WITH 361-001-00
FORMERLY . SEC 4 T22N R8W LOTS 2, 3, 4 & 5 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS									
* Factors *					5 LOTS				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
JENNINGS 50	158.00	330.00	0.8039	1.2022	50	100		7,635	
158 Actual Front Feet, 1.20 Total Acres								Total Est. Land Value =	
								7,635	

2026 Est. T.C.V. 009-361-002-00					=	7,635	
Est. TCV/Total Floor Area = 2.61, Most recent sale 10/10/2019 for 5,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
3,100	3,100	3,100	2,728	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	700	0	0	73	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
3,800	3,800	3,800	2,801	2,801		2,801	

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-361-006-00

2026 Est. T.C.V.

BAIRD BONNIE

Property Class: 402

S BLAIR ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	1.0000	1.0000	50	100		3,300
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			3,300

2026 Est. T.C.V. 009-361-006-00 = 3,300

Est. TCV/Total Floor Area = 1.13, Most recent sale 08/26/2016 for 1

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
1,300	1,300	1,300	568	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,700	1,700	1,700	583	583	0

009-361-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VALENTE JOHN
512 S BLAIR ST
LAKE CITY, MI 49651

2015-02241 LOT 7 AND THE EAST 1/2 OF LOTS 9 AND 10, BLOCK A, AND PART OF LOT 8, BLOCK A: COMMENCING AT THE SOUTHEAST CORNER OF LOT 7; THENCE SOUTH 56 FEET; THENCE WEST 150 FEET; THENCE NORTH 56 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING. AND THE SOUTH 10 FEET OF LOT 8 EXCEPT THE WEST 1/2 THEREOF, BLOCK A, MITCHELL BROTHERS PLAT OF THE VILLAGE OF JENNINGS, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. & 2015-02242 THE WEST 8 FEET OF LOT 8 EXCEPT THE SOUTH 10 FEET THEREOF, BLOCK A, MITCHELL BROTHERS PLAT OF THE VILLAGE OF JENNINGS, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

FORMERLY ABBREVIATED AS
. SEC 4 T22N R8W LOT 7, LOT 8 EXC W 1/2 OF S 10 FT & E 1/2 OF LOTS 9 & 10 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
JENNINGS 50	264.00	118.00	0.7071	0.9296	50 100	8,677
264 Actual Front Feet, 0.71 Total Acres Total Est. Land Value =						8,677

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	64	0	0
D/W/P: 4in Concrete	6.05	63	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1954

(11) Heating System: Forced Air w/o Ducts
Ground Area = 692 SF Floor Area = 692 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	572	
1 Story	Siding	Piers	120	
Total:			74,847	44,899
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	593
Water/Sewer				
1000 Gal Septic		1	4,109	2,465
Water Well, 100 Feet		1	5,150	3,090
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		624	25,272	15,163
Door Opener		1	527	316
Built-Ins				
Appliance Allow.		1	1,607	964
Fireplaces				
Exterior 1 Story		1	4,873	2,924
Totals:			117,373	70,414
Notes:				
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:			86,609	

Parcel Number: 009-361-007-00

Page: 2

2026 Est. T.C.V. 009-361-007-00					=	96,236
Est. TCV/Total Floor Area = 139.07, Most recent sale 06/26/2015 for 28,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
44,800	44,800	44,800	16,643	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	449	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,100	48,100	48,100	17,092	17,092	17,092	

009-361-008-00	2026 Est. T.C.V.	NOREN DAVIDLEE A & ANGELA M
Property Class: 401		9938 WALNUT ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651
. SEC 4 T22N R8W W 1/2 OF S 10 FT OF LOT 8 & W 1/2 OF LOTS 9 & 10 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.		
ADD 120 SQ 1S/CR ADD'N FOR 09.		
Land Value Estimates for Land Table 4103.4103 JENNINGS		
* Factors *		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
<Site Value A> GROUP A 3K		3000 100 3,000
79 Actual Front Feet, 0.26 Total Acres		Total Est. Land Value = 3,000
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
D/W/P: 3.5 Concrete	5.77	52 61 183
Wood Frame	25.57	80 50 1,023
Total Estimated Land Improvements True Cash Value =		1,206
Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1928		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1050 SF Floor Area = 1050 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1+ Story	Siding Crawl Space	930
1 Story	Siding Crawl Space	120
Total:		122,583 67,420
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	988 543
Water/Sewer		
1000 Gal Septic	1	4,109 2,260
Water Well, 100 Feet	1	5,150 2,832
Porches		
WGEP (1 Story)	56	5,869 3,228
CCP (1 Story)	78	2,000 1,100
Garages		
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)		
Base Cost	384	13,797 7,588
Built-Ins		
Appliance Allow.	1	1,607 884
Fireplaces		
Exterior 1 Story	1	4,873 2,680
Totals:		160,976 88,535
Notes:		
ECF (4017 JENNINGS) 1.000 => TCV:		88,535

2026 Est. T.C.V. 009-361-008-00		=	92,741
Est. TCV/Total Floor Area = 88.32, Most recent sale 12/28/2006 for 63,500			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
40,400	40,400	40,400	14,204 2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	6,000	0	383 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT

Parcel Number: 009-361-008-00

Page: 2

46,400	46,400	46,400	14,587	14,587	14,587

03/24/2026
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Valuation Report

DB: Lake2026

009-362-001-00

2026 Est. T.C.V.

ESSINGTON POLLY A

Property Class: 401

9970 W ELM ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	1.0000	1.0000	50	100		3,300
66 Actual Front Feet, 0.24 Total Acres								3,300
Total Est. Land Value =								3,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.38	216	50	2,093
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				3,093

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls D

Blt 1930

(11) Heating System: Forced Air w/o Ducts

Ground Area = 983 SF Floor Area = 1229 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	983		
Total:				126,782	69,728

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 100 Feet	1	5,150	2,832

Porches

WGEP (1 Story)	190	12,933	7,113
CGEP (1 Story)	85	5,718	3,145
CPP	40	955	525

Deck

Treated Wood	56	1,735	954
Treated Wood	105	2,436	1,340

Built-Ins

Appliance Allow.	1	1,607	884

Breezeways

Frame Wall	219	9,058	4,982

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	1120	31,640	17,402
Totals:		203,111	111,708

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 111,708

2026 Est. T.C.V. 009-362-001-00 = 118,101

Est. TCV/Total Floor Area = 96.10

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

51,300

51,300

51,300

18,008

2.70

Parcel Number: 009-362-001-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,800	0	0	486	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	59,100	59,100	59,100	18,494	18,494	18,494

009-362-002-002026 Est. T.C.V.ESSINGTON POLLY A
Property Class: 402S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	ReasonValue
JENNINGS 50	66.00	158.00	1.0000	1.0000	50	100	3,300
<Site Value A> GROUP A 3K					3000	100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		6,300

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Metal Prefab/Conc.	21.69	100 50	1,084
Total Estimated Land Improvements True Cash Value =			1,084

2026 Est. T.C.V. 009-362-002-00				=	7,384
Est. TCV/Total Floor Area = 6.01					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,400	3,400	3,400	1,360	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	36	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,700	3,700	3,700	1,396	1,396	1,396

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-362-003-00

2026 Est. T.C.V.

PARKER PATRICK D & CAROL

Property Class: 401

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

TO STATE FOR 97 @ 12-97 BOR

RETURN TO ROLL FOR 03

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	1.0000	1.0000	50	100		3,300
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	6,300

2026 Est. T.C.V. 009-362-003-00

=

6,300

Est. TCV/Total Floor Area = 5.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,800	2,800	2,800	2,800	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	75	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,200	3,200	3,200	2,875	2,875	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-362-004-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PEASLEY LEO M
W POPLAR ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 BLK B EXC S 65 FT THOF MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

			* Factors *		N PRT LOT 4			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	115.00	1.0000	0.9237	50	100	EXC SOUTH	3,048
66 Actual Front Feet,	0.17	Total Acres	Total Est. Land Value =					3,048

2026 Est. T.C.V. 009-362-004-00 = 3,048

Est. TCV/Total Floor Area = 2.48

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
1,200	1,200	1,200	568	2.70			
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	300	0	0	15	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
1,500	1,500	1,500	583	583	0		

009-362-004-50	2026 Est. T.C.V.	ANDERSON LEANE LYNN
Property Class: 401		423 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	65.00	132.00	1.0038	0.9560	50	100		3,119
65 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	3,119

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	369	0	0
Wood Frame	31.07	40	50	621
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,571

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1944

(11) Heating System: Forced Air w/ Ducts
Ground Area = 777 SF Floor Area = 777 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	777		
			Total:	89,320	53,593

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

CGEP (1 Story)	35	3,281	1,969

Deck

Treated Wood	144	3,079	2,679	*87% Good

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	14,453	8,672

Built-Ins

Appliance Allow.	1	1,607	964

Totals: 120,181 72,941

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 72,941

2026 Est. T.C.V. 009-362-004-50 = 77,631

Est. TCV/Total Floor Area = 99.91

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
33,500	33,500	33,500	10,397	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,300	0	0	280	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,800	38,800	38,800	10,677	10,677	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-362-005-00

2026 Est. T.C.V.

CHAPKO THOMAS & NANCY J

Property Class: 402

W POPLAR ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK B EXC S 65 FT THOF. MITCHELL BROS PLAT VILLAGE OF JENNINGS.

ALSO OWNS 362-006

Land Value Estimates for Land Table 4103.4103 JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	115.00	1.0000	0.9237	50	100	EXC SOUTH	3,048
66 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	3,048

2026 Est. T.C.V. 009-362-005-00

=

3,048

Est. TCV/Total Floor Area = 3.92

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,200	1,200	1,200	568	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

009-362-006-002026 Est. T.C.V. CHAPKO THOMAS & NANCY J

Property Class: 401 W POPLAR ST

Map #: LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

ALSO OWNS 362-005
REMOVE MH FOR 02

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
JENNINGS 50	66.00	180.00	1.0000	1.0331	50 100	3,409
66 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =						3,409

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Metal Prefab		16.28	60 50	488
Wood Frame		20.84	160 50	1,667
Total Estimated Land Improvements True Cash Value =				2,155

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1	4,386 2,412
Water Well, 50 Feet			1	3,344 1,839
Totals:				7,730 4,251

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 4,251

2026 Est. T.C.V. 009-362-006-00					=	9,815
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
4,200	4,200	4,200	1,517	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	700	0	40	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,900	4,900	4,900	1,557	1,557	0	

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-362-007-00

2026 Est. T.C.V.

STEENWYK RONALD D

Property Class: 401

9937 W POPLAR ST

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SEC 4 T22N R8W LOT 7 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

REMOVE OLD HOUSE..ADD NEW FOR 04

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	180.00	1.0000	1.0331	50	100		3,409
66 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								3,409

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2255	50	9,211
D/W/P: 4in Concrete	6.96	567	50	1,973
Wood Frame	27.96	120	50	1,677
Wood Frame	35.03	64	50	1,121
Total Estimated Land Improvements True Cash Value =				13,982

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
Total:			148,165	118,523	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	35	2,641	2,113
WCP (1 Story)	35	2,641	2,113
WPP	71	2,695	2,156
WPP	64	2,551	2,041

Deck

Treated Wood	35	1,430	1,144

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	780	35,755	28,604
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

GENERATOR	1	1	1	*100% Good
Totals:		210,964	168,763	

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 168,763

2026 Est. T.C.V. 009-362-007-00

=

186,154

Parcel Number: 009-362-007-00

Page: 2

Est. TCV/Total Floor Area = 215.46						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	81,100	81,100	81,100	52,763	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,000	0	0	1,424	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	93,100	93,100	93,100	54,187	54,187	54,187

009-362-008-002026 Est. T.C.V.REESE GEORGE
Property Class: 401412 S BLAIR ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 8 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	66.00	180.00	1.3194	0.7401	110	100	7,089
66 Actual Front Feet, 0.27 Total Acres					Total Est. Land Value =		7,089

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	256	61	962
Wood Frame	28.69	80	50	1,147
Total Estimated Land Improvements True Cash Value =				2,109

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Space Heater
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
Total:				71,529	42,919
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Water/Sewer					
1000 Gal Septic			1	4,386	2,632
Water Well, 50 Feet			1	3,344	2,006
Deck					
Treated Wood			192	3,792	2,275
w/Roof (Roof portion)			192	2,903	1,742
Built-Ins					
Appliance Allow.			1	1,897	1,138
Fireplaces					
Wood Stove			1	2,107	1,264
Totals:				91,143	54,687

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 54,687

2026 Est. T.C.V. 009-362-008-00				=	63,885
Est. TCV/Total Floor Area = 110.91, Most recent sale 03/12/2020 for 59,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
26,700	26,700	26,700	24,210	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	653	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,900	31,900	31,900	24,863	24,863	24,863

009-362-009-00

2026 Est. T.C.V.

THOMAS JAMES G ETAL

Property Class: 401

436 S BLAIR ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 4 T22N R8W LOTS 9 & 10 BLK B EXC S 14 FT OF LOT 10.MITCHELL BROS PLAT.

VILLAGE OF JENNINGS.

16X30 ADD'N FOR 00

PC GRG FOR 04

98 SPLIT 14 FT TO 011 FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	66.00	150.00	1.1410	0.7825	200	100		11,786
C200'@200/	52.00	150.00	1.1410	0.7825	200	100	SURPLUS	9,286
118 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =			21,072

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	16.52	56	0	0
D/W/P: 4in Ren. Conc.	7.33	61	94	420
Total Estimated Land Improvements True Cash Value =				420

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1968

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	720		
1 Story	Siding	Crawl Space	288		
Total:				136,849	95,260

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,490
Plumbing			
Average Fixture(s)	1	1,185	770
Water/Sewer			
1000 Gal Septic	1	4,386	2,851
Water Well, 50 Feet	1	3,344	2,174
Porches			
CPP	33	888	577
Deck			
Treated Wood	284	4,913	3,193
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	480	12,600	8,190
Built-Ins			
Appliance Allow.	1	1,897	1,233
Fireplaces			
Exterior 1 Story	1	5,597	3,638
Totals:		173,952	113,067

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:

113,067

Parcel Number: 009-362-009-00

Page: 2

2026 Est. T.C.V. 009-362-009-00						
= 134,559						
Est. TCV/Total Floor Area = 133.49						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
60,000	60,000	60,000	29,813	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	804	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,300	67,300	67,300	30,617	30,617	30,617	

009-362-011-00	2026 Est. T.C.V.	THOMAS JANET A TRUST						
Property Class: 401		9946 W ELM ST						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
SEC 4 T22N R8W LOT 11 & S 14 FT OF LOT 10 BLK B MITCHELL BROS PLAT. VILLAGE OF JENNINGS.								
Affidavit of Affixed Manufactured Home recorded @ 04-0, 3078. 2002 Skyline.								
Serial # AC F 9 31 0143 R B&A.								
COMBO 14' LOT 10 FOR 99								
Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	80.00	158.00	1.2574	0.7928	200	100		15,950
80 Actual Front Feet,	0.29	Total Acres			Total Est. Land Value =			15,950
Cost Est. for Res. Bldg: 1 Single Family HUD				Cls	C	Blt 2002		
(11) Heating System: Forced Hot Water								
Ground Area = 1352 SF Floor Area = 1352 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost		
1 Story	Siding	Crawl Space		1,352				
				Total:	186,853	149,481		
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)				1	1,422	1,138		
2 Fixture Bath				1	2,996	2,397		
Water/Sewer								
1000 Gal Septic				1	4,689	3,751		
Water Well, 100 Feet				1	5,734	4,587		
Deck								
Treated Wood				96	2,414	1,931		
Garages								
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
Base Cost				576	19,077	15,262		
Built-Ins								
Appliance Allow.				1	2,713	2,170		
				Totals:	225,898	180,717		
Notes: 2002 SKYLINE MHD								
				ECF (4017 JENNINGS) 1.000 => TCV:	180,717			
2026 Est. T.C.V. 009-362-011-00					=	196,667		
Est. TCV/Total Floor Area = 145.46								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
77,400	77,400		77,400		32,729		2.70	
2026 New Eq.	Adjustment		Loss		Additions		Tax Adjustment Losses	
0	20,900		0		0		883 0	
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<- PRE/MBT	
98,300	98,300		98,300		33,612		33,612 33,612	

03/24/2026

Valuation Report

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DB: Lake2026

009-363-001-00

2026 Est. T.C.V.

MUNSON PAULA J

Property Class: 402

S BLAIR ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	66.00	165.00	1.3194	0.7242	110	100		6,937
66 Actual Front Feet, 0.25 Total Acres								6,937
Total Est. Land Value =								6,937

2026 Est. T.C.V. 009-363-001-00

=

6,937

Est. TCV/Total Floor Area = 5.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,800	2,800	2,800	1,017	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	27	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,500	3,500	3,500	1,044	1,044	0

009-363-002-002026 Est. T.C.V.ROMIG GERALD V III
Property Class: 401447 S BLAIR ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 2 & 3 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

50 FT GOOD LAKE FRONT..82 FT POOR LAKE FRONT

Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
C200'@200/	132.00	165.00	1.1095	0.8014	200 100	23,473
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =						23,473

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	71	748
Total Estimated Land Improvements True Cash Value =				748

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 1088 SF Floor Area = 1088 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,088	
Total:			171,558	120,090
Other Additions/Adjustments				
Basement, Outside Entrance, Above Grade			1	1,980 1,386
Plumbing				
Average Fixture(s)			1	1,422 995
3 Fixture Bath			1	4,478 3,135
Water/Sewer				
1000 Gal Septic			1	4,689 3,282
Water Well, 50 Feet			1	3,344 2,341
Deck				
Treated Wood			360	5,868 4,108
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			768	29,207 20,445
Common Wall: 1 Wall			1	-2,589 -1,812
Built-Ins				
Appliance Allow.			1	2,713 1,899
Fireplaces				
Exterior 1 Story			1	6,387 4,471
Totals:			229,057	160,340

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 197,218

2026 Est. T.C.V. 009-363-002-00					=	221,439
Est. TCV/Total Floor Area = 203.53, Most recent sale 12/20/2007 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
96,200	96,200	96,200	47,043	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,500	0	0	1,270	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-363-002-00

Page: 2

110,700	110,700	110,700	48,313	48,313	48,313

009-363-004-002026 Est. T.C.V.ROMIG GERALD V III

Property Class: 4018901 W POPLAR ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 4 & 5 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
JENNINGS 50	66.00	180.00	0.8409	1.0331	50	100	2,867
JENNINGS 50	66.00	180.00	0.8409	1.0331	50	100	2,867
132 Actual Front Feet, 0.55 Total Acres					Total Est. Land Value =		5,734

Cost Est. for Res. Bldg: 1Single FamilyGRG

ClsC

Blt 2014

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SFFloor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,030
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			2400	56,760 51,084
Totals:				52,282 47,054

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:57,876

2026 Est. T.C.V. 009-363-004-00				=	63,610
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/29/2010 for 5,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,300	28,300	28,300	14,160	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500	0	0	382	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,800	31,800	31,800	14,542	14,542	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-363-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HILL PAMELA J TRUST
9867 W POPLAR ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

REMOVE OLD MH ADD MHD FOR 04

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 220@\$1900/FF	180.00	152.00	0.8165	0.4886	1900	100		136,438
180 Actual Front Feet, 0.63 Total Acres								136,438
Total Est. Land Value =								136,438

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.15	64	50	997
Total Estimated Land Improvements True Cash Value =				997

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2280 SF Floor Area = 2280 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,280		
Total:				250,199	200,159

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977
2 Fixture Bath	1	2,502	2,002

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Deck

Treated Wood	384	5,983	4,786
Treated Wood	16	702	562
w/Roof (Roof portion)	44	807	646

Built-Ins

Appliance Allow.	1	1,897	1,518

Garages

Class: CD Exterior: Pole (Unfinished)

Base Cost	1152	24,411	19,529
Totals:		301,208	240,968

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 274,704

2026 Est. T.C.V. 009-363-006-00

=

412,139

Est. TCV/Total Floor Area = 180.76, Most recent sale 03/12/2010 for 84,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
177,300	177,300	177,300	80,207	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	28,800	0	0	2,165	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
206,100	206,100	206,100	82,372	82,372	82,372

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-363-007-00

2026 Est. T.C.V.

ROMIG GERALD V III

Property Class: 402

447 S BLAIR ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 7 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.

LOW VERY LITTLE GOOD FRONTAGE

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C75'@\$300/FF	205.00	220.00	0.7777	1.3178	300	100		63,030
205 Actual Front Feet, 1.03 Total Acres					Total Est. Land Value =			63,030

2026 Est. T.C.V. 009-363-007-00

=

63,030

Est. TCV/Total Floor Area = 27.64, Most recent sale 12/20/2007 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
31,500	31,500	31,500	30,463	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	822	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,500	31,500	31,500	31,285	31,285	31,285

009-364-001-00	2026 Est. T.C.V.	SUNDELL LEON F
Property Class: 401		9902 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK D MITCHELL BROS PLAT VILLAGE OF JENNINGS.

PB ALL USED MATERIALS
REMOVE OLD MH..ADD NEW MH FOR 00

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1	Mobile Home	HUD		Cls Good	Blt 1992

(11) Heating System: Forced Warm Air
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1280		
Total:				98,065	43,148

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	192	2,365	1,041

Plumbing			
3 Fixture Bath	1	3,780	1,663

Water/Sewer			
1000 Gal Septic	1	5,433	2,391
Water Well, 50 Feet	1	3,351	1,474

Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	768	34,737	15,284
Class: BC Exterior: Pole (Unfinished)			
Base Cost	960	30,941	13,614
Totals:		178,672	78,615

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:	78,615

2026 Est. T.C.V. 009-364-001-00		=	81,615
Est. TCV/Total Floor Area = 63.76, Most recent sale 02/19/2016 for 0			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
31,900	31,900	31,900	18,254 2.70
2026 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	8,900	0	0 492 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
40,800	40,800	40,800	18,746 18,746 18,746

009-364-005-002026 Est. T.C.V.BAIRD BONNIE
Property Class: 4028901 W ELM ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK D MITCHELL BROS PLAT VILLAGE OF JENNINGS.

TO STATE FOR 97 @ 12-97 BOR
ADD TO ROLL FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	66.00	165.00	1.3194	0.7242	110	100		6,937	
66 Actual Front Feet,	0.25	Total Acres	Total Est. Land Value =					6,937	

2026 Est. T.C.V. 009-364-005-00					=	6,937	
Est. TCV/Total Floor Area = 5.42, Most recent sale 01/16/2015 for 1,500							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
2,800	2,800		2,800	568		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	700	0	0	15	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,500	3,500		3,500	583	583	0	

009-364-006-00	2026 Est. T.C.V.	LAKE TOWNSHIP
Property Class: 402		525 S BLAIR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOTS 2-4, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5 , T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. AND LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, EXCEPT THE SOUTH 109.00 FEET OF THE WEST 175.00 FEET. AND THAT PORTION OF VACATED WALNUT STREET LYING SOUTH OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SUBJECT TO AN EASEMENT FOR LAKE ACCESS DESCRIBED BELOW. EASEMENT DESCRIPTION THAT PORTION OF VACATED WALNUT STREET LYING SOUTH OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N89°45'50"E, 351.19 FEET; THENCE S00° 12'36"E, 3.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00° 12'36"E, 30.00 FEET; THENCE N89°47' 17"E, 105.69 FEET TO A MEANDER LINE FOR CROOKED LAKE; THENCE N26°17'19"W, ALONG SAID MEANDER LINE, 33.37 FEET; THENCE S89°48' 15"W, 91.02 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL THE LAND LYING BETWEEN THE MEANDER LINE AND THE WATER'S EDGE OF CROOKED LAKE SPLIT ON 5/10/2023 PART TO 009-364-006-80 AND COMBINE 006-364-002-00

Split/Comb. on 05/10/2023 completed 05/10/2023 TIM ;
Parent Parcel(s): 009-364-006-00;
Child Parcel(s): 009-364-006-80;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B 220@\$1900/FF	363.00	397.00	0.6852	0.6211	1900 100	293,527
363 Actual Front Feet, 3.31 Total Acres Total Est. Land Value =						293,527

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1631 94	12,525
D/W/P: Asphalt Paving		3.10	5000 94	14,570
D/W/P: 4in Concrete		6.96	1760 94	11,515
Ad-Hoc Unit-In-Place Items				
Description		Rate	Size % Good	Cash Value
/CI16/YARI/PATR/PICSA		43.90	900 100	39,510
/CI16/YARI/OUTL/2AVG/FLO5		802.50	2 100	1,605
/CI16/YARI/CHALF/10'/211		32.75	168 100	5,502
Total Estimated Land Improvements True Cash Value =				85,227

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	672		
Total:				91,301	60,928
Other Additions/Adjustments					
Totals:				91,301	54,779

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 93,125

Parcel Number: 009-364-006-00

Page: 2

Costs are taken from the Sheds - Equipment 4 Wall Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 8 Perimeter: 40

Base Rate for Upper Floors = 73.28

(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 23.27 100%
Adjusted Square Foot Cost for Upper Floors = 96.55

Total Floor Area: 96	Base Cost New of Upper Floors =	9,268
	Reproduction/Replacement Cost =	9,268
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	Total Depreciated Cost =	8,897

ECF (4085 CROOKED LAKE)	1.300 => TCV of Bldg: 1 =	11,566
Replacement Cost/Floor Area= 96.54	Est. TCV/Floor Area= 120.48	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 11,566

2026 Est. T.C.V. 009-364-006-00							=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/25/2022 for 455,000								
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM				
0	0	0	0	2.70				
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
0	0	0	0	0	0			

009-364-006-802026 Est. T.C.V.SCHEIDEL ANDREA

Property Class: 4019852 W WALNUT ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

THE SOUTH 109.00 FEET OF THE WEST 175.00 FEET OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. TOGETHER WITH AN EASEMENT FOR LAKE ACCESS DESCRIBED BELOW. EASEMENT DESCRIPTION THAT PORTION OF VACATED WALNUT STREET LYING SOUTH OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N89°45'50"E, 351.19 FEET; THENCE S00° 12'36"E, 3.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00° 12'36"E, 30.00 FEET; THENCE N89°47' 17"E, 105.69 FEET TO A MEANDER LINE FOR CROOKED LAKE; THENCE N26°17'19"W, ALONG SAID MEANDER LINE, 33.37 FEET; THENCE 589°48' 15"W, 91.02 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL THE LAND LYING BETWEEN THE MEANDER LINE AND THE WATER'S EDGE OF CROOKED LAKE
SPLIT ON 05/10/2023 FROM 009-364-006-00;

Split/Comb. on 05/10/2023 completed 05/10/2023 TIM ;
Parent Parcel(s): 009-364-006-00;
Child Parcel(s): 009-364-006-80;

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
C75'@\$300/FF	109.00	175.00	0.9108	1.2164	300	100	36,226
109 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =		36,226

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2000 SF Floor Area = 3000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Basement	1,802		
Tri-Level	Siding	Crawl Space	198		
			Total:	349,178	192,071
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	782
3 Fixture Bath			1	4,478	2,463
Water/Sewer					
1000 Gal Septic			1	4,689	2,579
Water Well, 100 Feet			1	5,734	3,154
Deck					
Treated Wood			64	1,953	1,074
Built-Ins					
Appliance Allow.			1	2,713	1,492
			Totals:	370,167	203,615

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 250,446

2026	Est. T.C.V. 009-364-006-80					=	286,672
Est. TCV/Total Floor Area = 95.56, Most recent sale 06/06/2023 for 225,000							
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	123,700	123,700	123,700		120,111	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-364-006-80

Page: 2

	0	19,600	0	0	3,242	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	143,300	143,300	143,300	123,353	123,353	123,353

03/24/2026

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Valuation Report

DB: Lake2026

009-365-001-00

2026 Est. T.C.V.

MARTIN DARRIN

Property Class: 402

W POPLAR ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	165.00	1.0000	1.0109	50	100		3,336
66 Actual Front Feet, 0.25 Total Acres								
Total Est. Land Value =								3,336

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

2026 Est. T.C.V. 009-365-001-00

=

4,286

Est. TCV/Total Floor Area = 1.43, Most recent sale 02/01/2003 for 1,850

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,800	1,800	1,800	867	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	23	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,100	2,100	2,100	890	890	0

03/24/2026
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Valuation Report

DB: Lake2026

009-365-002-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 2, 3, 4 & 5 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
JENNINGS 50	264.00	165.00	0.7071	1.0109	50	100	9,436
264 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value =			9,436	

2026 Est. T.C.V. 009-365-002-00					=	9,436
Est. TCV/Total Floor Area = 3.15						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
3,800	3,800	3,800	2,273		2.70	
2026 New Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses
0	900	0	0		61	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<- PRE/MBT	
4,700	4,700	4,700	2,334		2,334 0	

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Valuation Report

DB: Lake2026

009-365-006-00

2026 Est. T.C.V.

FROST LEOTA H TRUST

Property Class: 402

W POPLAR ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	165.00	1.0000	1.0109	50	100		3,336
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								3,336

2026 Est. T.C.V. 009-365-006-00

=

3,336

Est. TCV/Total Floor Area = 1.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,300	1,300	1,300	568	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,700	1,700	1,700	583	583	0

009-365-007-002026 Est. T.C.V.FROST LEOTA H TRUST

Property Class: 4019902 W POPLAR ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 7 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	165.00	1.0000	1.0109	50	100		3,336
66 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			3,336

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	17.39	46	45	360
Total Estimated Land Improvements True Cash Value =				360

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950

(11) Heating System: Wall/Floor Furnace
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	680		
Total:				80,872	48,524

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic		1	4,109	2,465	
Water Well, 50 Feet		1	3,344	2,006	

Porches					
CCP (1 Story)		64	1,677	1,006	
Totals:				90,002	54,001

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 66,421

2026 Est. T.C.V. 009-365-007-00 = 70,117

Est. TCV/Total Floor Area = 103.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
29,500	29,500	29,500	6,719	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	181	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,100	35,100	35,100	6,900	6,900	0	

009-366-001-002026 Est. T.C.V.HILL THERESA L & ELLIS SUNSHINE R

Property Class: 40110022 W WALNUT ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 & S 15 FT OF W 40 FT OF LOT 2 BLK F MITCHELL BROS PLAT
VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.77	210 45	545
Total Estimated Land Improvements True Cash Value =				545

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Slab	960	
Total:			121,991	73,195
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	593
Water/Sewer				
1000 Gal Septic		1	4,109	2,465
Water Well, 50 Feet		1	3,344	2,006
Built-Ins				
Appliance Allow.		1	1,607	964
Totals:			132,039	79,223
Notes:				
ECF (4017 JENNINGS) 1.000 => TCV:				79,223

2026 Est. T.C.V. 009-366-001-00					=	82,768
Est. TCV/Total Floor Area = 68.97						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,500	35,500	35,500	10,397	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	280	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
41,400	41,400	41,400	10,677	10,677	10,677	

009-366-002-002026 Est. T.C.V.HILL PAMELA J LIVING TRUST

Property Class: 401524 S LACHANCE RD

Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 4 T22N R8W LOT 2 EXC S 15 FT OF W 40 FT THOF BLK F MITCHELL BROS PLAT
VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.77	30 45	78
Wood Frame		17.88	496 35	3,104
Total Estimated Land Improvements True Cash Value =				3,182

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1910

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1375 SF Floor Area = 1938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Basement	1,125	
1 Story	Siding	Crawl Space	250	
Total:			205,816	113,198
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	543
Water/Sewer				
1000 Gal Septic		1	4,109	2,260
Water Well, 50 Feet		1	3,344	1,839
Porches				
WGEP (1 Story)		48	5,342	2,938
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		616	19,595	10,777
Built-Ins				
Appliance Allow.		1	1,607	884
Totals:			240,801	132,439

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 132,439

2026 Est. T.C.V. 009-366-002-00				=	138,621	
Est. TCV/Total Floor Area = 71.53						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
59,300	59,300	59,300	17,374	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,000	0	0	469	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
69,300	69,300	69,300	17,843	17,843	0	

009-366-003-002026 Est. T.C.V.POLLINGTON REESE L

Property Class: 401512 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1Single Family 1SCls DBlt 1890

(11) Heating System: Wall/Floor Furnace

Ground Area = 1346 SF Floor Area = 1346 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,346		
			Total:	137,135	75,423
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	543
Water/Sewer					
1000 Gal Septic			1	4,109	2,260
Water Well, 50 Feet			1	3,344	1,839
Porches					
CCP (1 Story)			90	2,266	1,246
CCP (1 Story)			183	4,277	2,352
CGEP (1 Story)			136	7,912	4,352
WCP (1 Story)			64	3,167	1,742
Built-Ins					
Appliance Allow.			1	1,607	884
			Totals:	164,805	90,641

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:90,641

2026 Est. T.C.V. 009-366-003-00					=	93,641
Est. TCV/Total Floor Area = 69.57, Most recent sale 03/16/2020 for 22,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
39,900	39,900	39,900		20,429	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	6,900	0		0	551	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
46,800	46,800	46,800		20,980	20,980	20,980

009-366-004-002026 Est. T.C.V.WALKER BARBARA ANN
Property Class: 401500 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 & 5 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

REMOVE OLD BLDGS..ADD MHD FOR 02
CHG 1S SL TO FIN GRG FOR 07.

06 COMBINE W/366-005-00 FOR 07.

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *		LOT 4 & 5		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1Single FamilyBOCA/STATECls DBlt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SFFloor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	154,537	123,630

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	790

Water/Sewer

1000 Gal Septic	1	4,109	3,287
Water Well, 100 Feet	1	5,150	4,120

Porches

WCP (1 Story)	104	4,201	3,361

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	12,403	9,922
No Concrete Floor	394	-2,151	-1,721

Class: D Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	453	17,123	13,698

Built-Ins

Appliance Allow.	1	1,607	1,286

Totals:

	197,967	158,373

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:158,373

2026 Est. T.C.V. 009-366-004-00=164,373

Est. TCV/Total Floor Area = 112.89, Most recent sale 08/12/2013 for 43,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
71,500	71,500	71,500	27,122	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,700	0	0	732	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,200	82,200	82,200	27,854	27,854	27,854

03/24/2026

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Valuation Report

DB: Lake2026

009-366-006-00

2026 Est. T.C.V.

GROESSER GREG L & PATRICIA A

Property Class: 402

S CRAPO ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W W 1/2 OF LOT 6 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

TO TE A 7/99 BOR FROM TE FOR 01

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	50	1/2 OF LOT	1,500
66 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	1,500

2026 Est. T.C.V. 009-366-006-00

=

1,500

Est. TCV/Total Floor Area = 1.03

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
800	800	800	340	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	9	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	349	349	349

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-366-006-50

2026 Est. T.C.V.

GROESSER GREG L & PATRICIA A

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W E 1/2 OF LOT 6 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

FROM TE FOR 97

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	50	1/2 OF LOT 6	1,500
79 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	1,500

2026 Est. T.C.V. 009-366-006-50

=

1,500

Est. TCV/Total Floor Area = 1.03

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
800	800	800	340	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	9	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	349	349	349

009-366-007-002026 Est. T.C.V.GROESSER GREG L & PATRICIA A
Property Class: 401499 S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 7 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1939

(11) Heating System: Forced Air w/ Ducts
Ground Area = 656 SF Floor Area = 984 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	656		
			Total:	106,432	63,861

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	988	593

Water/Sewer					
1000 Gal Septic			1	4,109	2,465
Water Well, 50 Feet			1	3,344	2,006

Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	15,476	9,286

Built-Ins					
Appliance Allow.			1	1,607	964

Breezeways					
Frame Wall			84	3,474	2,084

Unit-in-Place Cost Items					
ROOF STRUCT. (SQ FT)			240	962	683 *71% Good
			Totals:	136,392	81,942

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 81,942

2026 Est. T.C.V. 009-366-007-00					=	84,942
Est. TCV/Total Floor Area = 86.32, Most recent sale 07/01/2001 for 65,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,800	36,800	36,800	11,285	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	304	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	11,589	11,589	11,589	

03/24/2026

Valuation Report

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DB: Lake2026

009-366-008-00

2026 Est. T.C.V.

GROESSER GREG L & PATRICIA A

Property Class: 402

S CRAPO ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 8 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet,	0.00	Total Acres			Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-366-008-00

=

3,000

Est. TCV/Total Floor Area = 3.05

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

009-366-009-002026 Est. T.C.V.HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 401S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 9 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
<Site Value A> GROUP A 3K					3000	100	3,000
66 Actual Front Feet, 0.24 Total Acres			Total Est. Land Value =				3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	21.37	144 45	1,385
Total Estimated Land Improvements True Cash Value =			1,385

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			612	17,234	8,789 *51% Good
Totals:				17,234	8,789

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 8,789

2026 Est. T.C.V. 009-366-009-00				=	13,174
Est. TCV/Total Floor Area = 0.00					
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM
6,200		6,200	6,200	3,103	2.70
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0		400	0	83	0
2026 Assessed		MBOR	S.E.V.	Capped ->Taxable<-	PRE/MBT
6,600		6,600	6,600	3,186	3,186

009-366-010-002026 Est. T.C.V.HILL THERESA L & ELLIS SUNSHINE J/T
Property Class: 401W WALNUT ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 10 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.

2 RS 144 SQ FT & 88 SQ FT.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		20.34	175 45	1,602
Total Estimated Land Improvements True Cash Value =				1,602

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1969

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		960	24,672	16,037
Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)		232	930	883 *95% Good
Totals:			25,602	16,920

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 16,920

2026 Est. T.C.V. 009-366-010-00					=	21,522
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,200	10,200	10,200	4,688	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	126	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,800	10,800	10,800	4,814	4,814	4,814	

009-367-001-002026 Est. T.C.V.PITT JOSEPH A
Property Class: 401S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1 & 2 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2010

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,030
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			2588	61,206 55,085
Totals:				56,728 51,055

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 51,055

2026 Est. T.C.V. 009-367-001-00 = 57,055						
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/18/2013 for 12,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
26,100	26,100	26,100	9,906	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	0	267	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,500	28,500	28,500	10,173	10,173	10,173	

3/24/2026
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Valuation Report

DB: Lake2026

009-367-003-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANDRAS DARRON JOHN
506 S CRAPO ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 3 & 4 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

12X45 MH W/ 10X33 SBA & 8X45 SBA 2 SHEDS
HHS REMOVED PER STATE RECISSION NOTICE 5-14-97

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.46	192	0	0
Wood Frame	20.65	336	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Fair

Blt 1960

(11) Heating System: Wall Furnace

Ground Area = 1050 SF Floor Area = 1050 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Wood Shingle	360		
Addition	Siding	Crawl	360		
Addition	Siding	Crawl	330		
Total:				79,587	27,856

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170

Deck

w/Roof (Roof portion)	180	2,750	962

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	2400	75,384	26,384
Totals:		165,451	57,907

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 57,907

2026 Est. T.C.V. 009-367-003-00 = 64,907

Est. TCV/Total Floor Area = 61.82, Most recent sale 05/21/2019 for 8,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,800	25,800	25,800	14,881	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,700	0	0	401	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	15,282	15,282	0

009-367-005-002026 Est. T.C.V.LAKE TOWNSHIP
Property Class: 402S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =						3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	2400	94	14,890
Fencing: Wire Mesh, #9	3.67	2640	94	9,108
Wood Frame	20.18	180	94	3,414
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PLAE/BASBWHA	8,800.00	2	100	17,600
Total Estimated Land Improvements True Cash Value =				45,012

2026 Est. T.C.V. 009-367-005-00 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-367-006-00

2026 Est. T.C.V.

HILL PAMELA J LIVING TRUST

Property Class: 402

S BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W W 1/2 OF LOT 6 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 50 WEST 1/2 OF LOT	1,500
66 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	1,500

2026 Est. T.C.V. 009-367-006-00

=

1,500

Est. TCV/Total Floor Area = 1.43

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
800	800	800	340	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	9	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
800	800	800	349	349	0

03/24/2026
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Valuation Report

DB: Lake2026

009-367-006-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HILL PAMELA J LIVING TRUST
499 S BALDWIN ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W E 1/2 OF LOT 6 & ENTIRE LOT 7 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.36 Total Acres								Total Est. Land Value = 6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	22.40	64	45	645
Total Estimated Land Improvements True Cash Value =				645

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1974

(11) Heating System: Forced Warm Air

Ground Area = 1036 SF Floor Area = 1036 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	868		
Addition	Siding	Crawl	168		
Total:				71,345	24,969

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical

168

1,969

689

Plumbing

Average Fixture(s)

1

1,010

353

Water/Sewer

1000 Gal Septic

1

4,689

1,641

Water Well, 50 Feet

1

3,344

1,170

Porches

WGEP (1 Story)

192

11,349

3,972

Foundation: Shallow

192

-1,260

-441

Deck

Treated Wood

96

2,414

845

Built-Ins

Appliance Allow.

1

2,713

950

Totals:

97,573

34,148

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:

34,148

2026 Est. T.C.V. 009-367-006-50

=

40,793

Est. TCV/Total Floor Area = 39.38

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,000	16,000	16,000	8,817	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,400	0	0	238	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,400	20,400	20,400	9,055	9,055	0

009-367-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HILL PAMELA J LIVING TRUST
S BALDWIN ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 8 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
<Site Value A> GROUP A 3K					3000	100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	0.00	0 95	950
Total Estimated Land Improvements True Cash Value =			950

2026 Est. T.C.V. 009-367-008-00				=	3,950
Est. TCV/Total Floor Area = 3.81					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,000	2,000	2,000	741	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	20	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	761	761	0

03/24/2026

Valuation Report

DB: Lake2026

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009-367-009-00

2026 Est. T.C.V.

MANNING MICHELE ETAL

Property Class: 402

S BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 9 & 10 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOTS #9&10

Description

Frontage

Depth

Front

Depth

Rate %Adj. Reason

Value

<Site Value A> GROUP A 3K

3000 100

3,000

<Site Value A> GROUP A 3K

3000 100

3,000

132 Actual Front Feet, 0.48 Total Acres

Total Est. Land Value =

6,000

2026 Est. T.C.V. 009-367-009-00

=

6,000

Est. TCV/Total Floor Area = 5.79

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

3,000

3,000

3,000

1,136

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

30

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

3,000

3,000

3,000

1,166

1,166

0

009-368-001-002026 Est. T.C.V.WARD KATHLYNN RAE
Property Class: 402N CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	26.22	96 50	1,258
Total Estimated Land Improvements True Cash Value =			1,258

2026 Est. T.C.V. 009-368-001-00				=	4,258
Est. TCV/Total Floor Area = 4.11					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,100	2,100	2,100	618	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	16	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,100	2,100	2,100	634	634	634

009-368-002-002026 Est. T.C.V.WARD KATHLYNN RAE
Property Class: 401436 S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	21.90	128 50	1,401
Total Estimated Land Improvements True Cash Value =			1,401

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1900

(11) Heating System: Wall/Floor Furnace
Ground Area = 1292 SF Floor Area = 1292 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	1,292	
Total:			101,028	55,555
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1 4,109	2,260
Water Well, 50 Feet			1 3,344	1,839
Porches				
WSEP (1 Story)			126 6,066	3,336
Foundation: Shallow			126 -982	-540
Totals:			113,565	62,450

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 62,450

2026 Est. T.C.V. 009-368-002-00				=	66,851
Est. TCV/Total Floor Area = 51.74					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
31,900	31,900	31,900	2,542	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	68	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,400	33,400	33,400	2,610	2,610	2,610

03/24/2026
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Valuation Report

DB: Lake2026

009-368-003-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOOKER RAYMOND D & MARY L
N CRAPO ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet,	0.24	Total Acres			Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-368-003-00 = 3,000

Est. TCV/Total Floor Area = 2.32

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

009-368-004-002026 Est. T.C.V.HOOKER RAYMOND D & MARY L
Property Class: 401412 S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

ADD 16X70 1995 MH FOR 95

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1	Mobile Home	HUD		Cls Average	Blt 1994

(11) Heating System: Forced Warm Air
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1120		
			Total:	68,789	32,330
Other Additions/Adjustments					
	Skirting, Metal or Vinyl, Vertical		172	2,016	948
Plumbing					
	2 Fixture Bath		1	1,962	922
Water/Sewer					
	1000 Gal Septic		1	4,689	2,204
	Water Well, 50 Feet		1	3,344	1,572
			Totals:	80,800	37,976

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:	37,976

2026 Est. T.C.V. 009-368-004-00				=	40,976
Est. TCV/Total Floor Area = 36.59					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,600	15,600	15,600	8,853	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,900	0	239	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,500	20,500	20,500	9,092	9,092	9,092

009-368-005-00	2026 Est. T.C.V.	KINYON BRANDI
Property Class: 401		408 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

REMOVE NO PBG ADJ FOR 05..IS NOW PRINC RES

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet,	0.24	Total Acres			Total Est. Land Value =	3,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		18.60	312 94	5,455
Total Estimated Land Improvements True Cash Value =				5,455

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1113 SF Floor Area = 1113 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,113		
Total:				123,738	68,055

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	988	543
Water/Sewer				
1000 Gal Septic		1	4,109	2,260
Water Well, 50 Feet		1	3,344	1,839
Porches				
WCP (1 Story)		120	4,721	2,597
Deck				
Treated Wood		128	2,848	1,566
Built-Ins				
Appliance Allow.		1	1,607	884
Fireplaces				
Wood Stove		1	1,745	960
Totals:			143,100	78,704

Notes: 2015: NEW METAL ROOF IN 2014, SEPTIC AND DRAINFIELD NEW IN 2010, NEWER WINDOWS AND FLOORING

ECF (4017 JENNINGS) 1.000 => TCV: 78,704

2026 Est. T.C.V. 009-368-005-00					=	87,159
Est. TCV/Total Floor Area = 78.31, Most recent sale 09/16/2015 for 30,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
37,800	37,800	37,800	12,045	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	325	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,600	43,600	43,600	12,370	12,370	12,370	

009-368-006-00	2026 Est. T.C.V.	MCGHEE YVONNE C & JONATHON
Property Class: 401		10101 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1	Mobile Home	HUD		Cls Average	Blt 1996

(11) Heating System: Wall Furnace
Ground Area = 1140 SF Floor Area = 1140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1140		
			Total:	68,243	23,884

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	182	2,133	747

Plumbing			
3 Fixture Bath	1	2,944	1,030

Water/Sewer			
1000 Gal Septic	1	4,689	1,641
Water Well, 100 Feet	1	5,734	2,007

Deck			
Treated Wood	240	4,500	1,575

Built-Ins			
Appliance Allow.	1	2,713	950

		Totals:	90,956	31,834

Notes: 1996 DUTCH

ECF (4017 JENNINGS) 1.000 => TCV:			31,834

2026 Est. T.C.V. 009-368-006-00					=	34,834
Est. TCV/Total Floor Area = 30.56, Most recent sale 02/26/2002 for 5,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
24,400	24,400	24,400	9,906	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,000	0	0	267	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,400	17,400	17,400	10,173	10,173	0	

009-368-007-002026 Est. T.C.V.HICKMAN KATIE L
Property Class: 40110131 W POPLAR ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 4 T22N R8W W1/2 OF LOTS 7&8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.
8/23/2019 SPLIT FORMERLY. SEC 4 T22N R8W LOTS 7 & 8 BLK H MITCHELL BROS PLAT
VILLAGE OF JENNINGS.

Split/Comb. on 08/27/2019 completed 08/27/2019 TIM ;
Parent Parcel(s): 009-368-007-00;
Child Parcel(s): 009-368-008-00;

8/23/2019 SPLIT APPROVED BY DALE MOSHER

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		W 1/2 LOTS 7&8	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
79 Actual Front Feet, 0.24 Total Acres			Total Est. Land Value =		6,000	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		24.86	120 50	1,491
Total Estimated Land Improvements			True Cash Value =	1,491

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1973

(11) Heating System: Wall Furnace
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	840		
Addition	Siding	Crawl	272		
			Total:	69,606	24,362

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 148 1,696 594

Water/Sewer				
1000 Gal Septic		1	4,386	1,535
Water Well, 50 Feet		1	3,344	1,170

Porches				
CCP (1 Story)		48	1,145	401

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		576	19,077	6,677

Deck				
w/Roof (Roof portion)		1152	15,471	5,415
Totals:			114,725	40,154

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 40,154

2026 Est. T.C.V. 009-368-007-00					=	47,645
Est. TCV/Total Floor Area = 42.85, Most recent sale 06/06/2019 for 24,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
19,000	19,000	19,000	5,988	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800		0	0	161	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-368-007-00

Page: 2

23,800	23,800	23,800	6,149	6,149	6,149

009-368-007-50	2026 Est. T.C.V.	HICKMAN KATIE
Property Class: 401		10111 W POPLAR ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 4 T22N R8W E1/2 LOTS 7 & 8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS. SPLIT ON 08/27/2019 FROM 009-368-007-00; FORMERLY . SEC 4 T22N R8W LOTS 7 & 8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.		
Split/Comb. on 08/27/2019 completed 08/27/2019 TIM ; Parent Parcel(s): 009-368-007-00; Child Parcel(s): 009-368-008-00; -----		
Land Value Estimates for Land Table 4103.4103 JENNINGS		
* Factors * E1/2 LOTS 7 & 8		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K	3000 100	3,000
79 Actual Front Feet, 0.24 Total Acres	Total Est. Land Value =	3,000
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29 65 50	952
Total Estimated Land Improvements True Cash Value =		952
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1968		
(11) Heating System: Wall Furnace Ground Area = 852 SF Floor Area = 852 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		
Building Areas		
Type	Ext. Walls Roof/Fnd. Size Cost New Depr. Cost	
Main Home	Ribbed Metal 780	
Addition	Siding Crawl 72	
Total:		52,058 18,221
Other Additions/Adjustments		
Skirting, Metal or Vinyl, Vertical		154 1,765 618
Garages		
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost		576 21,439 7,504
Deck		
w/Roof (Roof portion)		780 10,475 3,666
Totals:		85,737 30,009
Notes:		
ECF (4017 JENNINGS) 1.000 => TCV:		30,009
2026 Est. T.C.V. 009-368-007-50 = 33,961		
Est. TCV/Total Floor Area = 39.86, Most recent sale 06/06/2019 for 24,000		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
13,400	13,400 13,400 9,526 2.70	
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 3,600 0 0 257 0		
2026 Assessed	MBOR S.E.V. Capped ->Taxable<- PRE/MBT	
17,000	17,000 17,000 9,783 9,783 0	

03/24/2026

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Valuation Report

DB: Lake2026

009-368-009-00

2026 Est. T.C.V.

SPANGENBERG BRIAN D

Property Class: 402

S BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 9 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-368-009-00

=

3,000

Est. TCV/Total Floor Area = 3.52

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
1,500	1,500	1,500	568	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15
0				0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

009-368-010-002026 Est. T.C.V.SPANGENBERG BRIAN D
Property Class: 401423 S BALDWIN ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 10 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	22.16	120 50	1,329
Total Estimated Land Improvements True Cash Value =			1,329

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948

(11) Heating System: Electric Baseboard

Ground Area = 968 SF Floor Area = 968 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	968	
Total:			106,698	69,355
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	642
Water/Sewer				
1000 Gal Septic		1	4,109	2,671
Water Well, 50 Feet		1	3,344	2,174
Porches				
CCP (1 Story)		75	1,932	1,256
CCP (1 Story)		90	2,266	1,473
Totals:			119,337	77,571

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 77,571

2026 Est. T.C.V. 009-368-010-00			=	81,900
Est. TCV/Total Floor Area = 84.61				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
35,100	35,100	35,100	13,167	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	5,900	0	0	355 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
41,000	41,000	41,000	13,522	13,522 0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-368-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MILLER THOMAS R
447 S BALDWIN ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 11 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	132	0	0
Metal Prefab	11.99	160	50	959

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,909

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1875

(11) Heating System: Wall/Floor Furnace

Ground Area = 711 SF Floor Area = 711 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	711		
Total:				83,903	46,147

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Water/Sewer

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

Porches

CGEP (1 Story)	100	6,363	3,500
CSEP (1 Story)	135	5,266	2,896
WSEP (1 Story)	290	11,261	6,194

Built-Ins

Appliance Allow.	1	1,607	884

Deck

w/Roof (Roof portion)	100	1,488	818
Totals:		118,329	65,081

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 65,081

2026 Est. T.C.V. 009-368-011-00 = 69,990

Est. TCV/Total Floor Area = 98.44, Most recent sale 03/24/2021 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
30,100	30,100	30,100	16,026	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,900	0	0	432	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,000	35,000	35,000	16,458	16,458	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-368-012-00

2026 Est. T.C.V.

MILLER THOMAS R

Property Class: 402

S BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

LA 950 SEC 4 T22N R8W LOT 12 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-368-012-00 = 3,000

Est. TCV/Total Floor Area = 4.22, Most recent sale 03/24/2021 for 20,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

. SEC 4 T22N R8W LOTS 1, 2 & 3 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

LOTS 1, 2 & 3

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	3K			3000	100		3,000
<Site Value A>	GROUP A	3K			3000	100		3,000
<Site Value A>	GROUP A	3K			3000	100		3,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =			9,000

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.88	540	50	4,827
Wood Frame	17.88	432	10	772
Total Estimated Land Improvements True Cash Value =				5,599

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls D Blt 1893

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1912 SF Floor Area = 2868 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	1,912		
			Total:	262,427	155,797

Average Fixture(s)	1	988	543

1000 Gal Septic	1	4,109	2,260
Water Well, 50 Feet	1	3,344	1,839

WGEP (1 Story)	144	10,826	5,954

Appliance Allow.	1	1,607	884

Base Cost	1224	33,770	18,573

Totals:	317,071	174,387

ECF (4017 JENNINGS) 1.000 => TCV: 174,387

2026 Est. T.C.V. 009-369-001-00 = 188,986

Est. TCV/Total Floor Area = 65.89, Most recent sale 12/04/2025 for 80,000

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM		
	84,100		84,100	84,100	24,351	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		10,400	0	0	70,149	0	
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	94,500		94,500	94,500	25,008	94,500	94,500	

DB: Lake2026

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	33,400		33,400	33,400	10,805	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		5,600	0	0	291	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	39,000		39,000	39,000	11,096	11,096	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-369-005-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NELSON RAYMOND & NELSON RAYMOND JR

412 S LACHANCE RD

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements True Cash Value =				1,023

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D

Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1016 SF Floor Area = 1016 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,016		
Total:				115,142	69,085

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

1000 Gal Septic	1	4,109	2,465
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEP (1 Story)	96	8,373	5,024
Foundation: Shallow	96	-846	-508
WGEP (1 Story)	24	2,390	1,434

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Wood Stove	1	1,745	1,047

Deck

w/Roof (Roof portion)	234	3,075	1,845
Totals:		139,927	83,955

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 83,955

2026 Est. T.C.V. 009-369-005-00 = 87,978

Est. TCV/Total Floor Area = 86.59

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
37,500	37,500	37,500	14,731	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,500	0	0	397	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,000	44,000	44,000	15,128	15,128	15,128

009-369-006-00	2026 Est. T.C.V.	CHRISTLE TERRI LYNN & DAVID ALLEN
Property Class: 401		400 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Metal Prefab	14.70	80 45	529
Total Estimated Land Improvements True Cash Value =			529

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,152		
Total:				144,707	79,588

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	988	543	

Water/Sewer				
1000 Gal Septic	1	4,109	2,260	
Water Well, 50 Feet	1	3,344	1,839	

Porches				
WCP (1 Story)	120	4,721	2,597	
WGEP (1 Story)	224	14,470	7,958	

Built-Ins				
Appliance Allow.	1	1,607	884	
Totals:			173,946	95,669

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 95,669

2026 Est. T.C.V. 009-369-006-00					=	99,198
Est. TCV/Total Floor Area = 86.11, Most recent sale 02/14/2020 for 20,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
42,100	42,100	42,100	21,603	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	0	583	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,600	49,600	49,600	22,186	22,186	22,186	

MINSHALL TERRI L
10055 W POPLAR ST
LAKE CITY, MI 49651

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
23,200	23,200	23,200	3,892	3,892	0

009-369-008-002026 Est. T.C.V.SPRAGUE GEORGE D & MARY E
Property Class: 401411 S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 8 & 9 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	48	56	166
Wood Frame	21.13	285	56	3,372
Total Estimated Land Improvements True Cash Value =				3,538

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1975

(11) Heating System: Forced Warm Air
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	840		
			Total:	48,970	17,140
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			148	1,696	594
Water/Sewer					
1000 Gal Septic			1	4,386	1,535
Water Well, 50 Feet			1	3,344	1,170
Porches					
WCP (1 Story)			48	2,609	913
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			384	14,446	8,090 *56% Good
Totals:				75,451	29,442

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 29,442

2026 Est. T.C.V. 009-369-008-00 = 38,980						
Est. TCV/Total Floor Area = 46.40, Most recent sale 10/30/1997 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
16,000	16,000	16,000	7,574	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	204	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,500	19,500	19,500	7,778	7,778	7,778	

009-369-010-002026 Est. T.C.V.SPRAGUE GEORGE D & MARY E
Property Class: 401S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 10 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	19.38	216 20	837
Total Estimated Land Improvements True Cash Value =			837

2026 Est. T.C.V. 009-369-010-00				=	3,837
Est. TCV/Total Floor Area = 4.57, Most recent sale 12/01/1996 for 1,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,900	1,900	1,900	867	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	0	0	0	23	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,900	1,900	1,900	890	890	890

3/24/2026

Valuation Report

DB: Lake2026

12:43 PM

009-369-011-00

2026 Est. T.C.V.

HILL PAMELA J

Property Class: 401

10056 W ELM ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 11 & 12 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOTS 11 & 12

Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value A> GROUP A 3K 3000 100 3,000

<Site Value A> GROUP A 3K 3000 100 3,000

132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 6,000

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value

Wood Frame 27.13 140 61 2,317

Residential Local Cost Land Improvements

Description Rate Size % Good Cash Value

LAND IMPROVE 1000 1,000.00 1 95 950

Total Estimated Land Improvements True Cash Value = 3,267

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1902

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

1 Story Siding Crawl Space 1,120

Total: 153,812 92,286

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,422 853

Water/Sewer

1000 Gal Septic 1 4,689 2,813

Water Well, 50 Feet 1 3,344 2,006

Porches

CGEP (1 Story) 70 6,299 3,779

WGEP (1 Story) 324 22,570 13,542

Foundation: Shallow 324 -1,675 -1,005

Deck

Treated Wood 116 2,768 1,661

Treated Wood 16 716 430

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost 960 31,258 18,755

Storage Over Garage 480 6,355 3,813

Built-Ins

Appliance Allow. 1 2,713 1,628

Fireplaces

Exterior 1 Story 1 6,387 3,832

Totals: 240,658 144,393

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 144,393

2026 Est. T.C.V. 009-369-011-00 = 153,660

Est. TCV/Total Floor Area = 137.20, Most recent sale 07/27/2016 for 30,000

Parcel Number: 009-369-011-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	67,000	67,000	67,000	19,530	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,800	0	0	527	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	76,800	76,800	76,800	20,057	20,057	0

009-374-001-002026 Est. T.C.V.HILL RICKIE JR
Property Class: 401448 S BAGLEY ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1 & 2 BLK N MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		18.70	300 94	5,273
Wood Frame		19.19	240 94	4,330
Total Estimated Land Improvements True Cash Value =				9,603

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1368 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	1,008	
1 Story	Siding	Slab	360	
			Total:	127,690 82,999
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 988	642
3 Fixture Bath			1 3,128	2,033
Water/Sewer				
1000 Gal Septic			1 4,109	2,671
Water Well, 50 Feet			1 3,344	2,174
Deck				
Treated Wood			64 1,868	1,214
Treated Wood w/Roof (Deck Portion)			128 2,848	1,851
Treated Wood w/Roof (Roof portion)			128 1,859	1,208
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost			960 18,499	12,024
Storage Over Garage			960 9,792	6,365
Built-Ins				
Appliance Allow.			1 1,607	1,045
			Totals:	175,732 114,226

Notes: 1972 WESTBROOK MAUFACTURED HOME S/N 0012

ECF (4017 JENNINGS) 1.000 => TCV: 114,226

2026 Est. T.C.V. 009-374-001-00					=	129,829
Est. TCV/Total Floor Area = 94.90, Most recent sale 12/07/2015 for 65,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
54,700	54,700	54,700	19,750	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,200	0	0	533	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,900	64,900	64,900	20,283	20,283	20,283	

009-374-003-002026 Est. T.C.V.HILL RICKIE JR
Property Class: 401436 S BAGLEY ST
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 4 T22N R8W LOT 3 BLK N MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1963

(11) Heating System: Wall Furnace
Ground Area = 500 SF Floor Area = 500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	500		
Expando			96		
Total:				36,197	12,669

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	170	1,897	664

Water/Sewer			
1000 Gal Septic	1	4,109	1,438
Water Well, 50 Feet	1	3,344	1,170
Totals:		45,547	15,941

Notes: 1963 GREAT LAKE TRAILER S/N 1236

ECF (4017 JENNINGS) 1.000 => TCV: 15,941

2026 Est. T.C.V. 009-374-003-00			=			18,941
Est. TCV/Total Floor Area = 37.88						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
7,400	7,400	7,400	3,600	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	0	97	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,500	9,500	9,500	3,697	3,697	0	

009-374-004-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HISCOCK ELDON D JR & KERRI
426 S BAGLEY ST
Lake City, MI 49651

. SEC 4 T22N R8W LOTS 4, 5 & 6 BLK N MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS							
* Factors *				LOTS 4, 5 & 6			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
<Site Value A> GROUP A 3K					3000	100	3,000
<Site Value A> GROUP A 3K					3000	100	3,000
<Site Value A> GROUP A 3K					3000	100	3,000
297 Actual Front Feet, 1.08 Total Acres					Total Est. Land Value =		9,000

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
Wood Frame		26.71	150	50 2,003
Total Estimated Land Improvements True Cash Value =				2,003

Cost Est. for Res. Bldg: 1

Mobile Home HUD

Cls Average

Blt 1987

(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	60,082	21,029
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,969	689
Plumbing					
3 Fixture Bath			1	2,944	1,030
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood w/Roof (Deck Portion)			80	2,182	764
Treated Wood w/Roof (Roof portion)			80	1,479	518
Totals:				76,689	26,841

Notes: REDMAN SN 7500

ECF (4017 JENNINGS) 1.000 => TCV: 26,841

Cost Est. for Res. Bldg: 2

Mobile Home HUD

Cls Average

Blt 1983

(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	980		
			Total:	60,082	21,029
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,969	689
Plumbing					
3 Fixture Bath			1	2,944	1,030

Parcel Number: 009-374-004-00

Page: 2

Totals:

64,995

22,748

Notes: MONARCH 0445A

ECF (4017 JENNINGS) 1.000 => TCV:

22,748

2026 Est. T.C.V. 009-374-004-00						=	60,592
Est. TCV/Total Floor Area = 30.91, Most recent sale 04/23/2012 for 25,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
24,000	24,000		24,000	9,439		2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		6,300	0	0	254	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
30,300	30,300		30,300	9,693	9,693		0

009-375-001-00	2026 Est. T.C.V.	PERKINS BONNIE & CRACKEL KEITH B
Property Class: 401		460 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 4 T22N R8W LOT 1 BLK 0 MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-96		
Land Value Estimates for Land Table 4103.4103 JENNINGS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K	3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres	Total Est. Land Value =	3,000
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 3.5 Concrete	5.77 280 94	1,519
Wood Frame	21.37 144 50	1,538
Wood Frame	18.86 280 50	2,640
Total Estimated Land Improvements True Cash Value =		5,697
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1975		
(11) Heating System: Wall Furnace		
Ground Area = 505 SF Floor Area = 505 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		
Building Areas		
Type	Ext. Walls Roof/Fnd. Size Cost New Depr. Cost	
Main Home	Ribbed Metal 385	
Addition	Siding Slab 120	
Total:	33,119	11,592
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 783	274
Water/Sewer		
1000 Gal Septic	1 4,109	1,438
Water Well, 50 Feet	1 3,344	1,170
Built-Ins		
Appliance Allow.	1 1,607	562
Deck		
w/Roof (Roof portion)	400 4,900	1,715
Totals:	47,862	16,751
Notes:		
ECF (4017 JENNINGS) 1.000 => TCV:		16,751
2026 Est. T.C.V. 009-375-001-00 = 25,448		
Est. TCV/Total Floor Area = 50.39, Most recent sale 03/01/2017 for 0		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
10,600	10,600 10,600 5,090 2.70	
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 2,100 0 0 137 0		
2026 Assessed	MBOR S.E.V. Capped ->Taxable<- PRE/MBT	
12,700	12,700 12,700 5,227 5,227 0	

009-375-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ATKINS SHAWN M
436 S BALDWIN ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY
RECORDED IN BOOK OF SURVEYS S-6 P-96

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =						3,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		37.80	48 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 25	250
Total Estimated Land Improvements True Cash Value =				250

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1968

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Comp.Shingle	720	
Expando			36	
Expando			60	
Total:			43,834	15,342
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	783 274
Water/Sewer				
1000 Gal Septic			1	4,109 1,438
Water Well, 50 Feet			1	3,344 1,170
Deck				
Treated Wood w/Roof (Deck Portion)			64	1,868 654
Treated Wood w/Roof (Roof portion)			64	1,013 355
Treated Wood			96	2,297 804
Built-Ins				
Appliance Allow.			1	1,607 562
Totals:			58,855	20,599
Notes: 1968 LIBERTY: 436				
ECF (4017 JENNINGS) 1.000 => TCV:				20,599

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1980				
(11) Heating System: Wall Furnace Ground Area = 792 SF Floor Area = 792 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47				
Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	792	
Total:			53,882	25,325
Other Additions/Adjustments				

Parcel Number: 009-375-002-00

Page: 2

Deck			
Treated Wood	80	2,182	1,026
Treated Wood	80	2,182	1,026
Totals:		58,246	27,377
Notes: NO PERMIT, 1ST APPEARS ON 5/2020 GOOGLE EARTH AERIAL			
ECF (4017 JENNINGS) 1.000 => TCV:		27,377	

2026	Est. T.C.V. 009-375-002-00					=	51,226
Est. TCV/Total Floor Area = 33.88, Most recent sale 06/21/2018 for 23,050							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	19,500	19,500	19,500	11,546	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	6,100	0	0	311	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	25,600	25,600	25,600	11,857	11,857	0	

009-375-003-002026 Est. T.C.V.ATKINS SHAWN M
Property Class: 401412 S BALDWIN ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 3 & 4 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY
RECORDED IN BOOK OF SURVEYS S-6 P-96

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.77	988 0	0
Wood Frame		25.57	80 50	1,023
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				1,973

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Piers	988	
Total:			92,617	74,094
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	790
Water/Sewer				
1000 Gal Septic		1	4,109	3,287
Water Well, 50 Feet		1	3,344	2,675
Deck				
Treated Wood		80	2,086	1,669
Treated Wood		80	2,086	1,669
Totals:			105,230	84,184
Notes: 2000 CENTURY MHD				
ECF (4017 JENNINGS) 1.000 => TCV:				84,184

Cost Est. for Res. Bldg: 2 Single Family GRG Cls D Blt 1999

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath		1	-3,128	-2,502
Garages				
Class: D Exterior: Pole (Unfinished)				

Parcel Number: 009-375-003-00			Page: 2
Base Cost	1200	22,464	17,971
	Totals:	19,336	15,469
Notes:			
	ECF (4017 JENNINGS) 1.000 => TCV:		15,469

2026 Est. T.C.V. 009-375-003-00			=	107,626
Est. TCV/Total Floor Area = 108.93, Most recent sale 06/21/2018 for 23,050				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
46,400	46,400	46,400	27,692	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,400	0	747	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
53,800	53,800	53,800	28,439	28,439 0

009-375-005-00	2026 Est. T.C.V.	THRUSH JOHN & KRISTEN
Property Class: 401		408 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 5 & 6 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY
RECORDED IN BOOK OF SURVEYS S-6 P-96

* Factors * LOTS 5 & 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								6,000

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1760	50	6,450
Pool: Plastic	48.74	720	50	17,546
Wood Frame	20.88	312	50	3,257
Wood Frame	20.82	318	50	3,310
Total Estimated Land Improvements True Cash Value =				30,563

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Average	Blt 1988

(11) Heating System: Wall Furnace
Ground Area = 1092 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1092		
			Total:	67,474	23,615

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	188	2,203	771

Plumbing

Average Fixture(s)	1	1,010	353
3 Fixture Bath	1	2,944	1,030

Water/Sewer

1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170

Deck

Treated Wood	160	3,446	1,206
Treated Wood	80	2,182	764

Built-Ins

Appliance Allow.	1	2,713	950

Totals:	90,005	31,500

Notes: REDMAN MH 1988

ECF (4017 JENNINGS) 1.000 => TCV: 31,500

2026 Est. T.C.V. 009-375-005-00 = 68,063

Est. TCV/Total Floor Area = 62.33, Most recent sale 07/02/2019 for 10,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	29,900	29,900	29,900	21,765	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,100	0	0	587	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	34,000	34,000	34,000	22,352	22,352	22,352	

03/24/2026

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Valuation Report

DB: Lake2026

009-375-007-00

2026 Est. T.C.V.

THRUSH JOHN & KRISTEN

Property Class: 402

S BAGLEY ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 7 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-375-007-00

=

3,000

Est. TCV/Total Floor Area = 2.75, Most recent sale 07/02/2019 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
1,500	1,500	1,500	568	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

009-375-008-002026 Est. T.C.V.ATWOOD JAMES E & DAWN M
Property Class: 401S BAGLEY ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 8 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Metal Prefab	16.28	60 50	488
Total Estimated Land Improvements True Cash Value =			488

2026 Est. T.C.V. 009-375-008-00 = 3,488

Est. TCV/Total Floor Area = 3.19

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,700	1,700	1,700	618	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	16	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,700	1,700	1,700	634	634	0

009-375-009-002026 Est. T.C.V.ATWOOD JAMES E & DAWN M
Property Class: 401423 S BAGLEY ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 9 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	81	50	233
Total Estimated Land Improvements True Cash Value =				233

Cost Est. for Res. Bldg: 1Single Family 1SCls DBlt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,104	
Total:			118,951	77,319
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	988 642
Water/Sewer				
1000 Gal Septic			1	4,109 2,671
Water Well, 50 Feet			1	3,344 2,174
Deck				
Treated Wood			96	2,297 1,493
Treated Wood			29	1,217 791
Built-Ins				
Appliance Allow.			1	1,607 1,045
Local Cost Items				
SOLAR POWER SYSTEM			1	1 1 *100% Good
Totals:			132,514	86,136

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 86,136

2026 Est. T.C.V. 009-375-009-00					=	89,369
Est. TCV/Total Floor Area = 80.95						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
38,400	38,400	38,400	9,635	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,300	0	0	260	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,700	44,700	44,700	9,895	9,895	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-375-010-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ATWOOD JAMES
S BAGLEY ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 10, 11 & 12 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOTS 10,11 & 12

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100	3,000
<Site Value A> GROUP A 3K					3000	100	3,000
<Site Value A> GROUP A 3K					3000	100	3,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =		9,000

2026 Est. T.C.V. 009-375-010-00 = 9,000

Est. TCV/Total Floor Area = 8.15, Most recent sale 08/21/2020 for 7,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,500	4,500	4,500	1,704	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	46	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	1,750	1,750	1,750

009-376-001-002026 Est. T.C.V.ELLIOTT RICHARD P JR

Property Class: 401520 S BALDWIN ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1 & 2 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.

MH ON CHILD FOR 04

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1978

(11) Heating System: Forced Warm Air
Ground Area = 938 SF Floor Area = 938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	938		
			Total:	48,353	16,924
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,875	656
Plumbing					
Average Fixture(s)			1	783	274
3 Fixture Bath			1	2,285	800
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 50 Feet			1	3,344	1,170
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			280	10,338	3,618
Built-Ins					
Appliance Allow.			1	1,607	562
Totals:				72,694	25,442

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 25,442

2026 Est. T.C.V. 009-376-001-00				=	31,442
Est. TCV/Total Floor Area = 33.52, Most recent sale 03/07/2023 for 8,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,600	12,600	12,600	11,134	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100	0	0	300	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,700	15,700	15,700	11,434	11,434	0

009-376-003-002026 Est. T.C.V.SKIDMORE EINO
Property Class: 401512 S BALDWIN ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 4 T22N R8W LOT 3 & S 1/2 OF LOT 4 BLK P. MITCHELL BROS PLAT VILLAGE OF JENNINGS.

SPLIT N/2 OF LOT 4 TO 004-00 FOR 97

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 50 S1/2 OF LOT	1,500
99 Actual Front Feet, 0.36 Total Acres				Total Est. Land Value =		4,500

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	56	56	181
Total Estimated Land Improvements True Cash Value =				181

Cost Est. for Res. Bldg: 1 Single Family 1SCls DBlt 1903

(11) Heating System: Forced Air w/ Ducts
Ground Area = 821 SF Floor Area = 821 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	821	
Total:			93,479	51,413

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	988	543	
Water/Sewer				
1000 Gal Septic	1	4,109	2,260	
Water Well, 50 Feet	1	3,344	1,839	
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	625	17,513	9,632	
Built-Ins				
Appliance Allow.	1	1,607	884	
Totals:			121,040	66,571

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 66,571

2026 Est. T.C.V. 009-376-003-00					=	71,252
Est. TCV/Total Floor Area = 86.79						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
31,000	31,000	31,000	9,635	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	260	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,600	35,600	35,600	9,895	9,895	9,895	

009-376-004-002026 Est. T.C.V.

Property Class: 401SKIDMORE EINO

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 4 T22N R8W N 1/2 OF LOT 4 & LOT 5 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.

SPLIT FROM 003-00 FOR 97 98 COMBO W/005-00 FOR 99

Land Value Estimates for Land Table 4103.4103 JENNINGS									
* Factors *					LOT 5 & 1/2 OF LOT 4				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
JENNINGS 50	66.00	158.00	0.9036	1.0000	50	100		2,982	
JENNINGS 50	33.00	158.00	0.9036	1.0000	50	100		1,491	
99 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			4,473	

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			768	26,258	17,068
Totals:				33,988	22,093
Notes:					
ECF (4017 JENNINGS) 1.000 => TCV:					22,093

2026 Est. T.C.V. 009-376-004-00					=	26,566
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
11,700	11,700	11,700	3,391		2.70	
2026 New Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses
0	1,600	0		91		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
13,300	13,300	13,300	3,482	3,482		3,482

009-376-006-002026 Est. T.C.V. WITHROW SONNY JO

Property Class: 401 10207 W ELM ST

Map #: LAKE TOWNSHIP Lake City, MI 49651

. SEC 4 T22N R8W LOTS 6 & 7 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
<Site Value A> GROUP A 3K					3000	100	3,000
<Site Value A> GROUP A 3K					3000	100	3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =		6,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		24.86	120 50	1,491
Total Estimated Land Improvements True Cash Value =				1,491

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 480 SF Floor Area = 480 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	480	
			Total:	62,071 43,448
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 829
Water/Sewer				
1000 Gal Septic			1	4,386 3,070
Water Well, 50 Feet			1	3,344 2,341
Built-Ins				
Appliance Allow.			1	1,897 1,328
Porches				
CCP (1 Story)			20	925 647
			Totals:	73,808 51,663
Notes:				
ECF (4017 JENNINGS) 1.000 => TCV:				51,663

2026 Est. T.C.V. 009-376-006-00					=	59,154
Est. TCV/Total Floor Area = 123.24, Most recent sale 09/09/2022 for 50,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
25,900	25,900	25,900	16,454	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,700	0	0	444	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,600	29,600	29,600	16,898	16,898	16,898	

03/24/2026
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Valuation Report

DB: Lake2026

009-376-008-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES L C
S BAGLEY ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 8, 9 & 10 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOTS 8, 9, & 10

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
<Site Value A> GROUP A 3K					3000 100		3,000
<Site Value A> GROUP A 3K					3000 100		3,000
198 Actual Front Feet, 0.72 Total Acres						Total Est. Land Value =	9,000

2026 Est. T.C.V. 009-376-008-00

=

9,000

Est. TCV/Total Floor Area = 18.75

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,500	4,500	4,500	1,704	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	46	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	1,750	1,750	0

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Valuation Report

DB: Lake2026

009-377-001-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1, 2 & 3 BLK Q MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		LOTS 1, 2, &3	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
198 Actual Front Feet, 0.72 Total Acres			Total Est. Land Value =			9,000

2026 Est. T.C.V. 009-377-001-00	=	9,000

Est. TCV/Total Floor Area = 18.75

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,500	4,500	4,500	1,704	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	46	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	1,750	1,750	0

009-377-004-002026 Est. T.C.V.HILL PAMELA J LIVING TRUST
Property Class: 40110241 S ELM ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 4 & 5 BLK Q MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =	6,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	39.19	5 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =			2,350

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2000

(11) Heating System: Forced Air w/o Ducts

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,030
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			3328	78,707 70,836
Totals:				74,229 66,806

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 66,806

2026 Est. T.C.V. 009-377-004-00				=	75,156
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
34,400	34,400	34,400	13,690	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	369	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,600	37,600	37,600	14,059	14,059	0

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Valuation Report

DB: Lake2026

009-378-001-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES L C
S BAGLEY ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W ENTIRE BLK R MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	330.00	158.00	0.6687	1.0000	50	100		11,034
330 Actual Front Feet, 1.20 Total Acres								11,034
Total Est. Land Value =								11,034

2026 Est. T.C.V. 009-378-001-00

=

11,034

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,400	4,400	4,400	2,728	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	73	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,500	5,500	5,500	2,801	2,801	0

009-379-001-002026 Est. T.C.V.FOWLER ERIC A

Property Class: 401606 S BALDWIN ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1 & 2 BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Metal Prefab	15.08	120 35	633
Total Estimated Land Improvements True Cash Value =			633

Cost Est. for Res. Bldg: 1 Mobile Home HUDCls FairBlt 1964

(11) Heating System: Forced Warm Air

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	720		
			Total:	47,154	16,504
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			144	1,650	577
Water/Sewer					
1000 Gal Septic			1	4,386	1,535
Water Well, 50 Feet			1	3,344	1,170
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			576	14,314	5,010
No Concrete Floor			576	-3,450	-1,208
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,464	7,862
No Concrete Floor			1200	-6,552	-2,293
			Totals:	83,310	29,157

Notes: 1964 Palace Ser # 22161

ECF (4017 JENNINGS) 1.000 => TCV:29,157

2026 Est. T.C.V. 009-379-001-00					=	35,790
Est. TCV/Total Floor Area = 49.71, Most recent sale 01/19/2007 for 14,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,400	14,400	14,400	6,705	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	181	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
17,900	17,900	17,900	6,886	6,886	0	

009-379-003-002026 Est. T.C.V.SMITH RICHARD H ETAL
Property Class: 401S BALDWIN ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =						3,000

Cost Est. for Res. Bldg: 1 Mobile Home GRG Cls Low Blt 1962

(11) Heating System: Wall Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			720	21,542	7,540
Totals:				21,542	7,540

Notes: 8X47 HUD NO VALUE

ECF (4017 JENNINGS) 1.000 => TCV: 7,540

2026 Est. T.C.V. 009-379-003-00				=	10,540
Est. TCV/Total Floor Area = 0.00, Most recent sale 02/14/2017 for 1					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,200	9,200	9,200	4,716	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,900	0	0	127	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,300	5,300	5,300	4,843	4,843	0

03/24/2026

Valuation Report

DB: Lake2026

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009-379-004-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BAGLEY ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 4 TO 10 INCL BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOTS 4 - 10

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

JENNINGS 50

66.00

158.00

0.6148

1.0000

50

100

LOT 4

2,029

JENNINGS 50

66.00

158.00

0.6148

1.0000

50

100

LOT 5

2,029

JENNINGS 50

330.00

158.00

0.6148

1.0000

50

100

LOTS 6-10BASLEY

10,144

462 Actual Front Feet, 1.68 Total Acres

Total Est. Land Value =

14,202

2026 Est. T.C.V. 009-379-004-00

=

14,202

Est. TCV/Total Floor Area = 0.00

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

5,700

5,700

5,700

3,637

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

1,400

0

0

98

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

7,100

7,100

7,100

3,735

3,735

0

009-380-001-002026 Est. T.C.V.

Property Class: 401THIEBAUT PETER J & LORI A

Map #:LAKE TOWNSHIP606 S CRAPO ST
LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1 & 2 BLK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	50	2,217
Total Estimated Land Improvements True Cash Value =				2,217

Cost Est. for Res. Bldg: 1Single Family1SCls CDBlt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1272 SF Floor Area = 1272 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	832		
1 Story	Siding	Crawl Space	440		
			Total:	168,595	109,585
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
3 Fixture Bath			1	3,721	2,419
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Porches					
WCP (1 Story)			320	9,853	6,404
CCP (1 Story)			200	5,050	3,282
Deck					
Treated Wood			219	4,141	2,692
w/Roof (Roof portion)			220	3,241	2,107
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			440	15,818	10,282
Built-Ins					
Appliance Allow.			1	1,897	1,233
Totals:				221,231	143,799

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:143,799

2026 Est. T.C.V. 009-380-001-00					=	152,016
Est. TCV/Total Floor Area = 119.51, Most recent sale 06/16/2023 for 130,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,500	65,500	65,500	50,828	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	0	1,372	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,000	76,000	76,000	52,200	52,200	52,200	

DB: Lake2026

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-380-003-00

Page: 2

	0	8,500	0	0	359	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	67,300	67,300	67,300	13,674	13,674	13,674

009-380-006-002026 Est. T.C.V.EMORY BRIAN

Property Class: 40110131 W WALNUT ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =						3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.78	192	50	1,899
Wood Frame	19.51	200	50	1,951
Total Estimated Land Improvements True Cash Value =				3,850

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1964

(11) Heating System: Wall Furnace
Ground Area = 695 SF Floor Area = 695 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	380		
Addition	Siding	Crawl	315		
Total:				47,307	16,557

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 50 Feet			1	3,344	1,170

Porches					
WGEP (1 Story)			225	11,682	4,089
Foundation: Shallow			225	-1,350	-472

Deck					
w/Roof (Roof portion)			380	4,666	1,633
Totals:				69,758	24,415

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 24,415

2026 Est. T.C.V. 009-380-006-00 = 31,265

Est. TCV/Total Floor Area = 44.99

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,400	12,400	12,400	5,338	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	144	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,600	15,600	15,600	5,482	5,482	5,482	

009-380-007-002026 Est. T.C.V.FOWLER ERIC A

Property Class: 401593 S BALDWIN ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 7,8,9 & 10 BLOCK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.

BASEMENT FLOODS

Land Value Estimates for Land Table 4103.4103 JENNINGS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
<Site Value A> GROUP A 3K					3000	100		3,000	
<Site Value A> GROUP A 3K					3000	100		3,000	
JENNINGS 50	132.00	158.00	0.7071	1.0000	50	100	2 LOTS	4,667	
264 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								10,667	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	194	50	3,061
Wood Frame	20.57	344	50	3,538
Wood Frame	22.20	192	50	2,131
Total Estimated Land Improvements True Cash Value =				8,730

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	864		
1 Story	Siding	Slab	384		
Total:			165,018	99,010	

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	711	
Water/Sewer				
1000 Gal Septic	1	4,386	2,632	
Water Well, 50 Feet	1	3,344	2,006	

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	768	23,478	14,087	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	19,077	11,446	
No Concrete Floor	576	-3,450	-2,070	

Built-Ins				
Appliance Allow.	1	1,897	1,138	

Deck				
Treated Wood	1234	15,339	9,203	
Totals:			230,274	138,163

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 138,163

2026 Est. T.C.V. 009-380-007-00					=	157,560
Est. TCV/Total Floor Area = 126.25, Most recent sale 05/01/1996 for 27,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
68,600	68,600	68,600	29,991	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,200	0	0	809	0

Parcel Number: 009-380-007-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	78,800	78,800	78,800	30,800	30,800	30,800

009-381-001-002026 Est. T.C.V. LOCKARD JAMES & KENDRA
Property Class: 402S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	31.77	60 50	953
Total Estimated Land Improvements True Cash Value =			953

2026 Est. T.C.V. 009-381-001-00				=	3,953
Est. TCV/Total Floor Area = 3.17					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,000	2,000	2,000	1,443	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	38	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,000	2,000	2,000	1,481	1,481	0

009-381-002-002026 Est. T.C.V. LOCKARD JAMES & KENDRA
Property Class: 401600 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	23.38	96 50	1,122
Total Estimated Land Improvements True Cash Value =			1,122

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970

(11) Heating System: Wall Furnace
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
			Total:	37,434	13,102

Other Additions/Adjustments

Water/Sewer				
1000 Gal Septic		1	4,109	1,438
Water Well, 50 Feet		1	3,344	1,170

Porches				
WGEP (1 Story)		48	4,323	1,513
Foundation: Shallow		48	-583	-204

Deck				
Treated Wood		160	3,298	1,154
w/Roof (Roof portion)		192	2,632	921
			Totals:	54,557 19,094

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 19,094

2026 Est. T.C.V. 009-381-002-00				=	23,216
Est. TCV/Total Floor Area = 34.55					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
9,200	9,200	9,200	7,732	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	208	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,600	11,600	11,600	7,940	7,940	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-381-003-00

2026 Est. T.C.V.

HILL THERESA L & ELLIS SUNSHINE J/T

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 3 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-381-003-00

=

3,000

Est. TCV/Total Floor Area = 4.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-381-004-00

2026 Est. T.C.V.

HILL THERESA L & ELLIS SUNSHINE J/T

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-381-004-00

=

3,000

Est. TCV/Total Floor Area = 4.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-381-005-00

2026 Est. T.C.V.

HILL THERESA L & ELLIS SUNSHINE J/T

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 4 T22N R8W LOT 5 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-381-005-00

=

3,000

Est. TCV/Total Floor Area = 4.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-381-006-00

2026 Est. T.C.V.

HILL THERESA L & ELLIS SUNSHINE J/T

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 6 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-381-006-00

=

3,000

Est. TCV/Total Floor Area = 4.46

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

009-381-007-002026 Est. T.C.V. PLUGER TYLER
Property Class: 401581 S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 7 & 8 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		LOTS 7 & 8	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres			Total Est. Land Value =			6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1984

(11) Heating System: Wall Furnace
Ground Area = 1092 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1092		
			Total:	65,127	22,793
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			184	2,156	755
Plumbing					
3 Fixture Bath			1	2,944	1,030
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Porches					
WGEP (1 Story)			210	12,081	4,228
Foundation: Shallow			210	-1,325	-464
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			768	19,776	6,922
			Totals:	108,792	38,075
Notes: 1984 VENTURE MH					
ECF (4017 JENNINGS) 1.000 => TCV:				38,075	

2026 Est. T.C.V. 009-381-007-00					=	44,075	
Est. TCV/Total Floor Area = 40.36, Most recent sale 05/15/2023 for 75,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
17,400	17,400	17,400	14,434	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,600	0	0	389	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
22,000	22,000	22,000	14,823	14,823	14,823		

009-381-009-002026 Est. T.C.V.KELLY ROBIN MARIE
Property Class: 40110056 W CEDAR ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 9 & 10 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.

1S/SL FOR 04..REMOVE OLD MH
HS OK BEG 04 W/CALEDONIA ADDRESS..SEE AFF.
HOUSE DESTROYED BY EXPLOSION FOR 2005..GRG STILL INTACT BUT
CHGN'D TO 25% GOOD.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		LOTS 9 & 10	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres			Total Est. Land Value =			6,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.		31.56	190 0	0
D/W/P: 3.5 Concrete		6.16	612 0	0
Wood Frame		22.20	192 50	2,131
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				3,081

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1966

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1103 SF Floor Area = 1103 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	815		
1 Story	Siding	Slab	288		
			Total:	129,266	96,948

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	889

Water/Sewer				
1000 Gal Septic		1	4,386	3,289
Water Well, 50 Feet		1	3,344	2,508

Porches				
CGEP (1 Story)		90	6,672	5,004

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		375	14,235	10,676
Common Wall: 1 Wall		1	-1,972	-1,479

Built-Ins				
Appliance Allow.		1	1,897	1,423

Totals:			159,013	119,258

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 119,258

2026 Est. T.C.V. 009-381-009-00 = 128,339
Est. TCV/Total Floor Area = 116.35, Most recent sale 09/25/2015 for 61,500
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-381-009-00

Page: 2

	55,700		55,700		55,700		25,588		2.70		
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
	0		8,500		0		0		690		0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
	64,200		64,200		64,200		26,278		26,278		26,278

009-382-001-00	2026 Est. T.C.V.	EMENHISER CASEY RENEE
Property Class: 401		S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 1 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =						3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
TRAVEL TRAILER	1.00	500 85	425
Total Estimated Land Improvements True Cash Value =			425

2026 Est. T.C.V. 009-382-001-00				=	3,425
Est. TCV/Total Floor Area = 3.11, Most recent sale 08/01/2002 for 1,400					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,700	1,700	1,700	794	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	21	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,700	1,700	1,700	815	815	0

009-382-002-002026 Est. T.C.V.GREGORY MICHAEL JR & SHANNON

Property Class: 401662 S LACHANCE RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 2 & 3 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.
COMBINED FROM 009-382-003-00 ON 6-24-09

Comb. on 06/24/2009 completed 06/24/2009 RAY ;
Parent Parcel(s): 009-382-002-00, 009-382-003-00;
Child Parcel(s): 009-382-002-00;

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Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres			Total Est. Land Value =			6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1978

(11) Heating System: Wall Furnace
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	952		
			Total:	51,547	18,042

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,386	1,535
Water Well, 50 Feet			1	3,344	1,170
			Totals:	59,277	20,747

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 20,747

2026 Est. T.C.V. 009-382-002-00				=	26,747
Est. TCV/Total Floor Area = 28.10					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
10,600	10,600	10,600	4,966	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,800	0	134	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
13,400	13,400	13,400	5,100	5,100	5,100

009-382-004-002026 Est. T.C.V.American Towers LLC

Property Class: 20110023 W Cedar St

Map #:LAKE TownshipLAKE City, MI 49651

SEC 4 T22N R8W (*2004)

LOTS 4 & 5 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

12X60 MH FIRE LOSS FOR 97

04 SPLIT LOT 7 TO 382-007-00 FOR 05

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
* Factors *					LOTS 4 & 5				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
INFO FOR SIZE 0	66.00	158.00	1.0000	0.0000	0	100*		0	
INFO FOR SIZE 0	66.00	158.00	1.0000	0.0000	0	100*		0	
COMMERCIAL <2A M/L		0.48 Acres		18000	100				8,622
* denotes lines that do not contribute to the total acreage calculation.									
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =			8,622	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.09	100	50	404
Total Estimated Land Improvements True Cash Value =				404

Cost Estimates for Commercial/Industrial Building/Section: 1Built 0

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
COM TOWER STEEL 195'	195000.00	1	1.00	100	195,000
/CI16/YARI/CHALF/06'/29	23.70	302	1.00	100	7,157
/CI16/YARI/CHALF/06'/GATW15	1280.00	1	1.00	100	1,280
/CI16/YARI/CHALF/06'/GATW3	471.00	1	1.00	100	471
/CI16/YARI/CHALF/06'/3	4.04	320	1.00	100	1,293
ECF (201A GENERAL COMMERCIAL)	1.640 =>	TCV of Bldg:	1	=	336,530

Total Estimated True Cash Value of Commercial/Industrial Buildings = 336,530

2026 Est. T.C.V. 009-382-004-00					=	345,556
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/22/2021 for 930,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
201,300	201,300	201,300	117,531		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-28,500	0	0	3,173	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
172,800	172,800	172,800	120,704	120,704	0	

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-382-006-00

2026 Est. T.C.V.

FOWLER ERIC ALAN

Property Class: 402

S CRAPO ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 4 T22N R8W LOT 6 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-382-006-00 = 3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/23/2021 for 3,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-382-007-00

2026 Est. T.C.V.

FOWLER ERIC ALAN

Property Class: 402

S CRAPO ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 4 T22N R8W (3*2004)

LOT 7 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

04 SPLIT FROM 382-004-00 FOR 05

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-382-007-00 = 3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/23/2021 for 3,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

03/24/2026
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Valuation Report

DB: Lake2026

009-382-008-00	2026 Est. T.C.V.	INDIAN LAKES L C
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 8 & 10 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

NOT CONTIGIOUS LOTS

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		LOT #8&10	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =	6,000

2026 Est. T.C.V. 009-382-008-00	=	6,000				
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
3,000	3,000	3,000	1,136	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	30	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,166	1,166		0

009-382-009-002026 Est. T.C.V.BALDWIN TIMOTHY EARL

Property Class: 401649 S CRAPO ST

Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 4 T22N R8W LOT 9 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =						3,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1981

(11) Heating System: Wall Furnace
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	952		
Total:				51,547	18,042

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical 164 1,879 658

Plumbing
Average Fixture(s) 1 899 315

Water/Sewer
1000 Gal Septic 1 4,386 1,535
Water Well, 50 Feet 1 3,344 1,170

Deck
Treated Wood 160 3,371 1,180

Built-Ins
Appliance Allow. 1 1,897 664

Totals: 67,323 23,564

Notes: 1981 MARLETE MH

ECF (4017 JENNINGS) 1.000 => TCV: 23,564

2026 Est. T.C.V. 009-382-009-00 = 26,564

Est. TCV/Total Floor Area = 27.90, Most recent sale 09/27/2007 for 18,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,300	10,300	10,300	4,716	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	127	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,300	13,300	13,300	4,843	4,843	0	

03/24/2026

Valuation Report

DB: Lake2026

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009-383-001-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S CRAPO ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 1, 2 & 3 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOTS 1, 2, &3

Description

Frontage

Depth

Front

Depth

Rate %Adj.

Reason

Value

<Site Value A> GROUP A 3K

3000 100

3,000

<Site Value A> GROUP A 3K

3000 100

3,000

<Site Value A> GROUP A 3K

3000 100

3,000

198 Actual Front Feet, 0.72 Total Acres

Total Est. Land Value =

9,000

2026 Est. T.C.V. 009-383-001-00

=

9,000

Est. TCV/Total Floor Area = 9.45

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

4,500

4,500

4,500

1,704

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

46

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

4,500

4,500

4,500

1,750

1,750

0

009-383-004-002026 Est. T.C.V.JENNINGS COMMUNITY CHURCH
Property Class: 401S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 4 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

10/22/2015 RECEIVED USED AS PARSONAGE LETTER FROM KARL REWA PASTOR
231-775-598-5989. -TIM

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =						3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	5.77	528 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1977

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		768	23,478	16,435	
Totals:			23,478	16,435	

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 16,435

2026 Est. T.C.V. 009-383-004-00				=		0
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-383-005-002026 Est. T.C.V.JENNINGS COMMUNITY CHURCH

Property Class: 401638 S CRAPO ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOT 5 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

10/22/2015 RECEIVED USED AS PARSONAGE LETTER FROM KARL REWA PASTOR
231-775-598-5989. -TIM

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet,	0.00	Total Acres			Total Est. Land Value =	3,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	108	71	472
Total Estimated Land Improvements True Cash Value =				472

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1568 SF Floor Area = 2144 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,152		
1 Story	Siding	Crawl Space	416		
Total:				242,339	157,520
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,293	1,490
Plumbing					
Average Fixture(s)			1	1,185	770
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Porches					
CGEP (1 Story)			49	4,337	2,819
CPP			16	414	269
Built-Ins					
Appliance Allow.			1	1,897	1,233
Deck					
w/Roof (Roof portion)			96	1,578	1,026
Totals:				261,773	170,152

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 170,152

2026 Est. T.C.V. 009-383-005-00					=	0
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/25/2015 for 86,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-383-006-00

Property Class: 402

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES L C

S BALDWIN ST

LAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 6, 7, 8, 9 & 10 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	330.00	158.00	0.6687	1.0000	50	100		11,034
JENNINGS 50	0.00	158.00	0.6687	1.0000	50	100		0
330 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								11,034

2026 Est. T.C.V. 009-383-006-00

=

11,034

Est. TCV/Total Floor Area = 5.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,400	4,400	4,400	2,728	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,100	0	0	73	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,500	5,500	5,500	2,801	2,801	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-384-001-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W ENTIRE BLK X MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	330.00	158.00	0.5623	1.0000	50	100		9,279
JENNINGS 50	330.00	158.00	0.5623	1.0000	50	100		9,279
660 Actual Front Feet, 2.39 Total Acres								18,557
Total Est. Land Value =								18,557

2026 Est. T.C.V. 009-384-001-00

=

18,557

Est. TCV/Total Floor Area = 8.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
7,400	7,400	7,400	5,341	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,900	0	0	144
0				0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,300	9,300	9,300	5,485	5,485	0

03/24/2026

Valuation Report

12:43 PM

DB: Lake2026

009-385-001-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BAGLEY ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 4 T22N R8W ENTIRE BLK Y MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
JENNINGS 50	158.00	330.00	0.8039	1.2022	50 100		7,635
158 Actual Front Feet, 1.20 Total Acres							7,635
Total Est. Land Value =							7,635

2026 Est. T.C.V. 009-385-001-00 = 7,635

Est. TCV/Total Floor Area = 3.56

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,100	3,100	3,100	2,728	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	73	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,800	3,800	3,800	2,801	2,801	0

009-386-006-002026 Est. T.C.V.INDIAN LAKES L C
Property Class: 402S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 6 & 7 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.
SPLIT ON 10/30/2019 TO 009-386-008-00
FORMERLY . SEC 4 T22N R8W LOTS 6, 7 & 8 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Split/Comb. on 11/08/2019 completed 11/08/2019 TIM ;
Parent Parcel(s): 009-386-006-00;
Child Parcel(s): 009-386-008-00;

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		2LOTS	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres			Total Est. Land Value =			6,000

2026 Est. T.C.V. 009-386-006-00					=	6,000
Est. TCV/Total Floor Area = 2.80						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
3,000	3,000	3,000	1,136		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	30	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,000	3,000	3,000	1,166	1,166	0	

009-386-008-002026 Est. T.C.V.CARPENTER DOUGLAS & CHRISTA
Property Class: 402S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

.SEC 4 T22N R8W LOT 8 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.
SPLIT ON 11/08/2019 FROM 009-386-006-00;

Split/Comb. on 11/08/2019 completed 11/08/2019 TIM ;
Parent Parcel(s): 009-386-006-00;
Child Parcel(s): 009-386-008-00;

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-386-008-00					=	3,000
Est. TCV/Total Floor Area = 1.40, Most recent sale 10/30/2019 for 4,300						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
1,500	1,500	1,500	568		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,500	1,500	1,500	583	583	0	

009-386-009-002026 Est. T.C.V.CARPENTER DOUGLAS II & CHRISTA
Property Class: 401355 S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 4 T22N R8W LOTS 9 & 10 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		2 LOTS	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		22.54	448 100	10,098
Wood Frame		24.96	192 50	2,396
Total Estimated Land Improvements True Cash Value =				12,494

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1998

(11) Heating System: Wall Furnace
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	952		
			Total:	60,502	45,982
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			164	1,922	1,461
Plumbing					
Average Fixture(s)			1	1,010	768
3 Fixture Bath			1	2,944	2,237
Water/Sewer					
1000 Gal Septic			1	4,689	3,564
Water Well, 100 Feet			1	5,734	4,358
Built-Ins					
Appliance Allow.			1	2,713	2,062
Totals:				79,514	60,432

Notes: 1998 HOLLYPARK MH

ECF (4017 JENNINGS) 1.000 => TCV: 60,432

2026 Est. T.C.V. 009-386-009-00					=	78,926
Est. TCV/Total Floor Area = 82.91, Most recent sale 10/18/2007 for 30,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,000	32,000	32,000	20,573	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,500	0	0	555	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
39,500	39,500	39,500	21,128	21,128	21,128	

009-391-001-002026 Est. T.C.V.MCELHINNEY DONALD

Property Class: 401274 S CRAPO ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

BEG AT SE COR LOT 1 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS, TH S 89 DEG 58'35"W 157.79 FT, N 0 DEG 03'16"W 188.28 FT, N 86 DEG 34'46"E 157.96 FT, S 0 DEG 03'28"E 197.64 FT TO POB.
MITCHELL BROS REVISED PLAT OF JENNINGS (LOTS 1, 2, & PRT OF 3)

ADD 33' VACATED STREET FOR 99
H.S. REMOVED PER STATE RECISSION NOTICE 5-14-97

05 SPLIT LOTS 4, 5 & OLD MH FOR 06..

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
188 Actual Front Feet, 0.68 Total Acres					Total Est. Land Value =	9,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	23.72	288 50	3,415
Total Estimated Land Improvements True Cash Value =			3,415

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,352		
			Total:	153,999	123,197

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer			
1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Deck			
Treated Wood	168	3,558	2,846
Treated Wood	60	1,887	1,510

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	936	33,874	27,099

Built-Ins			
Appliance Allow.	1	2,713	2,170
Totals:		209,964	167,968

Notes: 2001 DUTCH MHD

ECF (4017 JENNINGS) 1.000 => TCV: 167,968

Parcel Number: 009-391-001-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	75,300	75,300	75,300	44,148	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,900	0	0	1,191	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	90,200	90,200	90,200	45,339	45,339	45,339

009-391-003-002026 Est. T.C.V.RAINBOLT REGINA

Property Class: 401256 S CRAPO ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

BEG S 89 DEG 58'35"W 157.79 FT & N 0 DEG 03'16"W 188.28 FT FROM SE COR LOT 1 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS, N 0 DEG 03'16"W 174.64 FT, N 89 DEG 58'56"E 157.7 FT, S 0 DEG 03'28" E 165.26 FT, S 86 DEG 34'46"W 157.96 FT TO POB.
(LOTS 4 ,5, & PRT. OF LOT3)

MITCHELL BROS REVISED PLAT OF JENNINGS.

ADD 14X70 MH ETC FOR 06.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
		0.620 Acres			0 100	0
165 Actual Front Feet, 0.98 Total Acres					Total Est. Land Value =	6,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		27.96	120 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1981

(11) Heating System: Wall Furnace
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	952		
Expando			100		
Expando			64		
Total:				66,239	23,182
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,969	689
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 100 Feet			1	5,734	2,007
Deck					
Treated Wood			108	2,618	916
Totals:				81,249	28,435

Notes: FAIRMONT #N033794X

ECF (4017 JENNINGS) 1.000 => TCV: 28,435

2026 Est. T.C.V. 009-391-003-00				=	35,375
Est. TCV/Total Floor Area = 37.16, Most recent sale 08/27/2020 for 25,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
14,200	14,200	14,200	7,956	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,500	0	0	214	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,700	17,700	17,700	8,170	8,170	8,170

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-391-006-00

2026 Est. T.C.V.

WEAVER JENIFER M & STRETTON K W

Property Class: 402

N BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 6 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
99 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-391-006-00

=

3,000

Est. TCV/Total Floor Area = 3.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

03/24/2026

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Valuation Report

DB: Lake2026

009-391-007-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

N BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 7 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet,	0.00	Total Acres			Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-391-007-00

=

3,000

Est. TCV/Total Floor Area = 3.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
1,500	1,500	1,500	568	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-391-008-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

N BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 8 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet,	0.00	Total Acres			Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-391-008-00

=

3,000

Est. TCV/Total Floor Area = 3.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

009-391-009-00	2026 Est. T.C.V.				HELSEL JAMES			
Property Class: 401					293 S BALDWIN ST			
Map #:	LAKE TOWNSHIP				LAKE CITY, MI 49651			
. LOTS 9 & 10 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.								
Land Value Estimates for Land Table 4103.4103 JENNINGS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value	
JENNINGS 50	132.00	158.00	0.8409	1.0000	50	100	5,550	
132 Actual Front Feet, 0.48 Total Acres			Total Est. Land Value =			5,550		
Land Improvement Cost Estimates								
Description					Rate	Size % Good	Cash Value	
Wood Frame					24.86	120 50	1,491	
Wood Frame					28.69	80 50	1,147	
Total Estimated Land Improvements True Cash Value =					2,638			
Cost Est. for Res. Bldg: 1 Single Family 1S								
				Cls	CD	Blt 2009		
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 1203 SF Floor Area = 1203 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost		
1 Story	Siding	Basement		1,120				
1 Story	Siding	Slab		83				
				Total:	164,603	148,142		
Other Additions/Adjustments								
Basement, Outside Entrance, Below Grade				1	2,293	2,064		
Plumbing								
Average Fixture(s)				1	1,185	1,066		
Water/Sewer								
1000 Gal Septic				1	4,386	3,947		
Water Well, 100 Feet				1	5,415	4,873		
Porches								
WCP (1 Story)				320	9,853	8,868		
WCP (1 Story)				480	14,722	13,250		
Built-Ins								
Appliance Allow.				1	1,897	1,707		
				Totals:	204,354	183,917		
Notes:								
ECF (4017 JENNINGS) 1.000 => TCV:				183,917				
2026 Est. T.C.V. 009-391-009-00				= 192,105				
Est. TCV/Total Floor Area = 159.69, Most recent sale 06/30/2007 for 8,000								
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM		
81,500	81,500	81,500	39,309		2.70			
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment	Losses		
0	14,600	0	0		1,061	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT	
96,100	96,100	96,100	40,370		40,370	0		

03/24/2026

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Valuation Report

DB: Lake2026

009-391-011-00

2026 Est. T.C.V.

ASBURY ARNOLD

Property Class: 402

N BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 11 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	66.00	158.00	1.0000	1.0000	50	100		3,300
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			3,300

2026 Est. T.C.V. 009-391-011-00

=

3,300

Est. TCV/Total Floor Area = 2.74

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
1,300	1,300	1,300	1,017	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	27
0				

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,700	1,700	1,700	1,044	1,044	0

009-391-012-00	2026 Est. T.C.V.	SCHULTZ KATRINA LEE
Property Class: 401		310 S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 12 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =						3,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Crushed Rock		2.26	1000 0	0
Wood Frame		28.29	112 50	1,584
Total Estimated Land Improvements True Cash Value =				1,584

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1968

(11) Heating System: Forced Warm Air

Ground Area = 882 SF Floor Area = 882 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	882		
Total:				57,589	20,156
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			144	1,688	591
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood			60	1,887	660
Treated Wood w/Roof (Deck Portion)			18	806	282
Treated Wood w/Roof (Roof portion)			18	397	139
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			660	23,687	8,290
Totals:				94,087	32,929

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 32,929

2026 Est. T.C.V. 009-391-012-00					=	37,513
Est. TCV/Total Floor Area = 42.53, Most recent sale 11/01/1997 for 15,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
14,800	14,800	14,800	12,784	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	345	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,800	18,800	18,800	13,129	13,129	0	

009-392-002-002026 Est. T.C.V.LITTLE JAMES R & MARGARET J

Property Class: 401292 S BALDWIN ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 1 & 2 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =	6,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	60	50	947
D/W/P: 3.5 Concrete	6.16	128	50	394
Wood Frame	23.98	144	50	1,726
Total Estimated Land Improvements True Cash Value =				3,067

Cost Est. for Res. Bldg: 1Single Family 1SCls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1440 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,440	
			Total:	168,287 100,972
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Water/Sewer				
1000 Gal Septic			1	4,386 2,632
Water Well, 50 Feet			1	3,344 2,006
Porches				
CGEP (1 Story)			30	3,312 1,987
Foundation: Shallow			30	-464 -278
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			672	21,329 12,797
Built-Ins				
Appliance Allow.			1	1,897 1,138
Deck				
Treated Wood			24	1,052 631
Treated Wood			15	658 395
			Totals:	204,986 122,991

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 122,991

2026 Est. T.C.V. 009-392-002-00					=	132,058
Est. TCV/Total Floor Area = 91.71, Most recent sale 11/19/2024 for 145,834						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
57,300	57,300	57,300	57,300	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	1,547	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
66,000	66,000	66,000	58,847	58,847	58,847	

009-392-003-002026 Est. T.C.V.HELSEL JOSHUA D
Property Class: 401268 S BALDWIN ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 3 & 4 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Metal Prefab	13.12	100 45	590
Total Estimated Land Improvements True Cash Value =			590

Cost Est. for Res. Bldg: 1Single Family1.25SCls DBlt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 504 SF Floor Area = 630 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Basement	504	
Total:			83,390	45,863
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 988	543
Water/Sewer				
1000 Gal Septic			1 4,109	2,260
Water Well, 50 Feet			1 3,344	1,839
Built-Ins				
Appliance Allow.			1 1,607	884
Totals:			93,438	51,389

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:51,389

2026 Est. T.C.V. 009-392-003-00				=	57,979
Est. TCV/Total Floor Area = 92.03, Most recent sale 03/07/2011 for 14,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,000	25,000	25,000	8,368	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	225	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
29,000	29,000	29,000	8,593	8,593	0

009-392-005-002026 Est. T.C.V.CALE KENNETH P SR & BONNIE
Property Class: 401250 S BALDWIN ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 5 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	19.78	192 50	1,899
Total Estimated Land Improvements True Cash Value =			1,899

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1880

(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	576	
Total:			69,682	41,810
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 988	593
Water/Sewer				
1000 Gal Septic			1 4,109	2,465
Water Well, 50 Feet			1 3,344	2,006
Porches				
CGEP (1 Story)			160 8,840	5,304
WCP (1 Story)			160 5,874	3,524
Built-Ins				
Appliance Allow.			1 1,607	964
Totals:			94,444	56,666

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 56,666

2026 Est. T.C.V. 009-392-005-00			=	61,565
Est. TCV/Total Floor Area = 106.88				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
26,500	26,500	26,500	7,607	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,300	0	205	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
30,800	30,800	30,800	7,812	7,812

03/24/2026

Valuation Report

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DB: Lake2026

009-392-006-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BAGLEY ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOTS 6, 7, 8, 9, 10, 11 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

6 LOTS

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

JENNINGS 50

396.00

158.00

0.6389

1.0000

50

100

12,651

396 Actual Front Feet, 1.44 Total Acres

Total Est. Land Value =

12,651

2026 Est. T.C.V. 009-392-006-00

=

12,651

Est. TCV/Total Floor Area = 21.96

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

5,100

5,100

5,100

3,182

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

1,200

0

0

85

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

6,300

6,300

6,300

3,267

3,267

0

009-392-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ERICKSON ROSE M
328 S BALDWIN ST
LAKE CITY, MI 49651

. LOT 12 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =						3,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1984

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	18,567	16,710
No Concrete Floor	672	-3,669	-3,302
Totals:		14,898	13,408

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 13,408

2026 Est. T.C.V. 009-392-012-00				=	16,408
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,700	7,700	7,700	3,384	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	91	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,200	8,200	8,200	3,475	3,475	3,475

009-393-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON GAY H
286 S BAGLEY ST
LAKE CITY, MI 49651

LOTS 1 & 2 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.

99 SPLIT TO 005-00 FOR 00 (HOUSE. WW. SS1)
00 SPLIT TO 003-00 FOR 01 (1 MH)

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =	6,000

Land Improvement Cost Estimates			
Description		Rate	Size % Good Cash Value
Residential Local Cost Land Improvements			
Description		Rate	Size % Good Cash Value
LAND IMPROVE 1000		1,000.00	1 25 250
Total Estimated Land Improvements True Cash Value =			250

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Wall Furnace
Ground Area = 882 SF Floor Area = 882 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	882		
Expando			192		
Expando			216		
Total:				61,219	21,427

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	783	274
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 100 Feet			1	5,150	1,802
Built-Ins					
Appliance Allow.			1	1,607	562
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,464	7,862
Totals:				95,332	33,365

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 33,365

2026 Est. T.C.V. 009-393-001-00				=	39,615
Est. TCV/Total Floor Area = 44.91					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,000	16,000	16,000	7,451	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,800	0	0	201	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,800	19,800	19,800	7,652	7,652	7,652

009-393-003-002026 Est. T.C.V.SCHWARTZ HEATHER

Property Class: 401274 S BAGLEY ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 3 & S 1/2 LOT 4 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.

00 SPLIT FROM 001-00 FOR 01

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 50 SOUTH 1/2	1,500
99 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =						4,500

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	21.90	128	25	701
Wood Frame	23.38	96	25	561
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/WOOF/6SL	29.00	40	50	580
Total Estimated Land Improvements True Cash Value =				1,842

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1975

(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	924	
Total:			45,570	15,950
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1 4,109	1,438
Water Well, 50 Feet			1 3,344	1,170
Totals:			53,023	18,558
Notes: 2022 USED HUD PLACED ON SITE, REMOVE AND REBUILD EXTERIOR WALLS AND ROOF.				
ECF (4017 JENNINGS) 1.000 => TCV:				18,558

2026 Est. T.C.V. 009-393-003-00			=	24,900
Est. TCV/Total Floor Area = 26.95				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
9,900	9,900	9,900	5,868	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	2,600	0	0	158 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
12,500	12,500	12,500	6,026	6,026 6,026

009-393-005-002026 Est. T.C.V.GIBSON GAIL ELAINE
Property Class: 401250 S BAGLEY ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 5 & N 1/2 OF LOT 4 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.

RELOCATED HOUSE FOR 96 COMP @ 75% FOR 00

99 SPLIT FROM 001-00 FOR 00

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 50 1/2 LOT	1,500
99 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =						4,500

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	26.22	96 50	1,258
Metal Prefab	17.40	80 50	696
Total Estimated Land Improvements True Cash Value =			1,954

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1+ Story	Siding	Basement	768	
Total:			118,472	71,084
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Water/Sewer				
1000 Gal Septic			1	4,386 2,632
Water Well, 50 Feet			1	3,344 2,006
Porches				
WGEP (1 Story)			128	11,017 6,610
Foundation: Shallow			128	-1,001 -601
Deck				
Treated Wood			60	1,843 1,106
Built-Ins				
Appliance Allow.			1	1,897 1,138
Totals:			141,143	84,686

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 84,686

2026 Est. T.C.V. 009-393-005-00 = 91,140						
Est. TCV/Total Floor Area = 118.67, Most recent sale 10/17/2019 for 42,022						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
39,000	39,000	39,000	9,255	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	249	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,600	45,600	45,600	9,504	9,504	9,504	

009-394-001-002026 Est. T.C.V. WARREN CATHLEEN

Property Class: 402 S BAGLEY ST

Map #: LAKE CITY, MI 49651

. LOT 1 BLK 4 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Wood Frame	21.98	198 20	870
Total Estimated Land Improvements True Cash Value =			870

2026 Est. T.C.V. 009-394-001-00			=	3,870
Est. TCV/Total Floor Area = 5.04, Most recent sale 08/08/2008 for 2,300				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
1,900	1,900	1,900	568	2.70
2026	New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	0	0	0	15 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
1,900	1,900	1,900	583	583 0

03/24/2026

Valuation Report

12:43 PM

DB: Lake2026

009-394-002-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BAGLEY ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. BLOCK 4 EXC LOT 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
JENNINGS 50	264.00	158.00	0.7071	1.0000	50 100		9,334
264 Actual Front Feet, 0.96 Total Acres							9,334
Total Est. Land Value =							9,334

2026 Est. T.C.V. 009-394-002-00

=

9,334

Est. TCV/Total Floor Area = 12.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,700	3,700	3,700	2,273	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	61	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,700	4,700	4,700	2,334	2,334	0

009-395-001-002026 Est. T.C.V.CALE KENNETH P & BONNIE L
Property Class: 401250 S BALDWIN ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 1 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

MH FIRE LOSS DEC 92

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		6.60	240 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1973

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1	4,386 2,632
Water Well, 50 Feet			1	3,344 2,006
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			672	23,910 14,346
Totals:				31,640 18,984
Notes:				
ECF (4017 JENNINGS) 1.000 => TCV:				18,984

2026 Est. T.C.V. 009-395-001-00					=	22,934
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/1996 for 1,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,500	10,500	10,500	4,055	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	109	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,500	11,500	11,500	4,164	4,164	4,164	

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-395-002-00

2026 Est. T.C.V.

CALE PAUL A

Property Class: 402

S BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 2 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-395-002-00

=

3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/29/2021 for 3,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
1,500	1,500	1,500	568	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-395-003-00

2026 Est. T.C.V.

MCMMASTER NANCY IRENE & MICHAEL A

Property Class: 402

S BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 3 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-395-003-00

=

3,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/15/2016 for 700

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
1,500	1,500	1,500	568	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-395-004-00

2026 Est. T.C.V.

NYBERG EMIL A

Property Class: 402

S BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 4 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-395-004-00

=

3,000

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

009-395-005-002026 Est. T.C.V.MCMASTER MICHAEL & NANCY

Property Class: 401174 S BALDWIN ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 5 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.54	240	94	4,860

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				5,810

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 1986

(11) Heating System: Forced Heat & Cool

Ground Area = 896 SF Floor Area = 896 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	896		
			Total:	132,257	92,580

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,605

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Water/Sewer

1000 Gal Septic	1	4,386	3,070
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	360	5,735	4,014

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 1 Car	1	2,651	1,856

Built-Ins

Appliance Allow.	1	1,897	1,328
Totals:		157,469	110,228

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:110,228

2026 Est. T.C.V. 009-395-005-00=119,038

Est. TCV/Total Floor Area = 132.85, Most recent sale 05/04/2005 for 40,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
51,300	51,300	51,300	20,992	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	566	0	

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
59,500	59,500	59,500	21,558	21,558	21,558

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-395-006-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BAGLEY ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOTS 6, 7, 8, 9 & 10 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

5 LOTS 66' X158' EACH

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

JENNINGS 50

158.00

330.00

0.8039

1.2022

50

100

7,635

158 Actual Front Feet, 1.20 Total Acres

Total Est. Land Value =

7,635

2026 Est. T.C.V. 009-395-006-00

=

7,635

Est. TCV/Total Floor Area = 8.52

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

3,100

3,100

3,100

2,728

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

700

0

0

73

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

3,800

3,800

3,800

2,801

2,801

0

009-396-001-002026 Est. T.C.V.MCNAUGHTON RONALD DEAN
Property Class: 401198 S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 1,2 & 3 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

ADD 33' FOR VACATED ASPEN ST FOR 99

12-10-07 Combined 009-396-003-00 with this pcl for 2008.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		LOTS 1,2,3 BLK 6	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
198 Actual Front Feet, 0.72 Total Acres			Total Est. Land Value =			9,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		26.29	160 50	2,103
Total Estimated Land Improvements			True Cash Value =	2,103

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1993

(11) Heating System: Forced Warm Air
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Siding	Comp.Shingle	980	
Total:			64,709	35,589
Other Additions/Adjustments				
Skirting, Metal or Vinyl, Vertical			168	1,969 1,083
Plumbing				
3 Fixture Bath			1	2,944 1,619
Water/Sewer				
1000 Gal Septic			1	4,689 2,579
Water Well, 50 Feet			1	3,344 1,839
Deck				
Treated Wood			159	3,433 1,888
Totals:			81,088	44,597

Notes: 1993 COLONY MH

ECF (4017 JENNINGS) 1.000 => TCV: 44,597

2026 Est. T.C.V. 009-396-001-00					=	55,700
Est. TCV/Total Floor Area = 56.84, Most recent sale 10/28/2020 for 15,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
22,200	22,200	22,200	12,502	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	337	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,900	27,900	27,900	12,839	12,839	12,839	

009-396-004-002026 Est. T.C.V.HILL PAMELA J LIVING TRUST
Property Class: 401186 S CRAPO ST
Map #:LAKE TOWNSHIPLake City, MI 49651

. LOT 4 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		28.32	60 50	849
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =				1,819

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1938

(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	576		
Total:				80,147	48,088

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	988	593
Water/Sewer				
1000 Gal Septic		1	4,109	2,465
Water Well, 50 Feet		1	3,344	2,006
Porches				
CGEP (1 Story)		96	6,202	3,721
Built-Ins				
Appliance Allow.		1	1,607	964
Totals:			96,397	57,837

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 57,837

2026 Est. T.C.V. 009-396-004-00					=	62,656
Est. TCV/Total Floor Area = 87.02						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
27,000	27,000	27,000	8,876	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,300	0	239	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,300	31,300	31,300	9,115	9,115	0	

009-396-005-002026 Est. T.C.V.SMITH DEBRA JO
Property Class: 401S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 5 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
Parent Parcel(s): 009-397-001-00, 009-396-005-00, 009-397-012-00;
Child Parcel(s): 009-397-001-01;

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres			Total Est. Land Value =			3,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		29.97	48 50	719
Total Estimated Land Improvements			True Cash Value =	719

2026 Est. T.C.V. 009-396-005-00				=	3,719
Est. TCV/Total Floor Area = 5.17, Most recent sale 12/18/2015 for 8,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,900	1,900	1,900	618	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	16	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,900	1,900	1,900	634	634	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-396-006-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 6 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-396-006-00

=

3,000

Est. TCV/Total Floor Area = 4.17

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-396-007-00

Property Class: 402

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PITT BRUCE W & BETHANY S

N BALDWIN ST

LAKE CITY, MI 49651

. LOT 7 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-396-007-00

=

3,000

Est. TCV/Total Floor Area = 4.17, Most recent sale 09/01/2022 for 1,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

1,500

1,500

1,500

927

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

25

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

1,500

1,500

1,500

952

952

952

009-396-008-002026 Est. T.C.V.PITT BRUCE W & BETHANY S
Property Class: 401221 S BALDWIN ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 8, 9 & 10 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.

ADD 33' FOR VACATED ASPEN ST

Land Value Estimates for Land Table 4103.4103 JENNINGS									
		* Factors *			LOTS 8, 9 & 10				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
JENNINGS 50	77.00	158.00	0.7311	1.0000	50	100		2,815	
JENNINGS 50	77.00	158.00	0.7311	1.0000	50	100		2,815	
JENNINGS 50	77.00	158.00	0.7311	1.0000	50	100		2,815	
231 Actual Front Feet, 0.84 Total Acres					Total Est. Land Value =			8,444	

Cost Est. for Res. Bldg: 1Single Family1.25SCls DBlt 1948

(11) Heating System: Forced Air w/ Ducts
Ground Area = 846 SF Floor Area = 1058 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	846		
			Total:	125,966	69,280
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	543
Water/Sewer					
1000 Gal Septic			1	4,109	2,260
Water Well, 50 Feet			1	3,344	1,839
Porches					
WCP (1 Story)			48	2,619	1,440
Built-Ins					
Appliance Allow.			1	1,607	884
Deck					
w/Roof (Roof portion)			70	1,097	603
			Totals:	139,730	76,849

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:76,849

2026 Est. T.C.V. 009-396-008-00					=	85,293
Est. TCV/Total Floor Area = 80.62, Most recent sale 11/30/2020 for 28,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
35,800	35,800	35,800	22,278	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,800	0	0	601	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,600	42,600	42,600	22,879	22,879	22,879	

009-397-001-002026 Est. T.C.V.SMITH TAMMY JO
Property Class: 401150 S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

RETIRED 2025 COMBINED WITH 396-005-00 & 397-012-00 INTO 397-001-01 FORMERLY. LOT 1 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
Parent Parcel(s): 009-397-001-00, 009-396-005-00, 009-397-012-00;
Child Parcel(s): 009-397-001-01;

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres			Total Est. Land Value =			3,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D-10 Blt 1938

(11) Heating System: No Heating/Cooling
Ground Area = 752 SF Floor Area = 752 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Mich Bsmnt.	752		
			Total:	84,418	51,506
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,109	2,260
Water Well, 50 Feet			1	3,344	1,839
Porches					
CGEP (1 Story)			224	11,299	6,214
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			312	10,976	6,037
Fireplaces					
Wood Stove			1	1,745	960
Deck					
w/Roof (Roof portion)			144	2,066	1,136
			Totals:	117,957	64,884
Notes: 2016 REPLACEMENT WINDOWS					
			ECF (4017 JENNINGS) 1.000 => TCV:	64,884	

2026 Est. T.C.V. 009-397-001-00				=	67,884
Est. TCV/Total Floor Area = 90.27, Most recent sale 12/18/2015 for 8,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
30,100	30,100	30,100	8,313	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	224	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,900	33,900	33,900	8,537	8,537	0

009-397-002-00	2026 Est. T.C.V.	GETTY DANIEL RUSSELL &
Property Class: 402		S CRAPO ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
LOT 2, 3, AND 4 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.		
12/2023 COMBINE LOTS 2, 3 & 4 TO 009-397-002-00		
FORMERLY LOT 2 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.		
NOT AG. FOR 08.		
12/2023 COMBINE LOTS 2, 3 & 4 TO 009-397-002-00		
Land Value Estimates for Land Table 4103.4103 JENNINGS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K	3000 100	3,000
<Site Value A> GROUP A 3K	3000 100	3,000
<Site Value A> GROUP A 3K	3000 100	3,000
198 Actual Front Feet, 0.72 Total Acres	Total Est. Land Value =	9,000
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Fencing: Wire Mesh, #9	3.73 150 94	526
Total Estimated Land Improvements True Cash Value =		526
Cost Est. for Res. Bldg: 1 Single Family GRG		
Cls CD		Blt 2007
(11) Heating System: No Heating/Cooling		
Ground Area = 0 SF Floor Area = 0 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
Other Additions/Adjustments		
Garages		
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	300	12,372 10,516
No Concrete Floor	240	-1,438 -1,222
Water/Sewer		
Water Well, 50 Feet	1	3,344 2,842
Deck		
w/Roof (Roof portion)	60	1,045 888
Totals:		15,323 13,024
Notes:		
ECF (4017 JENNINGS) 1.000 => TCV:		13,024
2026 Est. T.C.V. 009-397-002-00 = 22,550		
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2002 for 2,000		
2025 Assessed	MBOR S.E.V.	Base for Cap IRM
10,400	10,400 10,400	3,923 2.70
2026 New Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	900 0	0 105 0
2026 Assessed	MBOR S.E.V.	Capped ->Taxable<- PRE/MBT
11,300	11,300 11,300	4,028 4,028 0

009-397-006-00	2026 Est. T.C.V.	SHERMAN JESSICA
Property Class: 401		10131 W LAUREL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. LOTS 6 & 7 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.		
Land Value Estimates for Land Table 4103.4103 JENNINGS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K	3000 100	3,000
<Site Value A> GROUP A 3K	3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres	Total Est. Land Value =	6,000
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Wood Frame	23.72 288 50	3,415
Total Estimated Land Improvements True Cash Value =		3,415
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1972		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 748 SF Floor Area = 1122 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1.5 Story	Siding Crawl Space 748	
Total:		132,630 86,221
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422 924
2 Fixture Bath	1	2,996 1,947
Water/Sewer		
1000 Gal Septic	1	4,689 3,048
Water Well, 50 Feet	1	3,344 2,174
Porches		
WCP (1 Story)	42	2,967 1,929
Foundation: Shallow	42	-567 -369
Built-Ins		
Appliance Allow.	1	2,713 1,763
Fireplaces		
Exterior 1 Story	1	6,387 4,152
Totals:		156,581 101,789
Notes:		
ECF (4017 JENNINGS) 1.000 => TCV:		101,789
2026 Est. T.C.V. 009-397-006-00 = 111,204		
Est. TCV/Total Floor Area = 99.11, Most recent sale 09/30/2016 for 35,000		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
48,300	48,300 48,300	21,862 2.70
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 7,300 0 0 590 0		
2026 Assessed	MBOR S.E.V. Capped ->Taxable<- PRE/MBT	
55,600	55,600 55,600	22,452 22,452 22,452

009-397-008-00	2026 Est. T.C.V.	ANDRAS DARRON & CARLA
Property Class: 401		125 S BALDWIN ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
LOTS 8 & 9 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.		
99 COMBO W/008-00 FOR 00		
Land Value Estimates for Land Table 4103.4103 JENNINGS		
* Factors *		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
<Site Value A> GROUP A 3K		3000 100 3,000
<Site Value A> GROUP A 3K		3000 100 3,000
198 Actual Front Feet, 0.72 Total Acres		Total Est. Land Value = 6,000
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
Fencing: Wd, Split, 2 Rail	16.01	184 0 0
Wood Frame	22.16	120 50 1,329
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 1000	0.00	0 100 1,000
Total Estimated Land Improvements True Cash Value =		2,329
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1970		
(11) Heating System: Wall Furnace		
Ground Area = 672 SF Floor Area = 672 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		
Building Areas		
Type	Ext. Walls Roof/Fnd.	Size Cost New Depr. Cost
Main Home	Ribbed Metal	672
	Total:	37,434 13,102
Other Additions/Adjustments		
Water/Sewer		
1000 Gal Septic	1	4,109 1,438
Water Well, 50 Feet	1	3,344 1,170
Garages		
Class: D Exterior: Pole (Unfinished)		
Base Cost	540	11,794 4,128
No Concrete Floor	540	-2,948 -1,032
Deck		
w/Roof (Roof portion)	684	8,331 2,916
	Totals:	62,064 21,722
Notes: 1970 PARKWOOD MH		
	ECF (4017 JENNINGS) 1.000 => TCV:	21,722
2026 Est. T.C.V. 009-397-008-00 = 30,051		
Est. TCV/Total Floor Area = 44.72, Most recent sale 03/01/2001 for 20,000		
2025 Assessed	MBOR S.E.V.	Base for Cap IRM
12,400	12,400 12,400	5,961 2.70
2026 New Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	2,600 0	0 160 0
2026 Assessed	MBOR S.E.V.	Capped ->Taxable<- PRE/MBT
15,000	15,000 15,000	6,121 6,121 6,121

03/24/2026

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Valuation Report

DB: Lake2026

009-397-010-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOTS 10 & 11 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
<Site Value A> GROUP A 3K					3000 100		3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =							6,000

2026 Est. T.C.V. 009-397-010-00

=

6,000

Est. TCV/Total Floor Area = 8.93

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,000	3,000	3,000	1,136	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	30	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	1,166	1,166	0

009-397-012-002026 Est. T.C.V.SMITH TAMMY JO
Property Class: 402S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 12 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.

Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;
Parent Parcel(s): 009-397-001-00, 009-396-005-00, 009-397-012-00;
Child Parcel(s): 009-397-001-01;

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres			Total Est. Land Value =			3,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	24.57	128	50	1,572
Total Estimated Land Improvements True Cash Value =				1,572

2026 Est. T.C.V. 009-397-012-00				=	4,572
Est. TCV/Total Floor Area = 6.80					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,300	2,300	2,300	618	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	16	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,300	2,300	2,300	634	634	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-398-001-00

Property Class: 402

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCMaster MICHAEL & NANCY

138 S BALDWIN ST

LAKE CITY, MI 49651

. LOTS 1, 2 & 12 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =			9,000

2026 Est. T.C.V. 009-398-001-00

=

9,000

Est. TCV/Total Floor Area = 13.39, Most recent sale 05/01/1997 for 21,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,500	4,500	4,500	1,704	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	46	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	1,750	1,750	1,750

009-398-004-002026 Est. T.C.V.ATWOOD CRYSTA MAY
Property Class: 401100 S BALDWIN ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 3,4 & 5 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.
2006 COMBINED W/398-003-00 FOR 2007.

2013 SPOKE WITH JACOB - REGARDING WIND DAMAGE TO THE ROOF. NORTHERN MICHIGAN
COMMUNITY ACTION AGENCY IS HELPING TO PROVIDE FUNDING FOR ROOF REPLACEMENT. THE
ROOF CAME OFF FROM HIGH WIND AND DAMAGED FLOORING

2006 COMBINED W/398-003-00 FOR 2007.

Land Value Estimates for Land Table 4103.4103 JENNINGS							
* Factors *				LOTS 3,4&5			
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
<Site Value A> GROUP A 3K					3000	100	3,000
<Site Value A> GROUP A 3K					3000	100	3,000
<Site Value A> GROUP A 3K					3000	100	3,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =		9,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1977

(11) Heating System: Forced Warm Air
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1200		
Total:				57,114	19,990

Other Additions/Adjustments					
Deck					
Treated Wood			224	4,115	1,440
Totals:				61,229	21,430

Notes: RELOCATED 1977 HUD

ECF (4017 JENNINGS) 1.000 => TCV: 21,430
20% Completed => Est. True Cash Value 2026 = 4,286

2026 Est. T.C.V. 009-398-004-00				=	13,286
Est. TCV/Total Floor Area = 11.07, Most recent sale 07/17/2023 for 25,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,500	4,500	4,500	2,783	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
2,100	0	0	2,100	75	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,600	6,600	6,600	4,958	4,958	0

03/24/2026

Valuation Report

DB: Lake2026

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009-398-006-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BAGLEY ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOTS 6, 7, 8, 9, 10 & 11 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

6 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	158.00	396.00	0.8039	1.2582	50	100		7,991
158 Actual Front Feet, 1.44 Total Acres								7,991
Total Est. Land Value =								7,991

2026 Est. T.C.V. 009-398-006-00

=

7,991

Est. TCV/Total Floor Area = 6.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,200	3,200	3,200	3,182	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	0	85	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	3,267	3,267	0

03/24/2026

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Valuation Report

DB: Lake2026

009-399-001-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BAGLEY ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOTS 1, 3, 4, 5 & 12 BLK 9 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	158.00	330.00	0.8039	1.2022	50	100		7,635
158 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								7,635

2026 Est. T.C.V. 009-399-001-00

=

7,635

Est. TCV/Total Floor Area = 6.36

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,100	3,100	3,100	2,728	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	700	0	0	73	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,800	3,800	3,800	2,801	2,801	0

03/24/2026
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Valuation Report

DB: Lake2026

009-399-002-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROMIG GERALD
S BAGLEY ST
LAKE CITY, MI 49651

. LOT 2 BLK 9 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-399-002-00 = 3,000

Est. TCV/Total Floor Area = 2.50, Most recent sale 04/01/2016 for 100

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

03/24/2026

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Valuation Report

DB: Lake2026

009-400-001-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BAGLEY ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. ENTIRE BLK 10 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOTS 1, 3 & 3

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
<Site Value A> GROUP A 3K					3000 100		3,000
<Site Value A> GROUP A 3K					3000 100		3,000
238 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =							9,000

2026 Est. T.C.V. 009-400-001-00

=

9,000

Est. TCV/Total Floor Area = 7.50

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,500	4,500	4,500	1,704	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	46	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,500	4,500	4,500	1,750	1,750	0

009-401-001-002026 Est. T.C.V.

Property Class: 401THIEBAUT LORI A

Map #:LAKE TOWNSHIP96 S BALDWIN ST
LAKE CITY, MI 49651

. LOTS 1 & 2 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.		31.56	24 0	0
Wood Frame		23.98	144 50	1,726
Metal Prefab		19.27	60 50	578
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				3,254

Cost Est. for Res. Bldg: 1Single Family1SCls CDBlt 1927

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1032 SF Floor Area = 1122 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Slab	360	
1 Story	Siding	Crawl Space	456	
1 Story	Siding	Crawl Space	216	
Total:			131,638	85,564
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
Water/Sewer				
1000 Gal Septic			1	4,386 2,851
Water Well, 100 Feet			1	5,415 3,520
Porches				
WSEP (1 Story)			96	5,451 3,543
WPP			20	980 637
Deck				
Treated Wood			112	2,630 1,709
Built-Ins				
Appliance Allow.			1	1,897 1,233
Totals:			153,582	99,827

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 99,827

2026 Est. T.C.V. 009-401-001-00					=	109,081
Est. TCV/Total Floor Area = 97.22, Most recent sale 11/03/2023 for 100,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
47,500	47,500	47,500	36,909	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	996	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,500	54,500	54,500	37,905	37,905	0	

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-401-003-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BAGLEY ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOTS 3, 8 & 9 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOT 8, 9, 3

Description

Frontage

Depth

Front

Depth

Rate %Adj.

Reason

Value

<Site Value A> GROUP A 3K

3000 100

3,000

<Site Value A> GROUP A 3K

3000 100

3,000

<Site Value A> GROUP A 3K

3000 100

3,000

264 Actual Front Feet, 0.96 Total Acres

Total Est. Land Value =

9,000

2026 Est. T.C.V. 009-401-003-00

=

9,000

Est. TCV/Total Floor Area = 8.02

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

4,500

4,500

4,500

1,704

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

46

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

4,500

4,500

4,500

1,750

1,750

0

009-401-010-00	2026 Est. T.C.V.	PRINGER JERRY
Property Class: 401		LAUREL ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 10 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	21.37	144 20	615
Total Estimated Land Improvements True Cash Value =			615

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1938

(11) Heating System: Space Heater

Ground Area = 728 SF Floor Area = 728 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	728	
Total:			82,702	45,485
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	543
Water/Sewer				
1000 Gal Septic		1	4,109	2,260
Water Well, 50 Feet		1	3,344	1,839
Porches				
WSEP (1 Story)		132	6,282	3,455
Foundation: Shallow		132	-1,007	-554
WCP (1 Story)		36	2,296	1,263
Foundation: Shallow		36	-513	-282
Deck				
Treated Wood		30	1,245	685
Built-Ins				
Appliance Allow.		1	1,607	884
Totals:			101,053	55,578

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 55,578

2026 Est. T.C.V. 009-401-010-00			=	59,193
Est. TCv/Total Floor Area = 81.31				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
25,400	25,400	25,400	6,593	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	4,200	0	0	178 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
29,600	29,600	29,600	6,771	6,771 0

03/24/2026

Valuation Report

12:43 PM

DB: Lake2026

009-402-008-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOTS 8 & 9 BLK 12 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

LOT 8 & 9

Description

Frontage

Depth

Front

Depth

Rate %Adj.

Reason

Value

<Site Value A> GROUP A 3K

3000 100

3,000

<Site Value A> GROUP A 3K

3000 100

3,000

161 Actual Front Feet, 0.58 Total Acres

Total Est. Land Value =

6,000

2026 Est. T.C.V. 009-402-008-00

=

6,000

Est. TCV/Total Floor Area = 8.24

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

3,000

3,000

3,000

1,136

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

30

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

3,000

3,000

3,000

1,166

1,166

0

009-402-010-002026 Est. T.C.V.TAYLOR WILLIAM (LE) ETAL
Property Class: 40110132 W LAUREL ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 10 BLK 12 MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Block	Slab	936			
			Total:	103,041	66,976	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	949	617	
Water/Sewer						
1000 Gal Septic			1	3,947	2,566	
Water Well, 50 Feet			1	3,212	2,088	
Porches						
CCP (1 Story)			208	4,582	3,482	*76% Good
WGEP (1 Story)			40	4,772	3,102	
WPP			15	665	432	
Built-Ins						
Appliance Allow.			1	1,543	1,003	
			Totals:	122,711	80,266	
Notes:						
			ECF (4017 JENNINGS) 1.000 => TCV:		80,266	

2026 Est. T.C.V. 009-402-010-00				=	83,266
Est. TCV/Total Floor Area = 88.96					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
36,200	36,200	36,200	15,515	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	418	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
41,600	41,600	41,600	15,933	15,933	15,933

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-403-001-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S CRAPO ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. ENTIRE BLK 13 MITCHELL BROS REVISED PLAT OF JENNINGS.

ROAD CUTS THRU PROPERTY

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	292.00	275.00	0.6895	1.1486	50	100		11,563
292 Actual Front Feet, 1.84 Total Acres								11,563
Total Est. Land Value =								11,563

2026 Est. T.C.V. 009-403-001-00

=

11,563

Est. TCV/Total Floor Area = 12.35

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,600	4,600	4,600	2,500	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	67	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,800	5,800	5,800	2,567	2,567	0

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	800	800	800	340	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	9	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	800	800	800	349	349	349	

009-411-001-502026 Est. T.C.V.MORRIS WILLIAM
Property Class: 402W POPLAR ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. W 1/2 LOT 1 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

MH CONDEMMED

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		W1/2 LOT 1	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 50 W 1/2 LOT 1	1,500
66 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =			1,500

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls CD	Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1	4,386 2,412
Water Well, 50 Feet			1	3,344 1,839
Totals:				7,730 4,251

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:	4,251

2026 Est. T.C.V. 009-411-001-50		=	5,751
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/06/2018 for 82,473			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
2,500	2,500	2,500	1,173 2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	400	0	31 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
2,900	2,900	2,900	1,204 1,204 1,204

009-411-002-002026 Est. T.C.V.MORRIS WILLIAM
Property Class: 401352 S CRAPO ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 2 & 3 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	304	67	1,255
Wood Frame	23.98	144	50	1,726
Total Estimated Land Improvements True Cash Value =				2,981

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1920

(11) Heating System: Forced Air w/o Ducts

Ground Area = 725 SF Floor Area = 1088 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Basement	725	
Total:			132,952	79,772
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	711
Water/Sewer				
1000 Gal Septic		1	4,386	2,632
Water Well, 50 Feet		1	3,344	2,006
Porches				
WGEP (1 Story)		112	10,110	6,066
CGEP (1 Story)		48	4,304	2,582
Deck				
Treated Wood		108	2,554	1,532
Treated Wood		40	1,506	904
w/Roof (Roof portion)		180	2,750	1,650
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		960	27,965	16,779
Built-Ins				
Appliance Allow.		1	1,897	1,138
Totals:			192,953	115,772
Notes:				
ECF (4017 JENNINGS) 1.000 => TCV:			115,772	

2026 Est. T.C.V. 009-411-002-00					=	124,753
Est. TCV/Total Floor Area = 114.66, Most recent sale 04/06/2018 for 82,473						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
54,200	54,200	54,200	28,179	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,200	0	0	760	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,400	62,400	62,400	28,939	28,939	28,939	

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-411-004-00

2026 Est. T.C.V.

BAIRD BONNIE

Property Class: 402

S CRAPO ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 4 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-411-004-00

=

3,000

Est. TCV/Total Floor Area = 2.76, Most recent sale 01/15/2015 for 3,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-411-005-00

2026 Est. T.C.V.

BAIRD BONNIE &

Property Class: 402

S CRAPO ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 5 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
66 Actual Front Feet,	0.24	Total Acres			Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-411-005-00

=

3,000

Est. TCV/Total Floor Area = 2.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
1,500	1,500	1,500	568	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

03/24/2026

Valuation Report

12:43 PM

DB: Lake2026

009-411-006-00

2026 Est. T.C.V.

INDIAN LAKES L C

Property Class: 402

S BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOTS 6 & 7 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 50	132.00	158.00	0.8409	1.0000	50	100		5,550
132 Actual Front Feet, 0.48 Total Acres								5,550
Total Est. Land Value =								5,550

2026 Est. T.C.V. 009-411-006-00

=

5,550

Est. TCV/Total Floor Area = 5.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,200	2,200	2,200	1,876	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	50	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,800	2,800	2,800	1,926	1,926	0

009-411-008-002026 Est. T.C.V.ROMIG GERALD
Property Class: 40110132 W POPLAR ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 8, 9 & 10 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

DEED RESTRICTIONS TO BE PLACED WITH THE PA AT CLOSING ARE: NO GAMBLING ALLOWED,
NO GRANT OF COMMERCIAL LIQUOR LICENSE, NO HOUSE OF WORSHIP.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		LOTS 8, 9, & 10	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
198 Actual Front Feet, 0.72 Total Acres			Total Est. Land Value =			9,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		27.50	64 50	880
Total Estimated Land Improvements			True Cash Value =	880

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1890
Description of Occupancy: CHURCH

Costs are taken from the Auditoriums cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 254

Base Rate for Upper Floors = 97.75
Semi-Finished Basement Basement, Base Rate for Basement = 90.85
(Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 17.27 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 21.70
Adjusted Square Foot Cost for Upper Floors = 115.02
Adjusted Square Foot Cost for Basement = 112.55

Total Floor Area: 2,602	Base Cost New of Upper Floors =	299,283
Basement Area: 2,000	Base Cost New of Basement =	225,100
Reproduction/Replacement Cost =		524,383
Eff.Age:45	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
Total Depreciated Cost =		183,534

ECF (4017 JENNINGS) 1.000 => TCV of Bldg: 1 = 183,534
Replacement Cost/Floor Area= 201.53 Est. TCV/Floor Area= 70.54

Total Estimated True Cash Value of Commercial/Industrial Buildings = 183,534

2026 Est. T.C.V. 009-411-008-00					=	193,414
Est. TCV/Total Floor Area = 74.33, Most recent sale 12/05/2014 for 10,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,000	76,000	76,000	25,150	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,700	0	0	679	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,700	96,700	96,700	25,829	25,829		0

009-412-001-002026 Est. T.C.V.MOSHER LORI

Property Class: 40110174 W POPLAR ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 1 & 2 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		LOTS 1 & 2	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		19.19	240 50	2,303
Total Estimated Land Improvements True Cash Value =				2,303

Cost Est. for Res. Bldg: 1Single Family 1SCls DBlt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,008	
Total:			130,418	71,730
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	988 543
Water/Sewer				
1000 Gal Septic			1	4,109 2,260
Water Well, 50 Feet			1	3,344 1,839
Porches				
CGEP (1 Story)			36	3,337 1,835
Deck				
Treated Wood			244	4,343 2,389
Built-Ins				
Appliance Allow.			1	1,607 884
Totals:			148,146	81,480
Notes:				
ECF (4017 JENNINGS) 1.000 => TCV:				81,480

2026 Est. T.C.V. 009-412-001-00					=	89,783
Est. TCV/Total Floor Area = 89.07						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
38,500	38,500	38,500	11,157	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	0	301	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,900	44,900	44,900	11,458	11,458	11,458	

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-412-003-00

2026 Est. T.C.V.

ERICKSON ROSE M

Property Class: 402

S BALDWIN ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 3 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
	0.00	Total Acres			Total Est. Land Value =		3,000

2026 Est. T.C.V. 009-412-003-00

=

3,000

Est. TCV/Total Floor Area = 2.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	583

009-412-004-002026 Est. T.C.V.ERICKSON ROSE M
Property Class: 401328 S BALDWIN ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 4 & 5 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		LOTS 4 & 5	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		20.88	312 50	3,257
Wood Frame		24.79	122 50	1,512
Total Estimated Land Improvements True Cash Value =				4,769

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1516 SF Floor Area = 1516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,516		
			Total:	201,325	140,926

Other Additions/Adjustments

Water/Sewer				
1000 Gal Septic		1	4,386	3,070
Water Well, 50 Feet		1	3,344	2,341

Porches				
CCP (1 Story)		40	1,222	855
WSEP (1 Story)		192	9,304	6,513
			Totals:	219,581 153,705

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 153,705

2026 Est. T.C.V. 009-412-004-00					=	164,474
Est. TCV/Total Floor Area = 108.49						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
70,100	70,100	70,100	23,340	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,100	0	0	630	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,200	82,200	82,200	23,970	23,970	23,970	

009-412-006-002026 Est. T.C.V.CROSBY AIVA GRACE
Property Class: 40110208 W POPLAR ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 6, 7, 8, 9 & 10 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		LOTS 6, 7, 8, 9 &10	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100 SURPLUS 3 LOTS	3,000
330 Actual Front Feet, 1.20 Total Acres			Total Est. Land Value =			9,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	7.58	160 0	0
Wood Frame	41.30	80 50	1,652
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			2,602

Cost Est. for Res. Bldg: 1 Mobile Home HUD
Cls Good Blt 1975

(11) Heating System: Forced Warm Air
Ground Area = 1380 SF Floor Area = 1380 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	780		
Addition	Siding	Crawl	600		
Total:				124,759	43,665
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			144	1,774	621
Plumbing					
Average Fixture(s)			1	1,293	453
3 Fixture Bath			1	3,780	1,323
Water/Sewer					
1000 Gal Septic			1	5,433	1,902
Water Well, 100 Feet			1	6,387	2,235
Porches					
CGEP (1 Story)			32	3,098	1,084
Garages					
Class: BC Exterior: Pole (Unfinished)					
Base Cost			864	28,469	9,964
Totals:				174,993	61,247

Notes: 2015-00934 AFFMAN

ECF (4017 JENNINGS) 1.000 => TCV:61,247

2026 Est. T.C.V. 009-412-006-00					=	72,849	
Est. TCV/Total Floor Area = 52.79, Most recent sale 07/13/2018 for 48,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
29,000	29,000		29,000	16,708	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	7,400		0	0	451	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,400	36,400		36,400	17,159	17,159	17,159	

009-413-001-00	2026 Est. T.C.V.	DAVIS PATRICIA H
Property Class: 401		358 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 1 & 2 BLK M MITCHELL BROS REVISED PLAT OF JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		LOTS 1 & 2	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres			Total Est. Land Value =			6,000

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Average	Blt 1986

(11) Heating System: Wall Furnace
Ground Area = 938 SF Floor Area = 938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	938		
			Total:	57,883	20,259
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			162	1,899	665
Plumbing					
Average Fixture(s)			1	1,010	353
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Deck					
Pine w/Roof (Deck Portion)			60	1,508	1,131 *75% Good
Pine w/Roof (Roof portion)			60	1,142	856
Built-Ins					
Appliance Allow.			1	2,713	950
			Totals:	74,188	27,025

Notes: 1986 REDMAN MH

ECF (4017 JENNINGS) 1.000 => TCV:	27,025

2026 Est. T.C.V. 009-413-001-00				=	33,025
Est. TCV/Total Floor Area = 35.21					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
13,100	13,100	13,100	5,835	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,400	0	0	157	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,500	16,500	16,500	5,992	5,992	0

009-413-003-00	2026 Est. T.C.V.	URBANIAK HOLLY
Property Class: 401		340 S BAGLEY ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 3 & 4 BLK M MITCHELL BROS REVISED PLAT OF JENNINGS.

ALSO 12X50 MH NO VALUE (344 S BAGLEY)

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors * LOTS # 3&4

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
<Site Value A> GROUP A 3K					3000	100		3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1977

(11) Heating System: Forced Warm Air
Ground Area = 945 SF Floor Area = 945 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	945		
			Total:	47,550	16,643

Other Additions/Adjustments

Totals:	47,550	16,643

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 16,643
60% Completed => Est. True Cash Value 2026 = 9,986

2026 Est. T.C.V. 009-413-003-00 = 15,986

Est. TCV/Total Floor Area = 16.92, Most recent sale 03/19/2020 for 2,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	3,000	3,000	3,000	1,136	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	5,000	0	0	5,000	30	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	8,000	8,000	8,000	6,166	6,166	0	

009-413-005-002026 Est. T.C.V.SCHWARTZ GAY D & URBANIAK HOLLY M
Property Class: 401322 S BAGLEY ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 5 BLK M & LOT 12 BLK 3 MITCHELL BROS REVISED PLAT.

91 SPLIT FROM 001-00 FOR 92

Land Value Estimates for Land Table 4103.4103 JENNINGS

		* Factors *		LOT 5 & 12		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1980

(11) Heating System: Wall Furnace
Ground Area = 1020 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1020		
			Total:	53,138	18,599

Other Additions/Adjustments

Water/Sewer					
1000 Gal Septic			1	4,386	1,535
Water Well, 100 Feet			1	5,415	1,895
			Totals:	62,939	22,029

Notes: HUD

ECF (4017 JENNINGS) 1.000 => TCV: 22,029

2026 Est. T.C.V. 009-413-005-00 = 28,029

Est. TCV/Total Floor Area = 27.48, Most recent sale 03/08/2014 for 500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
11,300	11,300	11,300	5,588	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,700	0	0	150	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,000	14,000	14,000	5,738	5,738	5,738

009-414-001-002026 Est. T.C.V.ROGERS BRIAN

Property Class: 401212 W WALNUT ST

Map #:LAKE TOWNSHIPLake City, MI 49651

LOT & 2 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.

9/9/2019 COMBINE LOT 2

FORMERLY . LOT 1 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
JENNINGS 50	132.00	158.00	0.8409	1.0000	50	100	5,550
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =		5,550

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Metal Prefab	21.14	40	45	381
Total Estimated Land Improvements True Cash Value =				381

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	924		
			Total:	132,748	86,285
Other Additions/Adjustments					
Basement Living Area			924	30,298	19,694
Basement, Outside Entrance, Below Grade			1	2,293	1,490
Plumbing					
Average Fixture(s)			1	1,185	770
3 Fixture Bath			1	3,721	2,419
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Porches					
WCP (1 Story)			84	4,163	2,706
Deck					
Treated Wood			216	4,104	2,668
Built-Ins					
Appliance Allow.			1	1,897	1,233
Fireplaces					
Exterior 1 Story			1	5,597	3,638
Wood Stove			1	2,107	1,370
Totals:				195,843	127,298

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:156,577

2026 Est. T.C.V. 009-414-001-00					=	162,508	
Est. TCV/Total Floor Area = 175.87, Most recent sale 10/11/2017 for 74,900							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
69,300	69,300		69,300	26,071	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	12,000	0	0	703	0	

Parcel Number: 009-414-001-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	81,300	81,300	81,300	26,774	26,774	26,774

009-414-003-002026 Est. T.C.V.SUNDELL LEON & BONNIE M

Property Class: 4019877 W WALNUT ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 3 & 4 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
JENNINGS 50	132.00	158.00	0.8409	1.0000	50	100	5,550
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =							5,550

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Metal Prefab	12.46	135 50	841
Total Estimated Land Improvements True Cash Value =			841

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 775 SF Floor Area = 969 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Mich Bsmnt.	775		
Total:				107,037	65,803

Other Additions/Adjustments

Water/Sewer				
1000 Gal Septic	1	4,109	2,301	
Water Well, 50 Feet	1	3,344	1,873	

Porches				
CGEP (1 Story)	90	5,945	3,329	
Totals:			120,435	67,443

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 82,955

2026 Est. T.C.V. 009-414-003-00					=	89,346
Est. TCV/Total Floor Area = 92.20, Most recent sale 10/26/2007 for 40,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
38,400	38,400	38,400	12,552	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,300	0	0	338	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,700	44,700	44,700	12,890	12,890	0	

009-414-005-002026 Est. T.C.V.SUNDELL LEON & BONNIE M
Property Class: 401W WALNUT ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 5 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1Single FamilyGRG
Cls CDBlt 1965
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	17,957	10,774
Totals:				17,957	10,774

Notes:
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:13,252

2026 Est. T.C.V. 009-414-005-00				=	16,252
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,600	7,600	7,600	2,405	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	0	64	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,100	8,100	8,100	2,469	2,469	0

009-415-004-00	2026 Est. T.C.V.	HICKMAN KATIE L
Property Class: 401		9931 W WALNUT ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 4 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet,	0.24	Total Acres			Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1	Single Family	HUD		Cls CD	Blt 1980

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,456		
			Total:	142,576	92,674
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
3 Fixture Bath			1	3,721	2,419
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Porches					
WGEP (1 Story)			480	30,427	19,778
Built-Ins					
Appliance Allow.			1	1,897	1,233
Deck					
w/Roof (Roof portion)			130	2,064	1,342
			Totals:	189,600	123,241
Notes: 2022 RELOCATED HUD					
			ECF (4017 JENNINGS) 1.000 =>	TCV:	123,241

2026 Est. T.C.V. 009-415-004-00			=	126,241
Est. TCV/Total Floor Area = 86.70, Most recent sale 10/19/2021 for 1,600				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
51,700	51,700	51,700	39,225	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,400	0	1,059	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
63,100	63,100	63,100	40,284	40,284 0

009-415-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JONES RONALD ERWIN
9937 W WALNUT ST
Lake City, MI 49651

. LOTS 5 & 6 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		LOT 5 & 6	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
86 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.77	16 71	65
Wood Frame		19.51	200 94	3,668
Total Estimated Land Improvements True Cash Value =				3,733

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1890

(11) Heating System: Space Heater
Ground Area = 980 SF Floor Area = 1172 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	384		
1 Story	Siding	Crawl Space	596		
			Total:	123,484	74,090

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	988	593	

Water/Sewer					
1000 Gal Septic		1	4,109	2,465	
Water Well, 50 Feet		1	3,344	2,006	

Porches					
CGEP (1 Story)		140	8,060	4,836	
CGEP (1 Story)		50	3,914	2,348	

Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		572	16,376	9,826	

Built-Ins					
Appliance Allow.		1	1,607	964	
			Totals:	161,882	97,128

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 97,128

2026 Est. T.C.V. 009-415-005-00 = 106,861						
Est. TCV/Total Floor Area = 91.18, Most recent sale 03/17/2020 for 42,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
46,400	46,400	46,400	24,304	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,000	0	0	656	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,400	53,400	53,400	24,960	24,960	24,960	

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-415-007-00

2026 Est. T.C.V.

JONES RONALD ERWIN

Property Class: 402

S LACHANCE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOTS 7 & 8 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000 100		3,000
<Site Value A> GROUP A 3K					3000 100		3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =							6,000

2026 Est. T.C.V. 009-415-007-00 = 6,000

Est. TCV/Total Floor Area = 5.12, Most recent sale 05/29/2024 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,000	3,000	3,000	3,000	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	3,081	3,000	0

009-415-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BALDWIN VELDA K (LE) &
593 S LACHANCE RD
LAKE CITY, MI 49651

. LOTS 9 & 10 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 100	3,000
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	300	50	4,734
Metal Prefab	13.28	200	50	1,328
Total Estimated Land Improvements True Cash Value =				6,062

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
Total:				137,116	82,269
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
3 Fixture Bath			1	3,721	2,233
Water/Sewer					
1000 Gal Septic			1	4,386	2,632
Water Well, 50 Feet			1	3,344	2,006
Porches					
CGEP (1 Story)			80	6,125	3,675
WCP (1 Story)			216	7,983	4,790
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	22,428	13,457
Deck					
w/Roof (Roof portion)			225	3,299	1,979
Totals:				189,587	113,752

Notes:

ECF (4017 JENNINGS) 1.000 => TCV:

113,752

2026 Est. T.C.V. 009-415-009-00				=	125,814
Est. TCV/Total Floor Area = 131.06					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
54,400	54,400	54,400	19,296	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,500	0	0	520	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,900	62,900	62,900	19,816	19,816	19,816

009-415-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BURCH CONNIE & BURCH KEVIN
611 S LACHANCE RD
LAKE CITY, MI 49651

. LOT 11 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.

RDEMAN MHD FOR 03

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet,	0.24	Total Acres			Total Est. Land Value =	3,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.		31.56	66 0	0
Fencing: Wire Mesh, #9		3.73	140 0	0
Metal Prefab		15.08	120 50	905
Metal Prefab		17.40	80 50	696
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 50	500
Total Estimated Land Improvements True Cash Value =				2,101

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1512 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,512	
Total:			175,493	140,393
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	948
3 Fixture Bath		1	3,721	2,977
Water/Sewer				
1000 Gal Septic		1	4,386	3,509
Water Well, 100 Feet		1	5,415	4,332
Deck				
Treated Wood		128	2,912	2,330
Built-Ins				
Appliance Allow.		1	1,897	1,518
Totals:			195,009	156,007

Notes: REDMAN MHD

ECF (4017 JENNINGS) 1.000 => TCV: 156,007

2026 Est. T.C.V. 009-415-011-00		=	161,108
Est. TCV/Total Floor Area = 106.55, Most recent sale 06/24/1988 for 1,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
62,100	62,100	62,100	20,862 2.70
2026 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	18,500	0	0 563 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
80,600	80,600	80,600	21,425 21,425 21,425

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-416-006-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HORN ERIC JOHN
S LACHANCE RD
LAKE CITY, MI 49651

LOT 6 EXC S 16.5 FT THOF BLK 16.(0*1997)MITCHELL BROS 1ST ADD TO JENNINGS.

SPLIT 15.5 FT & GRG TO 007-00 FOR 98

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	3,000

2026 Est. T.C.V. 009-416-006-00 = 3,000

Est. TCV/Total Floor Area = 1.98

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,500	1,500	1,500	568	2.70	

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	15	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,500	1,500	1,500	583	583	0

009-416-007-002026 Est. T.C.V.HORN ERIC JOHN
Property Class: 401S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 7 & S 16.5 FT OF LOT 6. BLK 16. MITCHELL BROS 1ST ADD TO JENNINGS. (0*1997)

QUONSET GRG

SPLIT FROM 006-00 FOR 98

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 25 PRT OF LOT 6	750
82 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =						3,750

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1980

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-3,128	-2,033
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	19,598	12,739
Totals:				16,470	10,706

Notes:

ECF (4017 JENNINGS) 1.000 => TCV: 10,706

2026 Est. T.C.V. 009-416-007-00				=	14,456
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,800	6,800	6,800	560	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	15	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,200	7,200	7,200	575	575	0

009-416-008-00	2026 Est. T.C.V.	FRANK JEFFERY M TRUST
Property Class: 401		661 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
LOT 8 & N 33 FT OF LOT 9, BLK 16.(0*1997MITCHELL BROS 1ST ADD TO JENNINGS.		
COMBINED 33' OF LOT 9 FOR 98		
Land Value Estimates for Land Table 4103.4103 JENNINGS		
* Factors *		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
<Site Value A> GROUP A 3K		3000 100 3,000
<Site Value A> GROUP A 3K		3000 50 PART OF LOT 9 1,500
99 Actual Front Feet, 0.38 Total Acres		Total Est. Land Value = 4,500
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	20 50 315
D/W/P: 4in Concrete	6.47	1061 50 3,432
Wood Frame	26.22	96 50 1,258
Total Estimated Land Improvements		True Cash Value = 5,005
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls CD	Blt 1978
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1440 SF Floor Area = 1440 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Basement
		Size
		1,440
		Total:
		192,867
		115,721
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185 711
Water/Sewer		
1000 Gal Septic	1	4,386 2,632
Water Well, 50 Feet	1	3,344 2,006
Porches		
WGEP (1 Story)	288	18,639 11,183
Deck		
Treated Wood	32	1,324 794
w/Roof (Roof portion)	218	3,218 1,931
Garages		
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	624	22,632 13,579
Storage Over Garage	624	7,357 4,414
Common Wall: 1 Wall	1	-2,421 -1,453
Built-Ins		
Appliance Allow.	1	1,897 1,138
	Totals:	254,428 152,656
Notes:		
	ECF (4017 JENNINGS) 1.000 => TCV:	152,656

2026 Est. T.C.V. 009-416-008-00	=	162,161
Est. TCV/Total Floor Area = 112.61, Most recent sale 05/01/2001 for 86,500		
2025 Assessed	MBOR	S.E.V.
69,800	69,800	69,800
	Base for Cap	IRM
	27,384	2.70
2026	New Eq. Adjustment	Loss
	Additions	Tax Adjustment
		Losses

Parcel Number: 009-416-008-00

Page: 2

	0	11,300	0	0	739	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	81,100	81,100	81,100	28,123	28,123	28,123

009-416-009-002026 Est. T.C.V.ABEL CASEY & JENNIFER
Property Class: 401681 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 9 EXC N 33 FT THOF ALSO LOT 10, BLK 16. (0*1997) MITCHELL BROS 1ST ADD TO JENNINGS.

ADD 33 FT VACATED RD FOR 98 (+ ALLEY)

SPLIT 33 FT TO LOT 8 FOR 98

Land Value Estimates for Land Table 4103.4103 JENNINGS						
			* Factors *		LOT 10 & PRT OF LOT 9	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
<Site Value A> GROUP A 3K					3000 100	3,000
<Site Value A> GROUP A 3K					3000 50 PRT OF LOT 9	1,500
132 Actual Front Feet, 0.50 Total Acres			Total Est. Land Value =			4,500

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	300	50	907
Wood Frame	25.57	80	0	0
Total Estimated Land Improvements True Cash Value =				907

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1966

(11) Heating System: Wall Furnace
Ground Area = 1101 SF Floor Area = 1101 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas				
Type	Ext. Walls	Roof/Fnd.	Size	Cost New Depr. Cost
Main Home	Ribbed	Metal	720	
Addition	Siding	Crawl	381	
Total:			64,965	22,738

Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic		1	4,109	1,438
Water Well, 50 Feet		1	3,344	1,170

Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost		624	13,116	4,591
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		445	13,710	4,798
Common Wall: 2 Wall		1	-3,554	-1,244

Deck				
w/Roof (Roof portion)		624	7,625	2,669
w/Roof (Roof portion)		240	3,132	1,096
Totals:			106,447	37,256

Notes: 1966 PARKWOOD MH

ECF (4017 JENNINGS) 1.000 => TCV: 37,256

2026 Est. T.C.V. 009-416-009-00			=	42,663
Est. TCV/Total Floor Area = 38.75, Most recent sale 03/10/2004 for 34,900				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
16,900	16,900	16,900	7,824	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,400	0	211	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
21,300	21,300	21,300	8,035	8,035

009-419-006-002026 Est. T.C.V.ABEL CASEY
Property Class: 401S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 6 BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
<Site Value A> GROUP A 3K					3000	100	3,000
66 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =		3,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	21.37	144 25	769
Total Estimated Land Improvements True Cash Value =			769

2026 Est. T.C.V. 009-419-006-00				=	3,769
Est. TCV/Total Floor Area = 3.42, Most recent sale 11/09/2017 for 5,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
1,900	1,900	1,900	724	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	0	0	0	19	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,900	1,900	1,900	743	743	0

009-419-007-002026 Est. T.C.V.ABEL CASEY
Property Class: 401717 S LACHANCE RD
Map #:LAKE TOWNSHIPLake City, MI 49651

. LOT 7 BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.

Land Value Estimates for Land Table 4103.4103 JENNINGS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A 3K					3000 100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1957

(11) Heating System: Wall Furnace

Ground Area = 500 SF Floor Area = 500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/20/100/100/7

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	500		
Expando			64		
			Total:	34,745	2,432

Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,109	288
Water Well, 50 Feet			1	3,344	234
			Totals:	42,198	2,954

Notes: 1957 NEW MOON

ECF (4017 JENNINGS) 1.000 => TCV: 2,954

2026 Est. T.C.V. 009-419-007-00				=	5,954
Est. TCV/Total Floor Area = 11.91, Most recent sale 11/09/2017 for 5,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,600	2,600	2,600	1,188	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	400	0	0	32	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	1,220	1,220	0

009-419-008-00	2026 Est. T.C.V.	ANDERSON JULIE K
Property Class: 401		725 S LACHANCE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 8-10 INCL BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.

ADD PATRIOT MHD FOR 01

Land Value Estimates for Land Table 4103.4103 JENNINGS

* Factors * LOT 8,9,10

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A>	GROUP A	3K			3000	100		3,000
<Site Value A>	GROUP A	3K			3000	100		3,000
<Site Value A>	GROUP A	3K			3000	100		3,000
198 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =			9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.72	288	50	3,415
Total Estimated Land Improvements True Cash Value =				3,415

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1300 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,300		
			Total:	166,516	133,211

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 50 Feet	1	3,344	2,675

Porches

WPP	208	4,907	3,926

Garages

Class: C Exterior: Pole (Unfinished)			
Base Cost	768	19,776	15,821

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals:	207,845	166,274

Notes: PATRIOT MHD

ECF (4017 JENNINGS) 1.000 => TCV: 166,274

2026 Est. T.C.V. 009-419-008-00 = 178,689

Est. TCV/Total Floor Area = 137.45, Most recent sale 02/23/2010 for 34,000

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	69,800		69,800	69,800	22,427	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		19,500	0	0	605	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	89,300		89,300	89,300	23,032	23,032	23,032

009-420-001-002026 Est. T.C.V.JENNINGS COMMUNITY CHURCH
Property Class: 201696 S LACHANCE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. ENTIRE BLKS 20 & 21 MITCHELL BROS 1ST ADD TO JENNINGS.

JENNINGS COMMUNITY CHURCH IS A SMALL BUT GROWING CONGREGATION. THEY ARE FAMILY ORIENTED AND CHRIST CENTERED.
MISSIONARY PASTOR LARRY SHETENHELM
TO GLORIFY GOD!
PHONE
+1 231-775-5989
EMAIL
FBFRIENDS@JENNINGSCHURCH.ORG
WEBSITE
HTTP://WWW.JENNINGSCHURCH.ORG

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
INFO FOR SIZE 0	330.00	158.00	1.0000	0.0000	0 100*	0
INFO FOR SIZE 0	158.00	330.00	1.0000	0.0000	0 100*	0
INFO FOR SIZE 0	316.00	330.00	1.0000	0.0000	0 100*	0
COMMERCIAL 4-6A 9000		4.79 Acres	9000	100		43,092
* denotes lines that do not contribute to the total acreage calculation.						
804 Actual Front Feet, 4.79 Total Acres Total Est. Land Value =						43,092

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2013
Description of Occupancy: CHURCH

Costs are taken from the Auditoriums cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 12 Perimeter: 380
Overall Building Height: 12

Base Rate for Upper Floors = 126.59

Adjusted Square Foot Cost for Upper Floors = 126.59

Total Floor Area: 9,000 Base Cost New of Upper Floors = 1,139,310
Reproduction/Replacement Cost = 1,139,310
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
Total Depreciated Cost = 888,662

ECF (4017 JENNINGS) 1.000 => TCV of Bldg: 1 = 888,662
Replacement Cost/Floor Area= 126.59 Est. TCV/Floor Area= 98.74

Total Estimated True Cash Value of Commercial/Industrial Buildings = 888,662

2026 Est. T.C.V. 009-420-001-00 = 0						
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/17/2010 for 25,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
0	0	0	0	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

009-421-001-002026 Est. T.C.V.MISSAUKEE COUNTY

Property Class: 201W CROOKED LAKE PARK RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 4 T22N R8W BLKS 1-22 INCL LAKESIDE PARK.

CROOKED LAKE PARK

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
* Factors *					ESTIMATED FRONTAGE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
INFO FOR SIZE	02600.00	1038.74	1.0000	0.0000	0	100*		0	
COMMERCIAL <2A M/L		62.00 Acres		18000	100			1,116,000	
* denotes lines that do not contribute to the total acreage calculation.									
2600 Actual Front Feet, 62.00 Total Acres			Total Est. Land Value =			1,116,000			

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.67	5000	50	6,675
Wood Frame	17.70	960	50	8,496
Total Estimated Land Improvements True Cash Value =			15,171	

Cost Estimates for Commercial/Industrial Building/Section: 1Built 2009

Description of Occupancy: BATH HOUSE

Costs are taken from the Restroom Buildings cost schedules.

<<<<<<Calculator Cost Computations>>>>>>

Class: D,PoleQuality: Low Cost

Stories: 1Story Height: 9Perimeter: 128

Overall Building Height: 9

Base Rate for Upper Floors = 148.23

Adjusted Square Foot Cost for Upper Floors = 148.23

Total Floor Area: 1,024Base Cost New of Upper Floors =151,787

Reproduction/Replacement Cost =151,787

Eff.Age:1Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0

Total Depreciated Cost =145,716

ECF (4085 CROOKED LAKE)1.300 => TCV of Bldg: 1 =189,430

Replacement Cost/Floor Area= 148.23Est. TCV/Floor Area= 184.99

Total Estimated True Cash Value of Commercial/Industrial Buildings = 189,430

2026 Est. T.C.V. 009-421-001-00					=		0	
Est. TCV/Total Floor Area = 0.00								
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM		
0	0		0	0		2.70		
2026	New	Eq. Adjustment	Loss	Additions		Tax Adjustment	Losses	
0	0		0	0		0	0	
2026 Assessed	MBOR		S.E.V.	Capped		->Taxable<-		PRE/MBT
0	0		0	0		0		0

009-430-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DEGRAW RUSTY
6053 JAMES DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 1 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	101.00	244.00	1.1863	0.7986	110	100	10,524
101 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =							10,524

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	72	71	295
Total Estimated Land Improvements True Cash Value =				295

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1081 SF Floor Area = 1081 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,081	
Total:			120,891	78,580
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	988	642	
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost	360	8,957	5,822	
Water/Sewer				
Public Sewer	1	1,152	749	
Water Well, 100 Feet	1	5,150	3,347	
Built-Ins				
Appliance Allow.	1	1,607	1,045	
Porches				
CPP	24	588	382	
CPP	24	588	382	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:			139,921	90,949

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 103,682

2026 Est. T.C.V. 009-430-001-00					=	114,501
Est. TCV/Total Floor Area = 105.92, Most recent sale 10/15/2010 for 29,100						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
52,400	52,400	52,400	22,520	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,900	0	0	608	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
57,300	57,300	57,300	23,128	23,128	23,128	

009-430-002-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6073 W JAMES DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 2 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	101.00	221.00	1.1863	0.7790	110	100	10,267
101 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =							10,267

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		6.60	709 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,456	
Total:			170,004	137,699
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath		1	3,128	2,534
Deck				
Treated Wood		160	3,298	2,671
Treated Wood		20	860	697
Treated Wood		20	860	697
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		672	20,987	16,999
Door Opener		2	830	672
Water/Sewer				
Public Sewer		1	1,152	933
Water Well, 100 Feet		1	5,150	4,171
Fireplaces				
Prefab 1 Story		1	1,804	1,461
Local Cost Items				
SANITARY SEWER		1	0	0 *87% Good
Totals:			208,073	168,534

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 192,129

2026 Est. T.C.V. 009-430-002-00					=	204,296
Est. TCV/Total Floor Area = 140.31, Most recent sale 03/01/2005 for 4,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
94,100	94,100	94,100	39,863	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,000		0	0	1,076	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-430-002-00

Page: 2

102,100	102,100	102,100	40,939	40,939	0

009-430-003-002026 Est. T.C.V.ROOT RENTALS LLC
Property Class: 4016095 JAMES DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 3 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	117.00	203.00	1.1434	0.7627	110	100	11,223
117 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =							11,223

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	440 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,680	
Total:			192,413	144,310
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	889
3 Fixture Bath		1	3,721	2,791
Deck				
Treated Wood		350	5,628	4,221
Treated Wood		48	1,628	1,221
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		672	23,910	17,932
Door Opener		2	935	701
Water/Sewer				
Public Sewer		1	1,300	975
Water Well, 100 Feet		1	5,415	4,061
Built-Ins				
Appliance Allow.		1	1,897	1,423
Local Cost Items				
SANITARY SEWER		1	0	0 *87% Good
Totals:			238,032	178,524

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 203,517

2026 Est. T.C.V. 009-430-003-00					=	215,690
Est. TCV/Total Floor Area = 128.39, Most recent sale 02/08/2017 for 27,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
99,300	99,300	99,300	52,773	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,500		0	0	1,424	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT

Parcel Number: 009-430-003-00

Page: 2

107,800	107,800	107,800	54,197	54,197	0

03/24/2026
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Valuation Report

DB: Lake2026

009-430-005-01

2026 Est. T.C.V.

ROUTZAHN DAVID L & MARCIA J TRUST

Property Class: 401

W JAMES DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 4 & 5 LAKE ESTATES.

COMBINED ON 12/15/2024 FROM 009-430-005-00, 009-430-004-00;

Split/Comb. on 12/15/2024 completed 12/15/2024 TIM

;

Parent Parcel(s): 009-430-005-00, 009-430-004-00;

Child Parcel(s): 009-430-005-01;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	196.00	1.0025	0.7560	110	100		8,337
A 200' @ 110/	98.00	196.00	1.0025	0.7560	110	100		8,170
198 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =								16,507

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	172	50	630
Wood Frame	24.98	117	50	1,461
Wood Frame	31.15	64	50	997
Total Estimated Land Improvements True Cash Value =				3,088

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls CD

Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = 1378 SF Floor Area = 1378 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,378		
Total:				140,484	105,362

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	889
3 Fixture Bath	1	3,721	2,791

Deck

Treated Wood	120	2,776	2,082
Treated Wood	218	4,129	3,097

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	1008	29,071	21,803
Door Opener	1	468	351

Water/Sewer

Public Sewer	1	1,300	975
Water Well, 100 Feet	1	5,415	4,061

Local Cost Items

SANITARY SEWER	1	0	0	*78% Good
Totals:		188,549	141,411	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 139,997

2026 Est. T.C.V. 009-430-005-01 = 159,592

Est. TCV/Total Floor Area = 115.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
67,000	67,000	67,000	66,499	2.70

Parcel Number: 009-430-005-01

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		12,800	0	0	1,795	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	79,800		79,800	79,800	68,294	68,294	68,294

009-430-006-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6131 W JAMES ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 12 T22N R8W LOT 6 LAKE ESTATES.		
ADD SEWER FOR 05		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/	98.00	197.00
98 Actual Front Feet,	0.44	Total Acres
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		Value
		9,753
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Wood Frame	30.54	68 50
Total Estimated Land Improvements True Cash Value =		Cash Value
		1,038
Cost Est. for Res. Bldg: 1	Single Family	BOCA/STATE
	Cls CD	Blt 1989
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1084 SF Floor Area = 1084 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Basement
1 Story	Siding	Slab
	Size	Cost New
	958	Depr. Cost
	126	
Total:	149,966	112,473
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185
		889
Deck		
Treated Wood	80	2,133
		1,600
Water/Sewer		
Public Sewer	1	1,300
Water Well, 100 Feet	1	5,415
		4,061
Built-Ins		
Appliance Allow.	1	1,897
		1,423
Local Cost Items		
SANITARY SEWER	1	0
		0
		*92% Good
Totals:	161,896	121,421
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV:		
		138,420
2026 Est. T.C.V. 009-430-006-00 = 149,211		
Est. TCV/Total Floor Area = 137.65, Most recent sale 05/24/2010 for 18,500		
2025 Assessed	MBOR	S.E.V.
67,500	67,500	67,500
	Base for Cap	IRM
	26,668	2.70
2026 New Eq. Adjustment	Loss	Additions
0	7,100	0
		Tax Adjustment
		720
2026 Assessed	MBOR	S.E.V.
74,600	74,600	74,600
	Capped	->Taxable<-
	27,388	27,388
		PRE/MBT
		0

009-430-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NLG ENTERPRISE LLC
6175 W JAMES DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 7 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/	98.00	196.00	1.1952	0.7560	110	100			9,741
98 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =									9,741

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,080		
Total:				171,114	124,912

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,422	1,038	
3 Fixture Bath		1	4,478	3,269	
Water/Sewer					
Public Sewer		1	1,465	1,069	
Water Well, 100 Feet		1	5,734	4,186	
Built-Ins					
Appliance Allow.		1	2,713	1,980	
Local Cost Items					
SANITARY SEWER		1	0	0	*81% Good
Totals:				186,926	136,454

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 135,089

2026 Est. T.C.V. 009-430-007-00				=	144,830
Est. TCV/Total Floor Area = 134.10, Most recent sale 06/17/2010 for 39,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
55,500	55,500	55,500	26,748	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,900	0	0	722	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,400	72,400	72,400	27,470	27,470	0

03/24/2026
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Valuation Report

DB: Lake2026

009-430-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

COLE NOAH & KIRSI
6209 JAMES DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 8, 9 & 10 LAKE ESTATES.

Roof Structure converted to existing grg for 08. No permit in file.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	97.50	196.32	0.8236	0.7563	110	100		6,681
A 200' @ 110/	172.82	245.40	0.8236	0.7997	110	100		12,522
A 200' @ 110/	164.28	260.00	0.8236	0.8113	110	100		12,076
435 Actual Front Feet, 2.39 Total Acres							Total Est. Land Value =	31,278

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1204	0	0
D/W/P: 3.5 Concrete	6.58	80	0	0
Wood Frame	29.49	96	50	1,415
Wood Frame	28.29	112	50	1,584

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,374

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
Total:				233,758	187,013

Other Additions/Adjustments

Recreation Room	827	15,688	12,550
Exterior			
Brick Veneer	32	530	424
Plumbing			
Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
Porches			
WCP (1 Story)	142	6,653	5,322
WGEP (1 Story)	199	15,910	12,728
Deck			
Treated Wood	175	3,651	2,921
Treated Wood	244	4,548	3,638
w/Roof (Roof portion)	64	1,212	970

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	34,550	27,640
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	2	1,054	843

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Parcel Number: 009-430-009-00

Page: 2

Built-Ins			
Appliance Allow.	1	2,713	2,170
Fireplaces			
Direct-Vented Gas	1	2,963	2,370
Local Cost Items			
SANITARY SEWER	1	0	0
Totals:		333,740	266,997
Notes: Modular (MRBC)			
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV:		304,377	

2026 Est. T.C.V. 009-430-009-00				=	341,029	
Est. TCV/Total Floor Area = 252.24, Most recent sale 07/18/2024 for 315,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
155,900	155,900	155,900	155,900	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	0	4,209	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,500	170,500	170,500	160,109	160,109	160,109	

009-430-011-002026 Est. T.C.V.BITTELL CAROL C

Property Class: 4011816 S BARBARA DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 11 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	96.00	226.00	1.2014	0.7834	110	100	9,939
96 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =		9,939

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		28.69	80 50	1,147
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		0.00	0 95	950
Total Estimated Land Improvements True Cash Value =				2,097

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1974

(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 1300 SF Floor Area = 1346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,300		
1 Story	Siding	Overhang	12		
1 Story	Siding	Overhang	34		
Total:				190,102	114,061

Other Additions/Adjustments					
Recreation Room					
		374	6,799	4,079	
Exterior					
Brick Veneer					
		245	3,734	2,240	
Basement, Outside Entrance, Below Grade					
		1	2,293	1,376	
Plumbing					
Average Fixture(s)					
		1	1,185	711	
2 Fixture Bath					
		1	2,502	1,501	
Porches					
WPP					
		303	4,772	2,863	
WCP (1 Story)					
		80	4,052	2,431	
WPP					
		12	588	353	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Basement Garage: 1 Car					
		1	2,651	1,591	
Water/Sewer					
Public Sewer					
		1	1,300	780	
Water Well, 100 Feet					
		1	5,415	3,249	
Built-Ins					
Appliance Allow.					
		1	1,897	1,138	
Local Cost Items					
SANITARY SEWER					
		1	0	0	*84% Good
Totals:				227,290	136,373

Notes:

Parcel Number: 009-430-011-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

167,739

2026 Est. T.C.V. 009-430-011-00				=	179,775	
Est. TCV/Total Floor Area = 133.56						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
76,200	76,200	76,200		43,134	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	13,700	0		0	1,164	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<- PRE/MBT	
89,900	89,900	89,900		44,298	44,298	44,298

009-430-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BITTELL RAYMOND & CAROL
S BARBARA DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 12 LAKE ESTATES.

96 H.S @ 7-96 BOR

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	90.00	226.00	1.2209	0.7834	110	100		9,469	
90 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =			9,469	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	240	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1

Single Family

GRG

Cls CD

Blt 1994

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						

Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	17,610	15,849
	Totals:	17,610	15,849

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 19,494

2026 Est. T.C.V. 009-430-012-00				=	29,913		
Est. TCV/Total Floor Area = 0.00							
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	13,300		13,300	13,300	8,402	2.70	
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	1,700	0		0	226	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	15,000	15,000	15,000		8,628	8,628	8,628

009-430-013-00	2026 Est. T.C.V.	FLEMING CODY J & WESCOAT NATASHA L
Property Class: 401		1796 S BARBARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 13 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	90.00	226.00	1.2209	0.7834	110	100	9,469
90 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =							9,469

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	1200 50	4,176
D/W/P: Asphalt Paving		3.10	1800 50	2,790
Total Estimated Land Improvements True Cash Value =				6,966

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = 1240 SF Floor Area = 1240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
1 Story	Siding	Crawl Space	136		
Total:				195,399	127,009

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,422	924	
Porches					
CCP (1 Story)		100	2,954	1,920	
Deck					
Treated Wood		300	5,199	3,379	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		784	29,604	19,243	
Common Wall: 1 Wall		1	-2,589	-1,683	
Door Opener		2	1,054	685	
Water/Sewer					
Public Sewer		1	1,465	952	
Water Well, 100 Feet		1	5,734	3,727	
Built-Ins					
Appliance Allow.		1	2,713	1,763	
Local Cost Items					
SANITARY SEWER		1	0	0	*87% Good
Totals:			242,955	157,919	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 194,240

2026 Est. T.C.V. 009-430-013-00 = 210,675							
Est. TCV/Total Floor Area = 169.90, Most recent sale 07/13/2023 for 320,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
90,200	90,200	90,200	81,345	2.70			
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	2,196	0		

Parcel Number: 009-430-013-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	105,300	105,300	105,300	83,541	83,541	83,541

03/24/2026
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Valuation Report

DB: Lake2026

009-430-014-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLEMING CODY J & WESCOAT NATASHA L
S BARBARA DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 14 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	90.00	226.00	1.2209	0.7834	110	100		9,469
90 Actual Front Feet,	0.47	Total Acres			Total Est.	Land Value =		9,469

2026 Est. T.C.V. 009-430-014-00

=

9,469

Est. TCV/Total Floor Area = 7.64, Most recent sale 07/13/2023 for 320,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,900	3,900	3,900	3,900	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	105	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,700	4,700	4,700	4,005	4,005	4,005

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-430-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

REINKE FREDERICK C
1746 S BARBARA DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 15 LAKE ESTATES.

ADD SEWER FOR 05.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	226.00	1.1892	0.7834	110	100		10,248
100 Actual Front Feet, 0.52 Total Acres					Total Est. Land Value =			10,248

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1300	50	4,524
Wood Frame	24.62	200	50	2,462
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements True Cash Value =				8,401

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C

Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1444 SF Floor Area = 1444 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,444		
Total:				192,705	115,623

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

CCP (1 Story)	160	4,541	2,725

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	576	16,111	9,667
Door Opener	1	527	316

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Wood Stove	1	2,503	1,502

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
Totals:		230,717	138,431	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 137,047

2026 Est. T.C.V. 009-430-015-00 = 155,696

Est. TCV/Total Floor Area = 107.82

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
61,200	61,200	61,200	34,783	2.70

Parcel Number: 009-430-015-00

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		16,600	0	0	939	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	77,800		77,800	77,800	35,722	35,722	35,722

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-430-017-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOSHER DALE G & KIM L TRUST
1696 S BARBARA DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 16 & 17 & S'LY 66.03 FT OF LOT 18 LAKE ESTATES.
12/2022 COMBINE PARCEL 430-018-00
SEC 12 T22N R8W LOT 16 & 17 LAKE ESTATES.
12/2016 COMBINE
FORMELRY . SEC 12 T22N R8W LOT 17 LAKE ESTATES.

NEW GRG, BWY ETC FOR 98

12/2016 COMBINE LOTS 16& 17 FOR ASSESSEMENT & TAX, TAXPAYER REQUEST.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	200.00	225.63	0.9312	0.7831	110	100		16,042
A 200' @ 110/	66.03	205.92	0.9312	0.7654	110	100		5,177
266 Actual Front Feet, 1.35 Total Acres								
Total Est. Land Value =								21,219

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	630	50	2,072
D/W/P: Crushed Rock	2.26	2600	50	2,938
Metal Prefab	20.18	84	50	847
Wood Frame	24.21	240	50	2,905
Total Estimated Land Improvements True Cash Value =				8,762

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1144 SF Floor Area = 1144 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,144		
			Total:	170,762	110,999

Other Additions/Adjustments

Basement Living Area	689	24,232	15,751

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood w/Roof (Deck Portion)	80	2,182	1,418
Treated Wood w/Roof (Roof portion)	80	1,479	961
Treated Wood w/Roof (Deck Portion)	64	1,953	1,269
Treated Wood w/Roof (Roof portion)	64	1,212	788

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	832	30,909	20,091
Door Opener	2	1,054	685

Class: C Exterior: Pole (Unfinished)

Base Cost	768	19,776	12,854

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Breezeways

Parcel Number: 009-430-017-00

Page: 2

Frame Wall	128	8,640	5,616	
Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good
Totals:		273,533	177,798	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 218,692

2026 Est. T.C.V. 009-430-017-00				=	248,673
Est. TCV/Total Floor Area = 217.37					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
107,500	107,500	107,500	65,533	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,800	0	1,769	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
124,300	124,300	124,300	67,302	67,302	67,302

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-430-019-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TROON ROBERT L & TROON HALEY E
6222 W CHARLES DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 19 & 18 EXCEPT THE S'LY 66.03FT THERE OF. LAKE ESTATES.
12/2022 COMBINE PARCEL 430-018-50
FORMERLY. SEC 12 T22N R8W LOT 19 LAKE ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	201.36	291.68	0.9983	0.8350	110	100		18,464
201 Actual Front Feet, 1.35 Total Acres							Total Est. Land Value =	18,464

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	850	0	0
D/W/P: Asphalt Paving	2.70	400	0	0
Metal Prefab	14.70	80	45	529

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				1,029

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	174,058	121,842

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	692
3 Fixture Bath	1	3,128	2,190

Deck

Treated Wood	80	2,086	1,460

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	504	17,015	11,910
Common Wall: 1 Wall	1	-2,227	-1,559

Water/Sewer

Public Sewer	1	1,152	806
Water Well, 100 Feet	1	5,150	3,605

Built-Ins

Appliance Allow.	1	1,607	1,125

Fireplaces

Prefab 1 Story	1	1,804	1,263

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
Totals:		204,761	143,334	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 163,401

Parcel Number: 009-430-019-00

Page: 2

2026 Est. T.C.V. 009-430-019-00					=	182,894
Est. TCV/Total Floor Area = 108.87, Most recent sale 05/26/2010 for 60,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
83,400	83,400	83,400	41,452	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,000	0	0	1,119	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
91,400	91,400	91,400	42,571	42,571	42,571	

009-430-020-002026 Est. T.C.V.SCHULTZ KATIE L

Property Class: 4016216 W CHARLES DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 20 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	200.56	1.1892	0.7604	110	100	9,947
100 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =		9,947

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.		33.84	10 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1020 SF Floor Area = 1020 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,020	
Total:			148,274	103,787
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 995
Deck				
Treated Wood			153	3,345 2,341
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			240	12,038 8,427
Water/Sewer				
Public Sewer			1	1,465 1,025
Water Well, 100 Feet			1	5,734 4,014
Built-Ins				
Appliance Allow.			1	2,713 1,899
Local Cost Items				
SANITARY SEWER			1	0 0 *91% Good
Totals:			174,991	122,488

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 150,660

2026 Est. T.C.V. 009-430-020-00					=	161,577
Est. TCV/Total Floor Area = 158.41, Most recent sale 08/23/2004 for 10,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
69,100	69,100	69,100		35,139	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,700	0	0	948	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
80,800	80,800	80,800		36,087	36,087	36,087

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-430-021-00

2026 Est. T.C.V.

SCHULTZ KATIE L

Property Class: 402

W CHARLES DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 21 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	199.00	1.1892	0.7589	110	100		9,927
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	9,927

2026 Est. T.C.V. 009-430-021-00

=

9,927

Est. TCV/Total Floor Area = 9.73, Most recent sale 08/17/2015 for 2,536

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,100	4,100	4,100	4,100	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	110	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	4,210	4,210	4,210

009-430-022-00	2026 Est. T.C.V.	SWAFFER JEAN B
Property Class: 401		6194 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 22 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	198.00	1.1892	0.7579	110	100		9,915
100 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value = 9,915

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	228	50	750
D/W/P: Asphalt Paving	3.10	1120	50	1,736
Total Estimated Land Improvements True Cash Value =				2,486

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	158,871	95,332

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

CPP	32	924	554

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	29,604	17,762
Common Wall: 1 Wall	1	-2,589	-1,553

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Deck

w/Roof (Roof portion)	256	4,027	2,416

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		205,167	123,109	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 151,424

2026 Est. T.C.V. 009-430-022-00					=	163,825	
Est. TCV/Total Floor Area = 132.97, Most recent sale 07/01/2016 for 75,700							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
70,400	70,400	70,400	47,688	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,500	0	0	1,287	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		

Parcel Number: 009-430-022-00

Page: 2

81,900	81,900	81,900	48,975	48,975	48,975

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-430-023-00

2026 Est. T.C.V.

PSAROS GREGORY & SHELLY

Property Class: 402

W CHARLES DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 23 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	196.00	1.1892	0.7560	110	100		9,890
100 Actual Front Feet, 0.45 Total Acres								9,890
Total Est. Land Value =								9,890

2026 Est. T.C.V. 009-430-023-00 = 9,890

Est. TCV/Total Floor Area = 8.03, Most recent sale 12/16/2011 for 39,950

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,000	4,000	4,000	4,000	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	0	108	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,900	4,900	4,900	4,108	4,108	4,108

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-430-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PSAROS GREGORY A
6114 CHARLES DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 24 & 25. LAKE ESTATES.

ADD SEWER FOR 05

COMBO W/025-00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	194.15	0.9765	0.7542	110	100	LOT 24	8,101
A 200' @ 110/	120.00	192.39	0.9765	0.7525	110	100	LOT 25	9,699
220 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								17,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	40	0	0
D/W/P: 3.5 Concrete	6.58	80	50	263
D/W/P: 4in Concrete	6.96	750	50	2,610
D/W/P: Crushed Rock	2.26	2000	50	2,260
Wood Frame	27.63	128	94	3,325
Total Estimated Land Improvements True Cash Value =				8,458

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 952 SF Floor Area = 1666 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	952		
Total:				210,935	158,180

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Deck

Treated Wood	80	2,182	1,636
Treated Wood	25	1,140	855

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals: 251,917 188,914

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 232,364

Parcel Number: 009-430-024-00

Page: 2

2026 Est. T.C.V. 009-430-024-00						
= 258,622						
Est. TCV/Total Floor Area = 155.24						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	110,000	110,000	110,000	67,655	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,300	0	0	1,826	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	129,300	129,300	129,300	69,481	69,481	69,481

009-430-026-00	2026 Est. T.C.V.	HEEREN KYLE GREGORY
Property Class: 401		6060 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 26 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	116.00	193.00	1.1459	0.7531	110	100	11,011
116 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =							11,011

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.89	1248 50	1,803
D/W/P: 3.5 Concrete		6.16	350 50	1,078
Total Estimated Land Improvements True Cash Value =				2,881

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1989

(11) Heating System: Forced Hot Water

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
Total:				163,316	106,157
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
3 Fixture Bath			1	3,721	2,419
Deck					
Treated Wood			25	1,117	726
Treated Wood			96	2,355	1,531
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	18,926	12,302
Door Opener			1	468	304
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 100 Feet			1	5,415	3,520
Built-Ins					
Appliance Allow.			1	1,897	1,233
Fireplaces					
Direct-Vented Gas			1	2,107	1,370
Local Cost Items					
SANITARY SEWER			1	0	0 *72% Good
Totals:				201,807	131,177

Notes: SCHULTZ HOMES

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 129,865

2026 Est. T.C.V. 009-430-026-00					=	143,757
Est. TCV/Total Floor Area = 106.96, Most recent sale 01/06/2025 for 162,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
56,400	56,400	56,400	44,409	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,500		0	0	1,199	0

Parcel Number: 009-430-026-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	71,900	71,900	71,900	45,608	45,608	45,608

DB: Lake2026

009-430-027-00	2026 Est. T.C.V.	DUVALL NORMA J
Property Class: 401		6050 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

1 . SEC 12 T22N R8W LOT 27 EXC BEG AT NE COR THEREOF TH W'LY ON N LINE 52.88 FT S
1 DEG 48' E TO E'LY LINE NE'LY ON E'LY LINE TO POB LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	66.03	483.97	1.3192	0.9477	110	100		9,081
66 Actual Front Feet, 0.73 Total Acres							Total Est. Land Value =	9,081

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	672	71	3,140
Total Estimated Land Improvements True Cash Value =				3,140

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
			Total:	154,469	100,405

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	60	1,870	1,215

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	13,961

Water/Sewer

Public Sewer	1	1,465	952

Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 192,148 124,894

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 153,620

2026 Est. T.C.V. 009-430-027-00 = 165,841

$$\text{Est. TCV/Total Floor Area} = 172.75$$

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
70,700	70,700	70,700	43,617	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,200	0	0	1,177	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,900	82,900	82,900	44,794	44,794	44,794

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-430-028-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ALLEN KEVIN & FAITH
1693 S KATHLEEN DR
Lake City, MI 49651

. SEC 12 T22N R8W LOT 28 & BEG AT NE COR OF LOT 27 TH W'LY ON N LINE 52.88 FT S
1 DEG 48 FT E TO E'LY LINE OF LOT 27 NE'LY ON SAID E'LY LINE TO POB LAKE
ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	66.03	508.19	1.3192	0.9593	110	100		9,192
66 Actual Front Feet, 0.77 Total Acres								Total Est. Land Value = 9,192

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	3100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Average

Blt 1989

(11) Heating System: Heat Pump

Ground Area = 1781 SF Floor Area = 1781 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1560		
Addition	Siding	Crawl	221		
Total:			130,250	71,637	

Other Additions/Adjustments

Plumbing

3 Fixture Bath

1

2,944

1,619

Porches

WCP (1 Story)

180

6,908

3,799

WCP (1 Story)

156

6,271

3,449

CCP (1 Story)

372

8,258

4,542

WPP

64

2,528

1,390

Deck

Treated Wood

240

4,500

2,475

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

672

26,665

14,666

Door Opener

2

1,054

580

Water/Sewer

Public Sewer

1

1,465

806

Water Well, 100 Feet

1

5,734

3,154

Local Cost Items

SANITARY SEWER

1

0

0

*90% Good

Totals:

196,577

108,117

Notes: 1989 FAIRMONT

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV:

101,630

2026 Est. T.C.V. 009-430-028-00

=

113,197

Est. TCV/Total Floor Area = 63.56, Most recent sale 04/14/2025 for 115,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-430-028-00

Page: 2

	46,000		46,000		46,000		44,846		2.70	
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment	Losses
	0		10,600		0		0		11,754	0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-	PRE/MBT
	56,600		56,600		56,600		46,056		56,600	56,600

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
61,400	61,400	61,400	47,861	47,861	47,861

009-430-030-00	2026 Est. T.C.V.	ARMSTRONG BROOK
Property Class: 401		1725 S KATHLEEN DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 12 T22N R8W LOT 30 LAKE ESTATES.		
OLD HOUSE MOVED IN..REMODELED		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/	93.00	185.00
93 Actual Front Feet,	0.40	Total Acres
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		Value
		9,231
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Residential Local Cost Land Improvements		Cash Value
Description	Rate	Size % Good
LAND IMPROVE 1000	1,000.00	1 97
Total Estimated Land Improvements	True	Cash Value =
		970
Cost Est. for Res. Bldg: 1 Single Family 1.25S		
	Cls CD	Blt 1925
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1404 SF Floor Area = 1638 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		
Building Areas		
Stories	Exterior	Foundation
1.25 Story	Siding	Basement
1 Story	Siding	Crawl Space
	Size	Cost New
	936	Depr. Cost
	468	
Total:	199,362	109,649
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185
		652
Porches		
CCP (1 Story)	208	5,221
CGEP (1 Story)	70	5,578
		2,872
		3,068
Garages		
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	480	18,926
		10,409
Water/Sewer		
Public Sewer	1	1,300
Water Well, 100 Feet	1	5,415
		715
		2,978
Built-Ins		
Appliance Allow.	1	1,897
		1,043
Local Cost Items		
SANITARY SEWER	1	0
		0
		*94% Good
Totals:	238,884	131,386
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		
		161,605

2026 Est. T.C.V. 009-430-030-00						=	171,806
Est. TCV/Total Floor Area = 104.89, Most recent sale 10/01/2018 for 55,198							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
72,800	72,800	72,800	49,862	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	13,100	0	0	1,346	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		

Parcel Number: 009-430-030-00

Page: 2

85,900	85,900	85,900	51,208	51,208	51,208

009-430-031-00	2026 Est. T.C.V.	ANDRASH STEPHEN & PATRICIA
Property Class: 201		1748 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 31 LAKE ESTATES.

ADD SEWER FOR 05

2010 NOTE: UNLIKE RESIDENTIAL SITES IN THE 430 SUB, THIS SITE AND THE OTHER COMM TO THE SOUTH HAS ACCESS TO M55 -TIM

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	94.00	183.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L		0.40 Acres			18000	100		7,110
* denotes lines that do not contribute to the total acreage calculation.								
94 Actual Front Feet,	0.40	Total Acres			Total Est.	Land Value =		7,110

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	5000	100	15,500
Total Estimated Land Improvements True Cash Value =				15,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1969

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	121,578	66,867

Other Additions/Adjustments

Water/Sewer

1000 Gal Septic	1	4,689	2,579
Water Well, 100 Feet	1	5,734	3,154

Porches

CPP	63	1,525	839

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	720	25,214	13,868

Carports

Aluminum	360	5,144	2,829

Totals:	163,884	90,136

Notes:

ECF (201B COMMERCIAL GROUP B) 1.230 => TCV: 110,867

2026 Est. T.C.V. 009-430-031-00 = 133,477

Est. TCV/Total Floor Area = 154.49, Most recent sale 10/01/1995 for 25,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
59,100	59,100	59,100	28,965	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,600	0	0	782	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,700	66,700	66,700	29,747	29,747	0

009-430-032-002026 Est. T.C.V. STANLEY LAURA
Property Class: 4016068 W JAMES DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 32 LAKE ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	132.00	119.51	1.1095	0.6681	110 100	10,762
132 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =	10,762

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	5.77	192 0	0
D/W/P: Asphalt Paving	2.70	1200 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =			970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,008	
Total:			130,418	91,293
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	692
2 Fixture Bath		1	2,074	1,452
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		384	14,173	9,921
Common Wall: 1 Wall		1	-2,227	-1,559
Water/Sewer				
Public Sewer		1	1,152	806
Water Well, 100 Feet		1	5,150	3,605
Built-Ins				
Appliance Allow.		1	1,607	1,125
Local Cost Items				
SANITARY SEWER		1	0	0 *94% Good
Totals:			153,335	107,335

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 132,022

2026 Est. T.C.V. 009-430-032-00					=	143,754
Est. TCV/Total Floor Area = 142.61, Most recent sale 06/29/2010 for 57,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
60,900	60,900	60,900	38,157	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,000	0	0	1,030	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,900	71,900	71,900	39,187	39,187	39,187	

009-430-033-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROOT RENTALS LLC
6096 W JAMES DR
Lake City, MI 49651

. SEC 12 T22N R8W LOT 33 LAKE ESTATES.

TO STATE FOR 97 @ 12-97 BOR RETURN TO ROLL FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	111.00	142.00	1.1586	0.6975	110	100	9,867
111 Actual Front Feet, 0.36 Total Acres				Total Est. Land Value =			9,867

Land Improvement Cost Estimates							
Description				Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving				2.89	480	0	0
Wood Frame				28.69	80	25	574
Residential Local Cost Land Improvements							
Description				Rate	Size	% Good	Cash Value
LAND IMPROVE 1000				1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =							1,524

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls CD

Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1568 SF Floor Area = 1568 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas							
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space		1,568			
Total:				181,386	136,037		
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)				1	1,185	889	
3 Fixture Bath				1	3,721	2,791	
Water/Sewer							
Public Sewer				1	1,300	975	
Water Well, 100 Feet				1	5,415	4,061	
Built-Ins							
Appliance Allow.				1	1,897	1,423	
Local Cost Items							
SANITARY SEWER				1	0	0	*83% Good
Totals:				194,904	146,176		

Notes: 1996 PATRIOT

2014 REROOF

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV:

144,714

2026 Est. T.C.V. 009-430-033-00							
						=	156,105
Est. TCV/Total Floor Area = 99.56, Most recent sale 03/16/2005 for 4,500							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
60,300	60,300	60,300	33,628	2.70			
2026 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,800	0	0	0	907	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
78,100	78,100	78,100	34,535	34,535		0	

009-430-034-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HEATER WARREN J & SHARON E
JAMES DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 34 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250	
100 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value =	
								9,250	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	100	50	1,464
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements True Cash Value =				2,793

2026 Est. T.C.V. 009-430-034-00					=	12,043
Est. TCV/Total Floor Area = 7.68, Most recent sale 08/01/1999 for 66,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,100	5,100	5,100	3,676		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	99	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,000	6,000	6,000	3,775	3,775	3,775	

03/24/2026

Valuation Report

DB: Lake2026

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009-430-035-00

2026 Est. T.C.V.

HEATER WARREN J & SHARON E

Property Class: 401

6110 JAMES DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 35 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres								9,250
Total Est. Land Value =								9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	980	0	0
Wood Frame	21.69	224	71	3,450
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,400

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
Total:				155,608	93,365

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,376	
Plumbing				
Average Fixture(s)	1	1,185	711	
Deck				
Treated Wood	144	3,146	1,888	
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	600	22,044	13,226	
Common Wall: 1 Wall	1	-2,421	-1,453	
Water/Sewer				
Public Sewer	1	1,300	780	
Water Well, 100 Feet	1	5,415	3,249	
Built-Ins				
Appliance Allow.	1	1,897	1,138	
Porches				
CPP	16	414	248	
Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good
Totals:		190,881	114,528	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

140,869

2026 Est. T.C.V. 009-430-035-00

=

154,519

Est. TCV/Total Floor Area = 137.96

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-430-035-00

Page: 2

	65,900		65,900		65,900		42,383		2.70		
2026	New	Eq.	Adjustment		Loss		Additions		Tax Adjustment		Losses
	0		11,400		0		0		1,144		0
2026	Assessed		MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
	77,300		77,300		77,300		43,527		43,527		43,527

009-430-036-002026 Est. T.C.V. HEATER WARREN J & SHARON E
Property Class: 401JAMES DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 36 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100	9,250
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							9,250

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	320	99	1,951
Total Estimated Land Improvements True Cash Value =				1,951

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2009

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			1200	37,692 32,038
Totals:			37,692	32,038

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 39,407

2026 Est. T.C.V. 009-430-036-00				=	50,608
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
22,500	22,500	22,500	15,762	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,800	0	0	425	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,300	25,300	25,300	16,187	16,187	16,187

009-430-037-002026 Est. T.C.V.

Property Class: 401SHEIDLER DONALD B & JUNE A

Map #:LAKE TOWNSHIP6172 JAMES DR

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 37 LAKE ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110 100	9,250
100 Actual Front Feet,	0.34	Total Acres	Total Est. Land Value =			9,250

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	80	94	463
Total Estimated Land Improvements True Cash Value =				463

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
Total:			154,340	108,037	

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	829	

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	384	16,339	11,437	
Common Wall: 1 Wall	1	-2,421	-1,695	

Water/Sewer				
Public Sewer	1	1,300	910	
Water Well, 100 Feet	1	5,415	3,790	

Built-Ins				
Appliance Allow.	1	1,897	1,328	

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:			178,055	124,636

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 153,302

2026 Est. T.C.V. 009-430-037-00					=	163,015
Est. TCV/Total Floor Area = 147.66						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
69,000	69,000	69,000	43,325	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,500	0	0	1,169	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,500	81,500	81,500	44,494	44,494	44,494	

009-430-038-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHEIDLER DONALD B & JUNE A
JAMES DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 38 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100	9,250
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							9,250

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1998

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			384	10,836	9,211
No Concrete Floor			384	-2,300	-1,955
Totals:				8,536	7,256

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 8,925

2026 Est. T.C.V. 009-430-038-00				=	18,175
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
7,900	7,900	7,900	6,098	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	164	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,100	9,100	9,100	6,262	6,262	6,262

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-430-039-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WEATHERBY JOAN L
1795 S BARBARA DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 39 LAKE ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

A 200' @ 110/100.00150.001.18920.70711101009,250

100 Actual Front Feet, 0.34 Total AcresTotal Est. Land Value =9,250

Land Improvement Cost Estimates

Description

Rate

Size

% Good

Cash Value

D/W/P: 3.5 Concrete5.776000

D/W/P: 4in Concrete6.0524000

Wood Frame19.51200501,951

Wood Frame22.83100501,141

Total Estimated Land Improvements True Cash Value =3,092

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories

Exterior

Foundation

Size

Cost New

Depr. Cost

1 StorySidingCrawl Space1,120

Total:124,38393,286

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

988

741

2 Fixture Bath

1

2,074

1,555

Deck

Treated Wood

288

4,844

3,633

w/Roof (Roof portion)

57

913

685

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

576

16,451

12,338

Water/Sewer

Public Sewer

1

1,152

864

Water Well, 100 Feet

1

5,150

3,862

Built-Ins

Appliance Allow.

1

1,607

1,205

Porches

CPP

24

588

441

Local Cost Items

SANITARY SEWER

1

0

0

*90% Good

Totals:158,150118,610

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV:135,215

2026 Est. T.C.V. 009-430-039-00 = 147,557

Est. TCV/Total Floor Area = 131.75

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-430-039-00

Page: 2

	68,200	68,200	68,200	28,888	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,600	0	0	779	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	73,800	73,800	73,800	29,667	29,667	29,667

009-430-040-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WEATHERBY ROBERT L & JOAN L
S BARBARA DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 40 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34			Total Acres		Total Est. Land Value =			9,250

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 1994

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			896	19,828	15,862
Class: CD Exterior: Pole (Unfinished)					
Base Cost			512	13,184	10,547
Totals:				33,012	26,409

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

32,483

2026 Est. T.C.V. 009-430-040-00				=	41,733
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,600	18,600	18,600	13,655	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	0	368	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,900	20,900	20,900	14,023	14,023	14,023

009-430-041-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KENYON TRAVIS L
6145 DONALD DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 41 & W 20 FT OF LOT 42 LAKE ESTATES.

NEW HOUSE FOR 96
96 HS @ 12-96 BOR

04 Combo w/042-00 for 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100			10,605
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =									10,605

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		35.03	64 85	1,906
Total Estimated Land Improvements True Cash Value =				1,906

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,232	
Total:			158,871	111,219
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 995
3 Fixture Bath			1	4,478 3,135
Deck				
Treated Wood			224	4,305 3,013
Water/Sewer				
Public Sewer			1	1,465 1,025
Water Well, 100 Feet			1	5,734 4,014
Built-Ins				
Appliance Allow.			1	2,713 1,899
Local Cost Items				
SANITARY SEWER			1	0 0 *86% Good
Totals:			178,988	125,300

Notes: MODULAR-Fleetwood 112B452648J

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 124,047

2026 Est. T.C.V. 009-430-041-00					=	136,558
Est. TCV/Total Floor Area = 110.84, Most recent sale 11/04/2017 for 63,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,100	53,100	53,100	32,269	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,200	0	0	871	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
68,300	68,300	68,300	33,140	33,140	33,140	

009-430-042-002026 Est. T.C.V.ROOT RENTALS LLC
Property Class: 4016111 W DONALD DR
Map #:LAKE TOWNSHIPLake City, MI 49651

SEC 12 T22N R8W LOTS 42 & 43 & THE W 14 FT OF 44 & EXC W 20 FT OF LOT 42. LAKE ESTATES.
5/18/2018 COMBINE A SPLIT FROM 430-044-00
FORMERLY SEC 12 T22N R8W LOTS 42 & 43 EXC W 20 FT OF LOT 42. LAKE ESTATES.

COMBINE ON 5/18/2018 A SPLIT FROM 430-044-00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
					* Factors *		LOTS 42 & 43		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	194.00	150.00	1.0076	0.7071	110	100		15,205	
194 Actual Front Feet, 0.67 Total Acres					Total Est. Land Value =			15,205	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	500	50	1,617
Wood Frame	23.76	150	50	1,782
Total Estimated Land Improvements True Cash Value =				3,399

Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1988

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
Total:				192,413	134,689
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	829
3 Fixture Bath			1	3,721	2,605
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			728	25,313	17,719
Door Opener			1	468	328
Water/Sewer					
Public Sewer			1	1,300	910
Water Well, 100 Feet			1	5,415	3,790
Built-Ins					
Appliance Allow.			1	1,897	1,328
Fireplaces					
Wood Stove			1	2,107	1,475
Local Cost Items					
SANITARY SEWER			1	0	0
					*82% Good
Totals:				233,819	163,673
Notes: HUD					

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 162,036

2026 Est. T.C.V. 009-430-042-00					=	180,640
Est. TCV/Total Floor Area = 107.52, Most recent sale 10/04/2017 for 31,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
70,600	70,600	70,600	35,714	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-430-042-00

Page: 2

0	19,700	0	0	964	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,300	90,300	90,300	36,678	36,678	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-430-044-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROOT RENTALS LLC
6077 W DONALD DR
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 44 EXC THE W 14' LAKE ESTATES
5/2018 SPLIT PART TO 430-044-10
FORMERLY. SEC 12 T22N R8W LOT 44 LAKE ESTATES.

11/2016 HOLE FILLED.
NEEDS FILL - DEEP HOLE

SPLIT ON 05/18/2018 COMPLETED 05/18/2018 TIM ;
PARENT PARCEL(S): 009-430-044-00;
CHILD PARCEL(S): 009-430-044-10;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	150.00	226.00	1.0746	0.7834	110	100		13,890
150 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								13,890

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	450	50	1,838
Total Estimated Land Improvements True Cash Value =				1,838

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C Blt 2023

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1404 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,404		
Total:				188,083	186,202

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Porches

WPP	48	2,152	2,130
CPP	192	3,671	3,634

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	26,398
Door Opener	2	1,054	1,043

Water/Sewer

Public Sewer	1	1,465	1,450
Water Well, 100 Feet	1	5,734	5,677

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals: 237,437 235,061

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 232,710

2026 Est. T.C.V. 009-430-044-00 = 248,438

Est. TCV/Total Floor Area = 176.95, Most recent sale 12/30/2022 for 14,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-430-044-00

Page: 2

	96,700	96,700	96,700	95,779	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,500	0	0	2,586	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	124,200	124,200	124,200	98,365	98,365	0

009-430-045-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		6066 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 45 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100	10,605
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =							10,605

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		7.58	768 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Mobile Home	HUD	Cls Good	Blt 1970

(11) Heating System: Forced Warm Air
Ground Area = 928 SF Floor Area = 928 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	672		
Addition	Siding	Crawl	256		
Expando			154		
Total:				96,257	33,689
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			136	1,676	587
Plumbing					
Average Fixture(s)			1	1,293	453
Porches					
WSEP (1 Story)			112	5,531	1,936
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			728	14,829	5,190
Water/Sewer					
Public Sewer			1	1,877	657
Water Well, 50 Feet			1	3,351	1,173
Built-Ins					
Appliance Allow.			1	3,899	1,365
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:				128,713	45,050

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV:				42,347

2026 Est. T.C.V. 009-430-045-00					=	53,902
Est. TCV/Total Floor Area = 58.08, Most recent sale 12/01/1997 for 17,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,800	21,800	21,800	14,435	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200		0	0	389	0

Parcel Number: 009-430-045-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	27,000	27,000	27,000	14,824	14,824	0

009-430-046-002026 Est. T.C.V.HART KATHERINE M
Property Class: 4016094 DONALD DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 46 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100	10,605
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =							10,605

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	840	71	3,441
Total Estimated Land Improvements True Cash Value =				3,441

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1336 SF Floor Area = 1336 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,032		
1 Story	Siding	Piers	304		
Total:			142,372	83,998	

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)	1	988	583		
Porches					
WGEP (1 Story)	304	17,653	10,415		
Deck					
Treated Wood	144	3,079	1,817		
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	720	25,121	14,821		
Water/Sewer					
Public Sewer	1	1,152	680		
Water Well, 100 Feet	1	5,150	3,038		
Built-Ins					
Appliance Allow.	1	1,607	948		
Fireplaces					
Exterior 1 Story	1	4,873	2,875		
Local Cost Items					
SANITARY SEWER	1	0	0	*89% Good	
Totals:			201,995	119,175	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 146,585

2026 Est. T.C.V. 009-430-046-00					=	160,631
Est. TCV/Total Floor Area = 120.23, Most recent sale 08/21/2019 for 95,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
70,000	70,000	70,000	56,194	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,300	0	0	1,517	0	

Parcel Number: 009-430-046-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	80,300	80,300	80,300	57,711	57,711	57,711

009-430-047-00	2026 Est. T.C.V.	LERG DONALD R & KATHI
Property Class: 401		6112 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 47 LAKE ESTATES.

ADD FINISHED GRG FOR 98 (HEATED)

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres					Total Est.	Land Value =		9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	286	50	941
D/W/P: 4in Concrete	6.96	100	50	348
Wood Frame	32.26	80	94	2,426
Total Estimated Land Improvements True Cash Value =				3,715

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1224 SF Floor Area = 1224 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,224		
			Total:	166,293	108,090

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

WCP (1 Story)	48	3,193	2,075

Deck

Treated Wood	120	2,840	2,499	*88% Good
Treated Wood	168	3,558	3,167	*89% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	832	37,490	24,368
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	226,169	148,514

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 182,672

2026 Est. T.C.V. 009-430-047-00 = 195,637

Est. TCV/Total Floor Area = 159.83

Parcel Number: 009-430-047-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	84,500	84,500	84,500	45,772	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,300	0	0	1,235	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	97,800	97,800	97,800	47,007	47,007	47,007

009-430-048-00	2026 Est. T.C.V.	MCGRATH DAVID
Property Class: 401		6132 W DONALD DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 12 T22N R8W LOT 48 LAKE ESTATES & THE EAST 1/2 OF LOT 49 IN THE PLAT OF LAKE ESTATES TOWSHIP OF LAKE COUNTY OF MISSAUKEE STATE OF MICHIGAN		
COMBINE 009-430-049-50 FROM 2014-03113 SECTION12 T22N R8W TOWSHIP OF LAKE COUNTY OF MISSAUKEE STATE OF MICHIGAN THE EAST 1/2 OF LOT 49 IN THE PLAT OF LAKE ESTATES		
9/11/2014 SPLIT FROM 009-430-049-00		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors * LOT 48 & 1/2 LOT 49		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	150.00 150.00 1.0746 0.7071 110 100	12,537
150 Actual Front Feet, 0.52 Total Acres	Total Est. Land Value =	12,537
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58 950 74	4,626
Total Estimated Land Improvements	True Cash Value =	4,626
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1977		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1056 SF Floor Area = 1056 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Basement 1,056	
	Total: 167,752	109,039
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,422	924
Porches		
WPP	80 2,844	1,849
WPP	96 3,010	1,956
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	358 17,445	11,339
Water/Sewer		
Public Sewer	1 1,465	952
Water Well, 100 Feet	1 5,734	3,727
Built-Ins		
Appliance Allow.	1 2,713	1,763
Local Cost Items		
SANITARY SEWER	1 0 0	*94% Good
	Totals: 202,385	131,549
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 161,805		

2026 Est. T.C.V. 009-430-048-00	=	178,968
Est. TCV/Total Floor Area = 169.48, Most recent sale 05/20/2025 for 67,370		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
76,100	76,100 76,100 49,756 2.70	
2026	New Eq. Adjustment Loss Additions Tax Adjustment Losses	
0	13,400 0 0 39,744 0	

Parcel Number: 009-430-048-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	89,500	89,500	89,500	51,099	89,500	89,500

009-430-049-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WILSON BILLY D & DONNA M
6170 W DONALD DR
LAKE CITY, MI 49651

2014-03113 SEC 12 T22N R82 W 1/2 LOT 49 LAKE ESTATES

EXEMPT SPLIT ON 10/7/2014 INTO 009-439-049-50
FORMERLY. SEC 12 T22N R8W LOT 49 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	50.00	150.00	1.4142	0.7071	110	100		5,500
50 Actual Front Feet,	0.17	Total Acres			Total Est. Land Value =			5,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	60	80	296
Total Estimated Land Improvements True Cash Value =				296

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 1990

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	22,428	19,064
Totals:				22,428	19,064
Notes:					
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:					23,449

2026 Est. T.C.V. 009-430-049-00	=	29,245
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/1996 for 52,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
13,100 13,100 13,100 5,800 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 1,500 0 0 156 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
14,600 14,600 14,600 5,956 5,956 0		

03/24/2026
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Valuation Report

DB: Lake2026

009-430-050-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WILSON BILLY D & DONNA M
6170 W DONALD DR
Lake City, MI 49651

. SEC 12 T22N R8W LOT 50 LAKE ESTATES.

97 TV UNCAPPED 12-97 BOR TO 15900
ADD SEWER FOR 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres								9,250
Total Est. Land Value =								9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	372	50	1,146
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				2,404

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls CD

Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1152 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,152		
Total:				116,422	69,852

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,185

711

Porches

CSEP (1 Story)

288

10,512

6,307

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

624

22,632

13,579

Common Wall: 1/2 Wall

1

-1,207

-724

Water/Sewer

Public Sewer

1

1,300

780

Water Well, 100 Feet

1

5,415

3,249

Built-Ins

Appliance Allow.

1

1,897

1,138

Local Cost Items

SANITARY SEWER

1

0

0

*94% Good

Totals:

158,156

94,892

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV:

93,943

2026 Est. T.C.V. 009-430-050-00

=

105,597

Est. TCV/Total Floor Area = 91.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
44,100	44,100	44,100	25,964	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	701	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,800	52,800	52,800	26,665	26,665	0

009-430-051-002026 Est. T.C.V.SOLTOW JACK D TRUST

Property Class: 4016188 DONALD DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 51 LAKE ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110 100	9,250
100 Actual Front Feet,	0.34	Total Acres	Total Est. Land Value =			9,250

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Concrete	6.96	1240 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1971

(11) Heating System: Wall Furnace

Ground Area = 1440 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1440		
Total:			95,330	33,365	
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			168	1,969	689
Porches					
WCP (1 Story)			60	3,345	1,171
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			576	16,111	5,639
Water/Sewer					
Public Sewer			1	1,465	513
Water Well, 100 Feet			1	5,734	2,007
Deck					
w/Roof (Roof portion)			1440	21,427	7,499
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:			145,381	50,883	

Notes: 1971 GLEN ARVIN MHD

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.940 => TCV: 47,830

2026 Est. T.C.V. 009-430-051-00			=	58,030
Est. TCV/Total Floor Area = 40.30, Most recent sale 06/02/2005 for 45,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
23,600	23,600	23,600	16,133	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	435	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
29,000	29,000	29,000	16,568	16,568 0

009-430-053-002026 Est. T.C.V. WHITAKER KEVIN & JENNI
Property Class: 402 CHARLES DR
Map #: LAKE CITY, MI 49651

E 1/2 OF LOT 53. LAKE ESTATES.

98 SPLIT 1/2 LOT TO 053-50 FOR 99

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	50.00	150.00	1.4142	0.7071	110	100	1/2 OF LOT 53	5,500	
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	5,500	

2026 Est. T.C.V. 009-430-053-00

=

5,500

Est. TCV/Total Floor Area = 3.82, Most recent sale 09/27/2021 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM					
2,300	2,300	2,300	2,045	2.70					
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses				
0	500	0	0	55	0				
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
2,800	2,800	2,800	2,100	2,100	0				

03/24/2026
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Valuation Report

DB: Lake2026

009-430-053-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BIGHAM JANE M
1695 S BARBARA DR
LAKE CITY, MI 49651

LOT 52 & W 1/2 LOT 53. LAKE ESTATES.

98 SPLIT 1/2 LOT FOR 053-00 FOR 99
99 COMBO W/052-00 FOR 00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

LOT 52 * 1/2 OF 53

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	150.00	150.00	1.0746	0.7071	110	100		12,537
150 Actual Front Feet, 0.52 Total Acres								12,537
Total Est. Land Value =								12,537

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1000	0	0
Wood Frame	29.49	96	95	2,689

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,639

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C

Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1456 SF Floor Area = 1456 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
Total:				194,085	145,563

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Deck

Treated Wood	80	2,182	1,636
Treated Wood	150	3,300	2,475

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	28,391	21,861	*77% Good

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Breezeways

Frame Wall	80	5,400	4,050

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good
Totals:		249,170	187,443	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 185,569

2026 Est. T.C.V. 009-430-053-50 = 201,745

Parcel Number: 009-430-053-50

Page: 2

Est. TCV/Total Floor Area = 138.56						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	79,000	79,000	79,000	47,364	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,900	0	0	1,278	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	100,900	100,900	100,900	48,642	48,642	48,642

009-430-054-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WHITAKER KEVIN & JENNI
6201 W CHARLES DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 54 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100	9,250
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							9,250

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	826 50	3,374
Total Estimated Land Improvements True Cash Value =				3,374

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2024

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,433
Porches				
CCP (1 Story)			114	3,336 3,303
Deck				
Treated Wood			120	2,840 2,812
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			1	527 522
Base Cost			1344	31,786 31,468
Totals:				34,011 33,672

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 41,417

2026 Est. T.C.V. 009-430-054-00					=	54,041
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/27/2021 for 10,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
23,900	23,900	23,900	22,173	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	598	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
27,000	27,000	27,000	22,771	22,771	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-430-055-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GUNNERSON MATTHEW A
6133 CHARLES DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 55 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres								9,250
Total Est. Land Value =								9,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1800	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,092			*90% Good
Total:				132,472	119,226	

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,185

1,066

Porches

CPP

30

825

742

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

676

24,012

21,611

Common Wall: 1 Wall

1

-2,421

-1,816

Door Opener

2

935

841

Water/Sewer

Public Sewer

1

1,300

1,170

Water Well, 100 Feet

1

5,415

4,873

Built-Ins

Appliance Allow.

1

1,897

1,707

Breezeways

Frame Wall

80

4,704

4,234

Local Cost Items

SANITARY SEWER

1

0

0

*91% Good

Totals:

170,324

153,654

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

188,994

2026 Est. T.C.V. 009-430-055-00

=

200,744

Est. TCV/Total Floor Area = 183.83, Most recent sale 04/18/2023 for 140,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
86,400	86,400	86,400	77,634	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-430-055-00

Page: 2

	0	14,000	0	0	2,096	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	100,400	100,400	100,400	79,730	79,730	0

009-430-056-002026 Est. T.C.V.

Property Class: 401RISTOW ISSIAH & HISLIP SAVANA R

Map #:LAKE TOWNSHIP6111 W CHARLES DR

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 56 LAKE ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	150.00	1.1892	0.7071	110	100		9,250
100 Actual Front Feet, 0.34 Total Acres			Total Est. Land Value =			9,250		

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 50	500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,056		
			Total:	159,355	111,554
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
Porches					
WSEP (1 Story)			144	8,387	5,871
Deck					
Treated Wood			612	8,305	5,813
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	21,144	14,801
Common Wall: 1 Wall			1	-2,589	-1,812
Water/Sewer					
Public Sewer			1	1,465	1,025
Water Well, 100 Feet			1	5,734	4,014
Built-Ins					
Appliance Allow.			1	2,713	1,899
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Totals:				205,936	144,160

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 177,317

2026 Est. T.C.V. 009-430-056-00 = 187,067							
Est. TCV/Total Floor Area = 177.15, Most recent sale 08/22/2022 for 141,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
79,600	79,600	79,600	71,345	2.70			
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,900		0	0	1,926	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		

Parcel Number: 009-430-056-00

Page: 2

93,500	93,500	93,500	73,271	73,271	73,271

009-430-057-00	2026 Est. T.C.V.	TAYLOR CLIFFORD W & DAWN A
Property Class: 401		6089 W CHARLES DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 57 LAKE ESTATES.

NEW HOME FOR 97 NEW GRG FOR 00

CHG TO MHD CHG AV PER TRIB AS LOSS FOR 01

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100		10,605
120 Actual Front Feet,	0.41	Total Acres			Total Est.	Land Value =		10,605

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1809 SF Floor Area = 1809 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,809		
			Total:	204,606	143,224

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Deck

Treated Wood	264	4,683	3,278

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	28,616	20,031

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Local Cost Items

SANITARY SEWER	1	0	0	*80% Good
Totals:		251,423	175,995	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 200,634

2026 Est. T.C.V. 009-430-057-00 = 211,239

Est. TCV/Total Floor Area = 116.77, Most recent sale 08/01/1999 for 65,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
97,300	97,300	97,300	43,255	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,300	0	0	1,167	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,600	105,600	105,600	44,422	44,422	44,422

009-430-058-002026 Est. T.C.V. CHAMPLIN BRUCE & PATRICIA
Property Class: 4011696 S KATHLEEN DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 58 LAKE ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100		10,605	
120 Actual Front Feet,	0.41	Total Acres	Total Est. Land Value =					10,605	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	228	50	793
Wood Frame	32.26	80	50	1,290
Wood Frame	39.19	36	50	705
Total Estimated Land Improvements True Cash Value =				2,788

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1960

(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Basement	1,008	Depr. Cost
Total:			164,769	123,576

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,066	
2 Fixture Bath	1	2,996	2,247	

Porches				
WCP (1 Story)	200	8,484	6,363	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	1008	35,855	26,891	
Door Opener	1	527	395	

Water/Sewer				
Public Sewer	1	1,465	1,099	
Water Well, 100 Feet	1	5,734	4,300	

Built-Ins				
Appliance Allow.	1	2,713	2,035	

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		223,965	167,972	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 206,606

2026 Est. T.C.V. 009-430-058-00					=	219,999
Est. TCV/Total Floor Area = 218.25, Most recent sale 05/05/2017 for 64,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
94,200	94,200	94,200	62,423	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	0	1,685	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-430-058-00

Page: 2

110,000	110,000	110,000	64,108	64,108	64,108

009-440-001-00	2026 Est. T.C.V.	BUCKLEY LAURA
Property Class: 401		7229 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 1 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	170.00	1.0000	0.9447	3800	100		215,393
60 Actual Front Feet, 0.23 Total Acres					Total Est.		Land Value =	215,393

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.80	100	45	1,296

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				2,236

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1520 SF Floor Area = 1520 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,520		
			Total:	201,381	140,965

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WGEP (1 Story)	488	33,887	23,721
CCP (1 Story)	25	890	623

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1195	41,622	29,135

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	284,011	198,805

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 337,969

2026 Est. T.C.V. 009-440-001-00 = 555,598

$$\text{Est. TCV/Total Floor Area} = 365.52$$

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
265,800	265,800	265,800	114,834	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,000	0	0	3,100	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
277,800	277,800	277,800	117,934	117,934	117,934

009-440-002-00	2026 Est. T.C.V.	BENEDICT DAVID & BENEDICT JAMES &
Property Class: 401		7219 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 2 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	182.00	1.0000	0.9675	3800	100		220,597
60 Actual Front Feet, 0.25 Total Acres					Total Est.		Land Value =	220,597

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	320	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1556 SF Floor Area = 1556 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,556		
			Total:	215,121	139,827

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CCP (1 Story)	122	3,550	2,307

Deck

Treated Wood	280	4,978	3,236

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	463	20,650	13,422
Common Wall: 1/2 Wall	1	-1,294	-841
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	261,253	169,812

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 288,680

2026 Est. T.C.V. 009-440-002-00 = 510,217

Est. TCV/Total Floor Area = 327.90

Parcel Number: 009-440-002-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	246,600	246,600	246,600	120,879	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,500	0	0	3,263	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	255,100	255,100	255,100	124,142	124,142	0

009-440-003-002026 Est. T.C.V.

CLINE ROBERT W & NANCY LIVING TRUST

Property Class: 4017207 W WHITE BIRCH AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 3 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	62.00	221.00	0.9886	1.0356	3800	100		241,195
62 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =			241,195

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	0	0
D/W/P: 4in Concrete	6.96	1200	0	0
Wood Frame	27.96	120	45	1,510
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,260

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = 2024 SF Floor Area = 2024 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,024		
Total:				265,856	199,392

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	1,066	
3 Fixture Bath	1	4,478	3,358	

Deck				
Treated Wood	375	6,030	4,522	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	23,910	17,932	
Common Wall: 2 Wall	1	-5,177	-3,883	
Door Opener	1	527	395	

Water/Sewer				
Public Sewer	1	1,465	1,099	
Water Well, 100 Feet	1	5,734	4,300	

Built-Ins				
Appliance Allow.	1	2,713	2,035	

Fireplaces				
Exterior 1 Story	1	6,387	4,790	

Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		313,345	235,006	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 399,510

Parcel Number: 009-440-003-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	310,200	310,200	310,200	174,779	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,300	0	0	4,719	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	323,500	323,500	323,500	179,498	179,498	179,498

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-440-004-00

2026 Est. T.C.V.

KLOOSTERMAN LON E & NANCY J

Property Class: 401

7199 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

MOVED GRG NEXT TO HOUSE & ADD BWY FOR 04

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	269.00	0.9475	1.1093	3800	100		279,578
70 Actual Front Feet, 0.43 Total Acres								
Total Est. Land Value =								279,578

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1800	50	7,353
Wood Frame	24.96	192	50	2,396
Total Estimated Land Improvements				9,749
True Cash Value =				

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C

Blt 1976

(11) Heating System: Forced Hot Water

Ground Area = 1073 SF Floor Area = 1610 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,073		
Total:				200,083	142,059

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,010
3 Fixture Bath	1	4,478	3,179

Deck

Treated Wood	60	1,887	1,340
Treated Wood	570	7,929	5,630

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	25,214	19,415	*77% Good
Common Wall: 1 Wall	1	-2,139	-1,647	

Water/Sewer

Public Sewer	1	1,465	1,040
Water Well, 100 Feet	1	5,734	4,071

Fireplaces

Exterior 2 Story	1	7,869	5,587

Porches

WPP	24	1,247	885
WPP	24	1,247	885

Breezeways

Frame Wall	240	16,200	11,502

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:

272,636

194,956

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

331,425

Parcel Number: 009-440-004-00

Page: 2

2026	Est.	T.C.V.	009-440-004-00	=	620,752	
Est. TCV/Total Floor Area = 385.56, Most recent sale 02/08/2019 for 300,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	302,300	302,300	302,300	179,424	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,100	0	0	4,844	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	310,400	310,400	310,400	184,268	184,268	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-440-005-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VANLAAN TAMMY S TRUST

7189 W WHITE BIRCH AVE

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 5 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

ADD GRG FOR 96

CHG FROM 1S TO 2 STY FOR 01

TOTAL REMODEL FOR 02

4X6 CFP FOR 03

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	73.00	262.00	0.9337	1.0991	3800	100		284,670
73 Actual Front Feet, 0.44 Total Acres								284,670
Total Est. Land Value =								284,670

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10 Blt 1983

(11) Heating System: Forced Heat & Cool

Ground Area = 1240 SF Floor Area = 1838 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,196		
1 Story	Siding	Crawl Space	44		
Total:				248,027	186,038

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247
Separate Shower	1	1,310	982

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1/2 Wall	1	-1,294	-970
Base Cost	196	10,905	8,179

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Porches

CPP	816	10,959	8,219

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:

292,712

219,551

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 373,237

2026 Est. T.C.V. 009-440-005-00 = 657,907

Est. TCV/Total Floor Area = 357.95, Most recent sale 05/18/2016 for 315,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
323,100	323,100	323,100	182,019	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-440-005-00

Page: 2

	16,600	10,800	21,500	16,600	4,587	12,112
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	329,000	329,000	329,000	191,094	191,094	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-440-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

URBANSKI TODD D & JANE E
7179 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 6 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	64.00	227.00	0.9777	1.0453	3800	100		248,543
64 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =			248,543

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	70	0	0
Fencing: Wd, Picket, 30-40	15.10	32	0	0
D/W/P: 4in Concrete	6.96	2159	50	7,513
D/W/P: Brick on Sand	18.00	83	50	747
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				9,937

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 1971

(11) Heating System: Forced Heat & Cool

Ground Area = 1140 SF Floor Area = 1404 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,056		
1 Story	Siding	Crawl Space	84		
Total:				193,888	145,400

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Deck

Treated Wood	501	7,285	5,464
Treated Wood	60	1,887	1,415

Balcony

Wood Balcony	40	1,747	1,310

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	484	19,041	14,281

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Prefab 2 Story	1	3,109	2,332

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
Totals:		238,291	178,702	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 303,793

2026 Est. T.C.V. 009-440-006-00 = 562,273

Est. TCV/Total Floor Area = 400.48, Most recent sale 10/22/2010 for 33,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	272,900	272,900	272,900	141,675	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,200	0	0	3,825	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	281,100	281,100	281,100	145,500	145,500	0

009-440-007-002026 Est. T.C.V. WIERSMA CHAD M & CYNTHIA R TRUST
Property Class: 4017169 W WHITE BIRCH AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 7 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	60.00	205.00	1.0000	1.0087	3800	100	229,979
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =							229,979

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	624	0	0
Wood Frame	35.03	64	50	1,121
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,071

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Good Blt 1974

(11) Heating System: Electric Wall Heat
Ground Area = 897 SF Floor Area = 1121 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Crawl Space	897	
Total:			121,427	78,930

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	924	
Porches				
CGEP (1 Story)	57	5,444	3,539	
Deck				
Treated Wood	256	4,692	3,050	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	520	22,329	14,514	
Water/Sewer				
Public Sewer	1	1,300	845	
Water Well, 50 Feet	1	3,344	2,174	
Local Cost Items				
SANITARY SEWER	1	0	0	*87% Good
Totals:		159,958	103,976	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 176,759

2026 Est. T.C.V. 009-440-007-00		=	408,809
Est. TCV/Total Floor Area = 364.68, Most recent sale 02/01/2019 for 212,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
206,400	206,400	206,400	117,632 2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	-2,000	0	3,176 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
204,400	204,400	204,400	120,808 120,808 0

03/24/2026

Valuation Report

DB: Lake2026

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2026 Est. T.C.V.

TOBE THOMAS J & JANET S

Property Class: 401

7159 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 8 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	179.00	1.0000	0.9619	3800	100		219,317
60 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			219,317

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	700	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				3,790

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10 Blt 1975

(11) Heating System: Electric Baseboard

Ground Area = 1232 SF Floor Area = 1862 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	840		
1 Story	Siding	Crawl Space	392		
Total:				247,105	160,599

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	48	3,193	2,075
WCP (1 Story)	180	7,909	5,141
CGEP (1 Story)	288	16,860	10,959

Deck

Treated Wood	114	2,730	1,774
Treated Wood	84	2,246	1,460
Treated Wood	624	8,412	5,468
w/Roof (Roof portion)	140	2,430	1,579

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	18,926	12,302
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Parcel Number: 009-440-008-00

Page: 2

Totals:

330,147

214,576

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

364,779

2026 Est. T.C.V. 009-440-008-00				=	587,886	
Est. TCV/Total Floor Area = 315.73, Most recent sale 09/10/2004 for 224,900						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
280,000	280,000		280,000	156,276	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,900	0	0	4,219	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
293,900	293,900		293,900	160,495	160,495	0

009-440-009-00	2026 Est. T.C.V.	MORRIS GERALDINE M						
Property Class: 401		7149 W WHITE BIRCH AVE						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 2 T22N R8W LOT 9 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS								
Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	140.00	1.0000	0.8826	3800	100		201,242
60 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =			201,242
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete					6.96	716	0	0
D/W/P: Brick on Sand					18.00	262	0	0
Residential Local Cost Land Improvements								
Description					Rate	Size	% Good	Cash Value
LAND IMPROVE 5000					5,000.00	1	95	4,750
Total Estimated Land Improvements					True Cash Value =			4,750
Cost Est. for Res. Bldg: 1 Single Family 1.75S								
					Cls	C	Blt 1972	
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 768 SF Floor Area = 1344 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost		
1.75 Story	Siding	Crawl Space		768				
				Total:	165,622	107,654		
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)				1	1,422	924		
3 Fixture Bath				1	4,478	2,911		
Porches								
WCP (1 Story)				240	9,430	6,129		
WPP				144	3,979	2,586		
WCP (1 Story)				112	5,519	3,587		
Deck								
Treated Wood				140	3,160	2,054		
w/Roof (Roof portion)				154	2,647	1,721		
Garages								
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
Base Cost				616	22,515	14,635		
Door Opener				1	527	343		
Water/Sewer								
Public Sewer				1	1,465	952		
Water Well, 50 Feet				1	3,344	2,174		
Fireplaces								
Exterior 2 Story				1	7,869	5,115		
Local Cost Items								
SANITARY SEWER				1	0	0	*91% Good	
Totals:					231,977	150,785		

Est. TCV/Total Floor Area = 343.99						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	222,700	222,700	222,700	95,489	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,500	0	0	2,578	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	231,200	231,200	231,200	98,067	98,067	98,067

03/24/2026
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Valuation Report

DB: Lake2026

009-440-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

AYOTTE TODD & LISA
7139 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 10 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	118.00	1.0659	0.8314	3800	100		168,370
50 Actual Front Feet, 0.14 Total Acres								168,370
Total Est. Land Value =								168,370

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	551	0	0
D/W/P: Brick on Sand	18.00	86	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 1388 SF Floor Area = 2326 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	900		
2 Story	Siding	Crawl Space	488		
Total:				304,228	212,956

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135
2 Fixture Bath	1	2,996	2,097

Porches

CCP (1 Story)	54	1,696	1,187

Balcony

Wood Balcony	48	2,097	1,468

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	13,965
Storage Over Garage	220	2,913	2,039

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Prefab 2 Story	1	3,109	2,176

Deck

Treated Wood	993	12,651	8,856
Treated Wood	18	806	564

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Parcel Number: 009-440-010-00

Page: 2

Totals:

363,868

254,703

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

432,995

2026 Est. T.C.V. 009-440-010-00					=	603,740
Est. TCV/Total Floor Area = 259.56, Most recent sale 10/19/2018 for 390,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
284,300	284,300	284,300	197,393	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,600	0	0	5,329	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
301,900	301,900	301,900	202,722	202,722		0

009-440-011-002026 Est. T.C.V.LEE CARL
Property Class: 4017129 W WHITE BIRCH AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 11 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	124.00	1.0659	0.8459	3800	100		171,318
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								171,318

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	325 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1616 SF Floor Area = 2032 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	832		
1+ Story	Siding	Crawl Space	624		
1 Story	Siding	Crawl Space	160		
Total:				262,385	183,657

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	995
2 Fixture Bath		1	2,996	2,097

Deck				
Treated Wood		536	7,617	5,332
Treated Wood		60	1,887	1,321

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		624	25,272	17,690
Common Wall: 1/2 Wall		1	-1,294	-906

Water/Sewer				
Public Sewer		1	1,465	1,025
Water Well, 100 Feet		1	5,734	4,014

Local Cost Items				
SANITARY SEWER		1	0	0 *87% Good

Totals: 307,484 215,225

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 365,883

2026 Est. T.C.V. 009-440-011-00					=	539,576
Est. TCV/Total Floor Area = 265.54, Most recent sale 06/01/2016 for 260,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
256,000	256,000	256,000	158,933	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,800	0	0	4,291	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
269,800	269,800	269,800	163,224	163,224	163,224	

009-440-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SERRA SALVATORE & STEPHANIE
7119 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 12 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	125.00	1.0659	0.8483	3800	100		171,801
50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			171,801

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	102	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1972

(11) Heating System: Forced Hot Water
Ground Area = 792 SF Floor Area = 1584 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	792		
Total:				204,399	143,067

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

CGEP (1 Story)	80	6,917	4,842

Deck

Treated Wood	64	1,953	1,367
Treated Wood	264	4,792	3,354
Treated Wood	200	3,984	2,789

Balcony

Wood Balcony	64	2,796	1,957

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	528	27,086	18,960
Storage Over Garage	528	6,991	4,894
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals: 272,867 190,994

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 324,690

Parcel Number: 009-440-012-00

Page: 2

2026	Est.	T.C.V.	009-440-012-00	=	497,441	
Est. TCV/Total Floor Area = 314.04, Most recent sale 12/30/2025 for 679,900						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	221,100	221,100	221,100	120,687	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	18,700	8,900	0	18,700	109,313	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	248,700	248,700	248,700	142,645	248,700	0

03/24/2026

Valuation Report

12:43 PM

DB: Lake2026

009-440-013-00

2026 Est. T.C.V.

STEPHENS WILLIAM J & REGINA M

Property Class: 401

7109 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 13 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	125.00	1.0659	0.8483	3800	100		171,801
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								171,801

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	60	0	0
D/W/P: 4in Ren. Conc.	8.17	1013	50	4,138
D/W/P: Patio Blocks	15.58	562	50	4,378
Total Estimated Land Improvements True Cash Value =				8,516

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = 1152 SF Floor Area = 2072 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	816		
1 Story	Siding	Crawl Space	336		
1 Story	Siding	Overhang	308		
Total:				259,220	194,397

Other Additions/Adjustments

Exterior

Brick Veneer	160	2,650	1,987

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Porches

WPP	28	1,578	1,183

Deck

Treated Wood	107	2,598	1,948
Composite	672	10,188	7,641

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	626	30,536	22,902
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Prefab 2 Story	1	3,109	2,332

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Parcel Number: 009-440-013-00

Page: 2

Totals:

324,235

243,156

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

413,365

2026 Est. T.C.V. 009-440-013-00					=	593,682
Est. TCV/Total Floor Area = 286.53, Most recent sale 08/28/2018 for 328,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
280,400	280,400	280,400	195,649	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,400	0	0	5,282	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
296,800	296,800	296,800	200,931	200,931	0	

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-440-014-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JOHNSTON MICHAEL & CHRISTINA
7099 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 14 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	122.00	1.0659	0.8411	3800	100		170,346
50 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								170,346

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	336	0	0
D/W/P: 3.5 Concrete	6.16	132	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls CD

Blt 1971

(11) Heating System: Electric Baseboard

Ground Area = 840 SF Floor Area = 1260 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	840		
Total:				136,296	88,591

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Porches

WPP	96	2,687	1,747
WPP	336	5,289	3,438

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	15,818	10,282

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
Totals:		176,999	115,048	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 195,582

2026 Est. T.C.V. 009-440-014-00

= 366,878

Est. TCV/Total Floor Area = 291.17, Most recent sale 02/16/2018 for 230,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

178,400 178,400 178,400 92,950 2.70

Parcel Number: 009-440-014-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,000	0	0	2,509	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	183,400	183,400	183,400	95,459	95,459	0

03/24/2026

Valuation Report

DB: Lake2026

12:43 PM

009-440-015-00

2026 Est. T.C.V.

MCINTOSH KATHRYNE MAUREEN

Property Class: 401

7087 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. LOT 15 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	50.00	109.00	1.0659	0.8086	3800	100		163,759
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			163,759

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	128	0	0
D/W/P: 4in Ren. Conc.	8.17	356	50	1,454
D/W/P: Brick on Sand	18.00	242	50	2,178
Wood Frame	39.19	20	50	392

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				6,399

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,120		
Total:				169,199	135,363

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	90	4,786	3,829
WCP (1 Story)	102	5,109	4,087
CCP (1 Story)	104	3,064	2,451

Deck

Treated Wood	217	4,214	3,371
Treated Wood	36	1,454	1,163
Treated Wood	36	1,454	1,163

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	20,218
Storage Over Garage	364	4,819	3,855
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good
Totals:		235,710	188,571	

Notes:

Parcel Number: 009-440-015-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 320,571

2026 Est. T.C.V. 009-440-015-00						=	490,729
Est. TCV/Total Floor Area = 438.15, Most recent sale 09/17/2019 for 290,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
234,500	234,500	234,500	160,375	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	10,900	0	0	4,330	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
245,400	245,400	245,400	164,705	164,705		0	

03/24/2026

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Valuation Report

DB: Lake2026

009-440-016-00

2026 Est. T.C.V.

FRAZIER MICHAEL S & DIANE L

Property Class: 401

7079 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 16 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	65.00	104.00	0.9724	0.7954	3800	100		191,043
65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								191,043

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	27.27	40	0	0
D/W/P: 4in Ren. Conc.	8.17	740	50	3,023
D/W/P: Brick on Sand	18.00	128	50	1,152
Total Estimated Land Improvements True Cash Value =				4,175

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10 Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 1049 SF Floor Area = 1822 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	773		
1 Story	Siding	Crawl Space	276		
Total:				249,046	174,328

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

CCP (1 Story)	38	1,273	891

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	696	33,018	23,113
Common Wall: 1.5 Wall	1	-3,883	-2,718
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508

Deck

Composite	287	5,485	3,839

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
Totals:		309,147	216,398	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 367,877

2026 Est. T.C.V. 009-440-016-00

=

563,095

Est. TCV/Total Floor Area = 309.05, Most recent sale 07/01/2000 for 265,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	269,000	269,000	269,000	168,685	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,500	0	0	4,554	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	281,500	281,500	281,500	173,239	173,239	0

03/24/2026

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Valuation Report

DB: Lake2026

009-440-017-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VERTALKA STEVEN J & NANCY J

7069 W WHITE BIRCH AVE

Lake City, MI 49651

. SEC 2 T22N R8W LOT 17 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	130.68	1.0000	0.8616	3800	100		196,448
60 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			196,448

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	504	50	1,754
D/W/P: Brick on Sand	18.00	60	50	540
Wood Frame	35.03	64	50	1,121
Total Estimated Land Improvements True Cash Value =				3,415

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 10 Blt 1967

(11) Heating System: Forced Heat & Cool

Ground Area = 1024 SF Floor Area = 1168 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	576		
1 Story	Siding	Crawl Space	280		
1 Story	Siding	Crawl Space	168		
Total:				175,126	113,826

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WCP (1 Story)	312	10,789	7,013

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Deck

w/Roof (Roof portion)	24	529	344

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:

204,165

132,701

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 225,592

2026 Est. T.C.V. 009-440-017-00				=	425,455	
Est. TCV/Total Floor Area = 364.26						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
206,200	206,200	206,200	112,904	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	3,048	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-440-017-00

Page: 2

212,700	212,700	212,700	115,952	115,952	0

009-440-018-00	2026 Est. T.C.V.	SMITH COLLEEN A
Property Class: 401		7059 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 18 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	60.00	187.31	1.0000	0.9773	3800	100		222,828	
60 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value =	
								222,828	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	64	94	370
Wood Frame	24.64	126	95	2,950
Total Estimated Land Improvements True Cash Value =				3,320

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 768 SF Floor Area = 768 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	97,313	68,120
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	829
Deck					
Treated Wood			240	4,399	3,079
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,077	13,354
Water/Sewer					
Public Sewer			1	1,300	910
Water Well, 100 Feet			1	5,415	3,790
Built-Ins					
Appliance Allow.			1	1,897	1,328
Fireplaces					
Exterior 1 Story			1	5,597	3,918
Porches					
WPP			20	980	686
Local Cost Items					
SANITARY SEWER			1	0	0 *87% Good
Totals:				137,163	96,014

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 163,224

2026 Est. T.C.V. 009-440-018-00				=	389,372
Est. TCV/Total Floor Area = 506.99					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
193,400	193,400	193,400	94,835	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	2,560	0

Parcel Number: 009-440-018-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	194,700	194,700	194,700	97,395	97,395	97,395

DB: Lake2026

009-440-019-00	2026 Est. T.C.V.	OSBORNE JOYCE E ESTATE
Property Class: 401		7049 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 19 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	72.00	206.91	0.9382	1.0120	3800	100		259,756
72 Actual Front Feet, 0.34 Total Acres					Total Est.		Land Value =	259,756

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	24	0	0
D/W/P: 4in Concrete	6.47	1051	0	0
D/W/P: 4in Concrete	6.47	132	0	0
D/W/P: Patio Blocks	14.26	54	0	0
D/W/P: Asphalt Paving	2.89	600	0	0
Wood Frame	33.62	48	50	807
Wood Frame	26.22	96	50	1,258

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,440

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1972

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 982 SF Floor Area = 1174 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	114		
1 Story	Siding	Crawl Space	100		
			Total:	144,165	93,707

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Deck

Treated Wood	352	5,650	3,672
Treated Wood	248	4,489	2,918
Treated Wood	84	2,194	1,426
w/Roof (Roof portion)	132	2,094	1,361

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	21,329	13,864
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 190,186 123,620

Notes:

Parcel Number: 009-440-019-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

210,154

2026 Est. T.C.V. 009-440-019-00				=	474,350	
Est. TCV/Total Floor Area = 404.05						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
234,600	234,600	234,600	109,366	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	2,952	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
237,200	237,200	237,200	112,318	112,318	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-440-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BEIG SALEEM & IRENE L
7039 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 20 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	66.00	214.50	0.9672	1.0248	3800	100		248,587
66 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								248,587

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1104	78	5,666
Total Estimated Land Improvements True Cash Value =				5,666

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C 10 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 2232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	936		
1 Story	Siding	Overhang	360		
Total:				274,962	219,985

Other Additions/Adjustments

Exterior

Brick Veneer	384	6,359	5,087

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Porches

CCP (1 Story)	48	1,531	1,439	*94% Good
WGEP (1 Story)	340	23,678	22,968	*97% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	27,045	*94% Good
Common Wall: 1 Wall	1	-2,589	-2,434	

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	20,217	15,567	*77% Good

Water/Sewer

Public Sewer	1	1,465	1,172	
Water Well, 100 Feet	1	5,734	4,587	

Built-Ins

Appliance Allow.	1	2,713	2,170	

Deck

Composite	300	5,661	5,548	*98% Good

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals:

377,398

310,251

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 527,427

Parcel Number: 009-440-020-00

Page: 2

2026	Est.	T.C.V.	009-440-020-00	=	781,680	
Est. TCV/Total Floor Area = 350.22, Most recent sale 07/02/2004 for 180,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	371,100	371,100	371,100	193,065	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,700	0	0	5,212	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	390,800	390,800	390,800	198,277	198,277	198,277

009-440-021-002026 Est. T.C.V.LINDWALL LANCE R & MARY K LE
Property Class: 4017029 W WHITE BIRCH AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 21 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS

STORAGE BLDG PRICED AS GRG @ 50%

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	66.00	209.88	0.9672	1.0170	3800	100		246,700	
66 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =			246,700	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	1190 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1440 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	576		
1 Story	Siding	Crawl Space	864		
			Total:	245,311	159,452
Other Additions/Adjustments					

Plumbing				
Average Fixture(s)		1	1,422	924
3 Fixture Bath		1	4,478	2,911

Porches				
WGEP (1 Story)		168	14,273	9,277

Deck				
Treated Wood		551	7,753	5,039
Composite		387	6,680	4,342

Balcony				
Wood Balcony		48	2,097	1,363

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	23,910	15,541
Storage Over Garage		192	2,542	1,652
Door Opener		1	527	343
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		336	14,928	9,703
Door Opener		1	527	343

Water/Sewer				
Public Sewer		1	1,465	952
Water Well, 50 Feet		1	3,344	2,174

Built-Ins				
Appliance Allow.		1	2,713	1,763

Fireplaces				
Exterior 1 Story		1	6,387	4,152

Parcel Number: 009-440-021-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*87% Good
Totals:		338,357	219,931	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 373,883

2026 Est. T.C.V. 009-440-021-00				=	625,333
Est. TCV/Total Floor Area = 310.19					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
301,000	301,000	301,000	132,935	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,700	0	0	3,589	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
312,700	312,700	312,700	136,524	136,524	136,524

009-440-022-00	2026 Est. T.C.V.	ADKINS MARK J
Property Class: 401		7017 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651
SEC 2 T22N R8W LOT 22 & NW'LY 4 FT OF LOT 23. LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS		
01 COMBO 4 FT FROM 023 FOR 02		
Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE * Factors *		
Description	Frontage	Depth
B 67' @ 3800/FF	55.00	191.66
55 Actual Front Feet,	0.24	Total Acres
Rate	%Adj.	Reason
3800	100	
Total Est. Land Value =		Value
		212,276
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Residential Local Cost Land Improvements		
Description	Rate	Size % Good
LAND IMPROVE 5000	5,000.00	1 95
Total Estimated Land Improvements		True Cash Value =
		4,750
Cost Est. for Res. Bldg: 1 Single Family 1.25S		
	Cls	C 10
	Blt	2002
(11) Heating System: Forced Heat & Cool		
Ground Area = 1448 SF Floor Area = 1810 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82		
Building Areas		
Stories	Exterior	Foundation
1.25 Story	Siding	Crawl Space
Size	Cost New	Depr. Cost
1,448		
Total:	253,389	207,776
Other Additions/Adjustments		
Exterior		
Stone Veneer	96	3,512
		2,880
Plumbing		
Average Fixture(s)	1	1,422
3 Fixture Bath	1	4,478
		3,672
Porches		
CCP (1 Story)	84	2,536
		2,080
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Finished)		
Base Cost	440	23,874
		19,577
Common Wall: 1 Wall	1	-2,589
		-2,123
Door Opener	1	527
		432
Water/Sewer		
Public Sewer	1	1,465
		1,201
Water Well, 100 Feet	1	5,734
		4,702
Built-Ins		
Appliance Allow.	1	2,713
		2,225
Local Cost Items		
SANITARY SEWER	1	0
		0
		*92% Good
Totals:	297,061	243,588
Notes:		
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:		
		414,100
2026 Est. T.C.V. 009-440-022-00 = 631,126		
Est. TCV/Total Floor Area = 348.69, Most recent sale 06/01/2000 for 57,500		

Parcel Number: 009-440-022-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	300,500	300,500	300,500	145,360	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,100	0	0	3,924	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	315,600	315,600	315,600	149,284	149,284	149,284

03/24/2026

Valuation Report

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DB: Lake2026

009-440-023-00

2026 Est. T.C.V.

DAVIS NADINE M TRUSTEE OF THE

Property Class: 401

7009 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 2 T22N R8W LOT 23 EXC NW'LY 4 FT THOF. LETTICH COVE. 2020-03548 AMEND PLAT

RESTRICTIONS

01 SPLIT 4 FT TO 022 FOR 02

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	83.64	100.00	0.8903	0.7846	3800	100		221,987
84 Actual Front Feet, 0.19 Total Acres								
Total Est. Land Value =								221,987

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	60	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1528 SF Floor Area = 1528 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,528		
Total:				212,410	138,055

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	32	2,480	1,612
WGEP (1 Story)	96	9,948	6,466

Deck

Treated Wood	120	2,840	1,846
Treated Wood w/Roof (Deck Portion)	168	3,558	2,313
Treated Wood w/Roof (Roof portion)	168	2,851	1,853
Treated Wood	128	2,977	1,935

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	34,550	22,457
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

282,974

183,921

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 312,666

2026	Est. T.C.V. 009-440-023-00					=	535,603
Est. TCV/Total Floor Area = 350.53, Most recent sale 05/01/1999 for 153,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	258,300	258,300	258,300	140,396	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	9,500	0	0	3,790	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	267,800	267,800	267,800	144,186	144,186	0	

009-450-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BROWN SHARON
1859 S GREEN RD
LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 1 & 2 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE
PART OF ROAD ROW

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	98.12	100.00	0.7991	0.9193	500	100		36,039
98 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								36,039

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	70	50	1,184
D/W/P: Asphalt Paving	3.10	900	0	0
D/W/P: 3.5 Concrete	6.58	205	0	0
Wood Frame	39.19	36	50	705

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				3,829

Cost Est. for Res. Bldg: 1 Single Family 1S
Cls C -5 Blt 1970

(11) Heating System: Forced Heat & Cool
Ground Area = 2148 SF Floor Area = 2148 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,956		
1 Story	Siding	Crawl Space	192		
Total:				258,129	167,825

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	80	2,182	1,418

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	21,144	13,744
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		295,778	192,297	

Notes: 2016 ADDITION 12'X16'

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 236,525

Parcel Number: 009-450-001-00

Page: 2

2026	Est.	T.C.V.	009-450-001-00	=	276,393	
Est. TCV/Total Floor Area = 128.67, Most recent sale 10/28/2016 for 139,200						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	142,700	142,700	142,700	80,669	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,500	0	0	2,178	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	138,200	138,200	138,200	82,847	82,847	82,847

03/24/2026

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Valuation Report

DB: Lake2026

009-450-003-00

2026 Est. T.C.V.

KLEINERT DAVID

Property Class: 401

1845 S GREEN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 3 & 4 MIDWAY HEIGHTS PLAT L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	100.00	100.00	0.7953	0.9193	500	100		36,556
100 Actual Front Feet, 0.23 Total Acres								36,556

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5

Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1200 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	892		
1 Story	Siding	Slab	308		
Total:				160,995	112,373

Other Additions/Adjustments

Exterior

Brick Veneer

140

2,318

1,507

Plumbing

Average Fixture(s)

1

1,422

924

Porches

CGEP (1 Story)

147

10,552

6,859

WGEP (1 Story)

48

6,291

4,089

Garages

Class: C Exterior: Pole (Finished)

Base Cost

672

23,533

15,296

Door Opener

1

527

343

Water/Sewer

Public Sewer

1

1,465

952

Water Well, 50 Feet

1

3,344

2,174

Built-Ins

Appliance Allow.

1

2,713

1,763

Fireplaces

Wood Stove

1

2,503

1,627

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals:

215,663

140,191

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

172,435

Parcel Number: 009-450-003-00

Page: 2

2026	Est.	T.C.V.	009-450-003-00	=	211,366	
Est. TCV/Total Floor Area = 176.14, Most recent sale 05/14/2021 for 161,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	111,000	111,000	111,000	85,591	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,300	0	0	2,310	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	105,700	105,700	105,700	87,901	87,901	87,901

009-450-005-00	2026 Est. T.C.V.	KOSTER RUSSELL D & SHARON A
Property Class: 401		1841 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 12 T22N R8W LOTS 5 & 6 EXC N 25 FT; OF LOT 6 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW		
EXTENSIVE REMODELING GRG FOR 01		
Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS * Factors *		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
C40'@500/FF	50.00 100.00 0.8546 0.9193	500 100 19,641
C40'@500/FF	25.00 100.00 0.8546 0.9193	500 100 PART OF LOT 6 9,820
75 Actual Front Feet, 0.17 Total Acres		Total Est. Land Value = 29,461
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
D/W/P: 3.5 Concrete	6.16	400 0 0
D/W/P: 4in Concrete	6.47	1300 0 0
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 2500	2,500.00	1 100 2,500
Total Estimated Land Improvements True Cash Value =		2,500
Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950		
(11) Heating System: Forced Air w/ Ducts Ground Area = 968 SF Floor Area = 968 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1 Story	Siding Slab	968
Total:		115,274 69,164
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185 711
2 Fixture Bath	1	2,502 1,501
Deck		
Treated Wood	330	5,422 3,253
Garages		
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)		
Base Cost	480	22,790 13,674
Door Opener	1	468 281
Water/Sewer		
Public Sewer	1	1,300 780
Water Well, 50 Feet	1	3,344 2,006
Local Cost Items		
SANITARY SEWER	1	0 0 *84% Good
Totals:		152,285 91,370
Notes:		
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:		112,385

2026	Est. T.C.V. 009-450-005-00				=	144,346						
Est. TCV/Total Floor Area = 149.12, Most recent sale 08/06/2018 for 110,000												
2025	Assessed		MBOR		S.E.V.		Base for Cap		IRM			
	76,100		76,100		76,100		44,280		2.70			
2026	New		Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses	
	0		-3,900		0		0		1,195		0	

Parcel Number: 009-450-005-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,200	72,200	72,200	45,475	45,475	0

009-450-007-002026 Est. T.C.V.

MORGAN RICHARD G & BURKET SANDRA L

Property Class: 4011833 S GREEN RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 7 & 8 AND N 25 FT; OF LOT 6 MIDWAY HEIGHTS PLAT.
L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					LOTS 7, 8 & PRT OF 6				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	50.00	100.00	0.7521	0.9193	500	100		17,286	
C40'@500/FF	50.00	100.00	0.7521	0.9193	500	100		17,286	
C40'@500/FF	25.00	100.00	0.7521	0.9193	500	100		8,643	
125 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =			43,215	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	800	94	1,700
Total Estimated Land Improvements True Cash Value =				1,700

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1949

(11) Heating System: Forced Air w/ Ducts
Ground Area = 707 SF Floor Area = 884 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Brick	Basement	707		
			Total:	140,835	91,544

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,422	924	

Porches					
CGEP (1 Story)		68	6,177	4,015	
WPP		373	6,654	4,325	

Deck					
Treated Wood		96	2,414	1,569	
w/Roof (Roof portion)		400	6,032	3,921	

Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		352	15,365	9,987	

Water/Sewer					
Public Sewer		1	1,465	952	
Water Well, 50 Feet		1	3,344	2,174	

Built-Ins					
Appliance Allow.		1	2,713	1,763	

Fireplaces					
Exterior 1 Story		1	6,387	4,152	

Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:			192,808	125,326	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 154,151

2026 Est. T.C.V. 009-450-007-00 = 199,066
Est. TCV/Total Floor Area = 225.19, Most recent sale 08/22/2007 for 119,800

Parcel Number: 009-450-007-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	104,200	104,200	104,200	53,111	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,700	0	0	1,433	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	99,500	99,500	99,500	54,544	54,544	54,544

009-450-009-002026 Est. T.C.V. BOOTH ANDREA J
Property Class: 4011815 S GREEN RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 9 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

HIGH CTY MULT FOR 05..ALSO ADD SEWER

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	100.00	0.9457	0.9193	1800	100		78,250
50 Actual Front Feet, 0.12	Total Acres				Total Est. Land Value =			78,250

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	148 51	497
Wood Frame		24.96	192 71	3,402
Total Estimated Land Improvements True Cash Value =				3,899

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 963 SF Floor Area = 963 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	963		
			Total:	156,247	101,583
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	2,713	1,763
Fireplaces					
Exterior 1 Story			1	6,387	4,152
Porches					
CCP (1 Story)			24	1,185	770
Local Cost Items					
SANITARY SEWER			1	0	0
					*93% Good
			Totals:	172,763	112,318

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 138,151

2026 Est. T.C.V. 009-450-009-00					=	220,300
Est. TCV/Total Floor Area = 228.76						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
109,000	109,000	109,000	39,348	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	1,062	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,200	110,200	110,200	40,410	40,410	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-450-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SMART CATHERINE & JEREMY
6990 S B ST
Lake City, MI 49651

SEC 12 T22N R8W BEG AT SW COR LOT 10 TH ALG W LINE N 02 DEG 40' W 48.5 FT TH N
77 DEG 40' E 93.77 FT TH S 01 DEG 46' 30" W 65.28 FT TH S 77 DEG 40' W 93.77 FT
TH N 02 DEG 40' W 16.73 FT TO POB MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO
VACATE PART OF ROAD ROW

OUT BLDG IS PLAY HOUSE..HYAS HTG, ELECT, 1/2 BATH

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	93.00	0.8546	0.9028	1800	100		69,435
A40'@1800/	25.00	93.00	0.8546	0.9028	1800	100		34,718
75 Actual Front Feet, 0.16 Total Acres								
Total Est. Land Value =								104,153

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	43	50	141
Wood Frame	24.27	234	50	2,839
Wood Frame	24.50	212	94	4,882
Total Estimated Land Improvements True Cash Value =				7,862

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 10 Blt 1947

(11) Heating System: Electric Baseboard

Ground Area = 580 SF Floor Area = 580 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	580		
Total:				89,355	67,015

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,422

1,066

Porches

WCP (1 Story)

65

3,939

2,954

Water/Sewer

Public Sewer

1

1,465

1,099

Water Well, 50 Feet

1

3,344

2,508

Built-Ins

Appliance Allow.

1

2,713

2,035

Fireplaces

Exterior 1 Story

1

6,387

4,790

Local Cost Items

SANITARY SEWER

1

0

0

*94% Good

Totals:

108,625

81,467

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 100,204

2026 Est. T.C.V. 009-450-010-00 = 212,219

Est. TCV/Total Floor Area = 365.89, Most recent sale 08/28/2023 for 269,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
106,500	106,500	106,500	88,047	2.70

Parcel Number: 009-450-010-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	2,377	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	106,100	106,100	106,100	90,424	90,424	0

009-450-010-20	2026 Est. T.C.V.	PAQUIN BRADLEY & KALEEN
Property Class: 401		1775 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W PAR A COMM AT MONUMENT NEAR NW COR LOT 10, SAID MONUMENT IS N 02 DEG 40'E 728.06' FROM SW COR OF MIDWAY HEIGHTS PLAT,TH S 2 DEG 40' E 39.32 FT N 67 DEG 58' 30" E 16.02 FT TO POB N 5 DEG 18' W 213.77 FT N 58 DEG 38' 30" E ALONG WATER 60 FT S 4 DEG 55' E 173.67 FT S 22 DEG 18' E 48.35 FT S 67 DEG 58' 30" W 69.89 FT TO BEG PART OF LOT 10 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A50'@4800/FF	55.00	173.67	0.9672	1.2131	4800	100	309,756
55 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		309,756

Land Improvement Cost Estimates			
Description		Rate	Size % Good Cash Value
Residential Local Cost Land Improvements			
Description		Rate	Size % Good Cash Value
LAND IMPROVE 1000		1,000.00	1 95 950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1963

(11) Heating System: Space Heater
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,104	
Total:			130,649	84,922
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
Deck				
Treated Wood			48	1,628 1,058
Treated Wood			264	4,683 3,044
Water/Sewer				
Public Sewer			1	1,300 845
Water Well, 100 Feet			1	5,415 3,520
Built-Ins				
Appliance Allow.			1	1,897 1,233
Fireplaces				
Exterior 1 Story			1	5,597 3,638
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good
Totals:			152,354	99,030

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:	168,350

2026 Est. T.C.V. 009-450-010-20		=	479,056
Est. TCV/Total Floor Area = 433.93, Most recent sale 09/01/1997 for 115,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
237,500	237,500	237,500	95,402 2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	2,000	0	2,575 0

Parcel Number: 009-450-010-20

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	239,500	239,500	239,500	97,977	97,977	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-450-010-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VELDHEER SANDRA LEE IRR TRUST
1779 S GREEN RD
LAKE CITY, MI 49651

SEC 12 T22N R8W PCL A SURVEY 2025-03313 S-6 P0264 BEG S 00 DEG 08'01"W 39.47 FT
N 70 DEG 28'44"E 72.86 FT, N 70 DEG 20'57"E 13.06 FT FROM A MONUMENT NEAR THE
NW COR LOT 10, TH N 70 DEG 20'57"E 50.11 FT, N 00 DEG 27'59"W 185.48 FT, S 65
DEG 21'56"E 69.35 FT, S 02 DEG 05'21"E 128.03 FT, S 19 DEG 19'53"E 48.10 FT TO
POB. PART OF LOT 10 MIDWAY HEIGHTS PLAT.
11/2025 LOT LINE TRANSFER PART TO 009-450-010-60 FORMERLY 2013-02929 LAND
SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MLSSAUKEE, STATE OF MICHIGAN,
DESCRIBED AS FOLLOWS: THAT PART OF LOT 10 OF MIDWAY HEIGHTS, ACCORDING TO THE
PLAT THEREOF RECORDED IN UBER 2 OF PLATS, PAGE 68 OF MLSSAUKEE COUNTY RECORDS,
MORE FULLY DESCRIBED AS: COMMENCING AT THE CONCRETE AND IRON MONUMENT NEAR THE
NORTHWEST CORNER OF SAID LOT 10 {SAID POINT IS RECORDED AS BEING NORTH 2 DEGREES
40 MINUTES (EAST, RECORDED AS) WEST, 728.06 FEET FROM THE SOUTHWEST CORNER OF
SAID PLAT); THENCE SOUTH 2 DEGREES 40 MINUTES EAST, 39.32 FEET; THENCE NORTH 67
DEGREES 58 MINUTES 30 SECONDS EAST, 85.91 FEET TO THE POINT OF BEGINNING; THENCE
NORTH 22 DEGREES 18 MINUTES WEST, 48.35 FEET; THENCE NORTH 4 DEGREES 55 MINUTES
WEST 173.67 FEET TO A POINT NEAR THE WATERS OF LAKE MISSAUKEE; THENCE NORTH 58
DEGREES 38 MINUTES 30 SECONDS EAST ALONG SAID WATERS, 87.27 FEET; THENCE SOUTH 1
DEGREE 46 MINUTES 30 SECONDS EAST ALONG THE EASTERTY LINE OF SAID LOT 10, 243.21
FEET; THENCE SOUTH 67 DEGREES 58 MINUTES 30 SECONDS WEST 52.90 FEET TO THE POINT
OF BEGINNING.
TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS LIMITED AND DEFINED BY THAT INSTRUMENT
RECORDED IN LLBER 326 PAGE 350. TAX PARCEL NUMBER: 57-009-450-010-40
FORMERLY DESCRIBED AS: SEC 12 T22N R8W PAR B COMM AT MONUMENT NEAR NW COR LOT 10
S 2 DEG 40' E 39.32 FT N 67 DEG 58' 30" E 85.91 FT TO POB N 22 DEG 18' W48.35 FT
N 4 DEG 55' W 173.67 FT N 58 DEG 38' 30" E ALONG WATER 87.27 FT S 1 DEG 46' 30"
E 243.21 FT S 67 DEG 58' 30" W 52.90 FT TO POB PART OF LOT 10 MIDWAY HEIGHTS
PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

11/2025 TRANSFER 1289 SQFT, 3' AT SOUTH, TO 12' AT TRAVERSE LINE OF LAKE. TO
ADJ PIN 009-450-010-60

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *
Description Frontage Depth Front Depth Rate %Adj. Reason Value
A50'@4800/FF 69.35 157.03 0.8918 1.1711 4800 100 347,660
69 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 347,660

Land Improvement Cost Estimates
Description Rate Size % Good Cash Value
D/W/P: 3.5 Concrete 6.16 108 66 439
Total Estimated Land Improvements True Cash Value = 439

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = 619 SF Floor Area = 619 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost
1 Story Pine Logs Slab 619
Total: 80,630 44,348

Other Additions/Adjustments

Plumbing
Average Fixture(s) 1 1,185 652

Porches
WPP 289 4,734 2,604

Garages
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 288 13,743 7,559

Parcel Number: 009-450-010-40

Page: 2

Common Wall: 1 Wall	1	-2,421	-1,332	
Water/Sewer				
Public Sewer	1	1,300	715	
Water Well, 100 Feet	1	5,415	2,978	
Built-Ins				
Appliance Allow.	1	1,897	1,043	
Fireplaces				
Exterior 1 Story	1	5,597	3,078	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		112,080	61,645	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 104,797

2026 Est. T.C.V. 009-450-010-40			=	452,896
Est. TCV/Total Floor Area = 731.66, Most recent sale 08/21/2013 for 250,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
214,200	214,200	214,200	113,368	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	29,006	0	-6,592	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
226,400	226,400	226,400	116,428	116,428 0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-450-010-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BLAZI MICHELLE L
1786 S FIRST ST
Lake City, MI 49651

SEC 12 T22N R8W PCL B SURVEY 2025-03313 S-6 P0264 BEG AT SECOR LOT 10, TH N 00 DEG 19'16"W 197.55 FT, N 01 DEG 00'29"E 189.45 FT, S 65 DEG 21"56"W 12 FT, S 01 DEG 27'59"E 185.48 FT, S 70 DEG 20'57"W 63.17 FT, S 09 DEG 55'2L"E 135.87 FT, S 00 DEG 33'38"E 64.75 FT, N 80 DEG 33'17"E 40.06 FT, N 00 DEG 19'16"W 16.73 FTTO POB. PART OF LOT 10 MIDWAY HEIGHTS PLAT.
11/2025 LOT LINE TRANSFER PART FROM 009-450-010-40 FORMERLY. SEC 12 T22N R8W BEG AT SE COR LOT 10 TH ALG E LINE N 01 DEG 46' 30" E 197.50 FT TH S 67 DEG 58' 30" W 65.68 FT S 11 DEG 07' E 135.8 FT S 01 DEG 46' 30" W 65.28 FT N 77 DEG 40' E 40 FT N 01 DEG 46' 30" E 16.73 FT TO BEG MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *
Description Frontage Depth Front Depth Rate %Adj. Reason Value
A50'@4800/FF 12.00 943.80 1.6479 2.1939 4800 100 208,236
12 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 208,236

Land Improvement Cost Estimates
Description Rate Size % Good Cash Value
D/W/P: 3.5 Concrete 6.58 480 0 0
D/W/P: 4in Ren. Conc. 8.17 288 0 0
Residential Local Cost Land Improvements
Description Rate Size % Good Cash Value
LAND IMPROVE 2500 2,500.00 1 95 2,375
Total Estimated Land Improvements True Cash Value = 2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1976

(11) Heating System: Forced Hot Water
Ground Area = 864 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	864		
			Total:	190,744	133,517

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,422	995
3 Fixture Bath			1	4,478	3,135
Porches					
WPP			491	8,725	6,107
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	23,910	16,737
Common Wall: 1 Wall			1	-2,589	-1,812
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			580	24,024	16,817
Water/Sewer					
Public Sewer			1	1,465	1,025
Water Well, 50 Feet			1	3,344	2,341
Fireplaces					
Interior 1 Story			1	5,235	3,664
Local Cost Items					
SANITARY SEWER			1	0	0
					*83% Good
Totals:				260,758	182,526

Parcel Number: 009-450-010-60

Page: 2

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

310,294

2026	Est. T.C.V. 009-450-010-60				=	520,905	
Est. TCV/Total Floor Area = 401.93, Most recent sale 04/01/2003 for 150,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	304,700	304,700	304,700	85,843	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	16,806	-61,006	0	0	11,969	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	260,500	260,500	260,500	88,160	88,160	0	

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-450-010-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KENT NATALIE & DOUGLAS DEREK
1781 S GREEN RD
Lake City, MI 49651

. SEC 12 T22N R8W BEG AT SW COR LOT 10 TH N 02 DEG 40' W 48.5 FT TO POB TH ALG W
SIDE LOT N 02 DEG 40' W 342.16 FT N 58 DEG 38' 30" E 6 FT S 05 DEG 18' E 213.77
FT N 67 DEG58' 30" E 57.11 FT S 11 DEG 07' E 135.8 FT TH S 77 DEG 40' W 93.77 FT
TO POB MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

6' ON LAKE MISSAUKEE

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors * 6' AT LK MISS BISECTED BY

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	6.00	2109.00	2.0000	2.9069	4800	100		167,436
6 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 167,436

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	263	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1212 SF Floor Area = 1212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	696		
1 Story	Siding	Crawl Space	320		
1 Story	Siding	Crawl Space	196		
Total:				172,226	109,173

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853

Porches

CPP	120	2,490	1,494

Deck

Treated Wood	231	4,394	2,636

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	462	18,425	11,055

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832
Wood Stove	1	2,503	1,502

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:

	215,369	129,220

Parcel Number: 009-450-010-80

Page: 2

Notes: FINISHED ATTIC WITH LOW CEILING HEIGHT

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

219,674

2026 Est. T.C.V. 009-450-010-80					=	388,060
Est. TCV/Total Floor Area = 320.18, Most recent sale 07/30/2025 for 367,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
277,900	277,900	277,900	111,202	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-83,900	0	0	82,798	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
194,000	194,000	194,000	114,204	194,000		0

Parcel Number: 009-450-011-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	232,700	232,700	232,700	61,120	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-1,900	0	0	1,650	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	230,800	230,800	230,800	62,770	62,770	0	

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-450-012-00

2026 Est. T.C.V.

FOX ALLEN L & BONNIE G

Property Class: 401

6970 W A ST

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SEC 12 T22N R8W LOT 12 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	55.00	236.00	0.9672	1.3506	4800	100		344,854
55 Actual Front Feet, 0.30 Total Acres								344,854
Total Est. Land Value =								344,854

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	664	50	2,712
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				4,389

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2021

(11) Heating System: Forced Heat & Cool

Ground Area = 1500 SF Floor Area = 2400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	900		
1 Story	Siding	Basement	600		
Total:				327,280	317,434

Other Additions/Adjustments

Recreation Room	750	14,228	13,801
Exterior			
Brick Veneer	32	530	514
Basement, Outside Entrance, Below Grade	2	5,454	5,290
Plumbing			
Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	2	8,956	8,687
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	676	26,776	25,973
Door Opener	1	527	511
Water/Sewer			
Public Sewer	1	1,465	1,421
Water Well, 100 Feet	1	5,734	5,562
Built-Ins			
Appliance Allow.	1	2,713	2,632
Deck			
Composite	558	8,459	8,205
Composite	90	2,472	2,398
Totals:			406,016 393,807

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 669,472

2026 Est. T.C.V. 009-450-012-00 = 1,018,715

Est. TCV/Total Floor Area = 424.46

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-450-012-00

Page: 2

	482,600	482,600	482,600	285,611	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,800	0	0	7,711	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	509,400	509,400	509,400	293,322	293,322	0

03/24/2026

Valuation Report

12:43 PM

DB: Lake2026

009-450-013-00

2026 Est. T.C.V.

PEJAKOVICH JOSEPH W & LINDA D

Property Class: 401

6960 W A ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 13 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	55.00	249.00	0.9672	1.3762	4800	100		351,387
55 Actual Front Feet, 0.31 Total Acres								
Total Est. Land Value =								351,387

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	71	748
Total Estimated Land Improvements True Cash Value =				748

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 1865 SF Floor Area = 1885 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,865		
1 Story	Siding	Overhang	20		
Total:				282,338	271,043

Other Additions/Adjustments

Exterior

Brick Veneer	84	1,391	1,335
Basement, Outside Entrance, Above Grade	1	1,980	1,901

Plumbing

Average Fixture(s)	1	1,422	1,365
3 Fixture Bath	2	8,956	8,598

Porches

CCP (1 Story)	39	1,300	1,248

Deck

Treated Wood	540	7,652	7,346
Treated Wood	40	1,540	1,478

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	27,620
Common Wall: 1 Wall	1	-2,589	-2,485
Door Opener	2	1,054	1,012

Water/Sewer

Public Sewer	1	1,465	1,406
Water Well, 50 Feet	1	3,344	3,210

Built-Ins

Appliance Allow.	1	2,713	2,604

Local Cost Items

GENERATOR	1	1	1	*100% Good
Totals:		341,338	327,682	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 557,059

Parcel Number: 009-450-013-00

Page: 2

2026	Est.	T.C.V.	009-450-013-00	=	909,194	
Est. TCV/Total Floor Area = 482.33, Most recent sale 11/01/2000 for 175,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	432,400	432,400	432,400	289,533	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,200	0	0	7,817	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	454,600	454,600	454,600	297,350	297,350	297,350

009-450-014-002026 Est. T.C.V.KROME KERRY & MOSHER JACKIE
Property Class: 4016950 W A ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 14 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@4800/FF	55.00	262.00	0.9672	1.4009	4800	100		357,702	
55 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								357,702	

Cost Est. for Res. Bldg: 1Single Family 1SCls DBlt 1945
(11) Heating System: Space Heater
Ground Area = 600 SF Floor Area = 600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	600		
			Total:	70,537	42,323
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	593
Water/Sewer					
Public Sewer			1	1,152	691
Water Well, 100 Feet			1	5,150	3,090
Built-Ins					
Appliance Allow.			1	1,607	964
Fireplaces					
Exterior 1 Story			1	4,873	2,924
Porches					
CCP (1 Story)			20	865	519
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
			Totals:	85,172	51,104

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 86,877

2026 Est. T.C.V. 009-450-014-00				=	444,579	
Est. TCV/Total Floor Area = 740.97						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
225,600	225,600	225,600	62,601	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,300	0	0	1,690	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
222,300	222,300	222,300	64,291	64,291	0	

009-450-015-00	2026 Est. T.C.V.		KRONE JAMES & KRONE V & KRONE K &		
Property Class: 401			6940 W A ST		
Map #:	LAKE TOWNSHIP		Lake City, MI 49651		
. SEC 12 T22N R8W LOT 15 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW					
Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
A50'@4800/FF	58.00	280.00	0.9494	1.4339	4800 100 378,978
58 Actual Front Feet, 0.37 Total Acres			Total Est. Land Value =		378,978
Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
D/W/P: Patio Blocks			13.08	300 0	0
Wood Frame			25.57	80 94	1,923
Residential Local Cost Land Improvements					
Description			Rate	Size % Good	Cash Value
LAND IMPROVE 1000			1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =					3,823
Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945					
(11) Heating System: Space Heater					
Ground Area = 1108 SF Floor Area = 1108 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,108		
Total:			116,424	81,498	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	692
3 Fixture Bath			1	3,128	2,190
Porches					
CGEP (1 Story)			128	7,602	5,321
Water/Sewer					
Public Sewer			1	1,152	806
Water Well, 50 Feet			1	3,344	2,341
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:			132,638	92,848	
Notes:					
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:				157,842	
2026 Est. T.C.V. 009-450-015-00				= 540,643	
Est. TCV/Total Floor Area = 487.94					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
269,400	269,400	269,400	80,940	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	2,185	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
270,300	270,300	270,300	83,125	83,125	0

009-450-016-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KRONE JAMES & VALERIE &
W A ST
LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 16, 17 MIDWAY HEIGHTS PLAT
2016-02856 VACANT SPLIT PLATTED LOT 18
FORMERLY SEC 12 T22N R8W LOTS 16, 17, 18 MIDWAY HEIGHTS PLAT
VACANT SALE SPLIT ON 06/14/2013 TO 009-450-022-00;
FORMERLY ASSESSED AS. SEC 12 T22N R8W LOTS 16, 17, 18, 22, 23 & 24 MIDWAY
HEIGHTS PLAT.

L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Split/Comb. on 09/26/2016 completed 09/26/2016 TIM ;
Parent Parcel(s): 009-450-016-00;
Child Parcel(s): 009-450-018-00;

2016-02856 VACANT SPILT LOT 18 FROM 15 & 16

SPLIT/COMB. ON 06/14/2013 COMPLETED 06/14/2013 TIM ASSESS LOTS SEPARATELY;
PARENT PARCEL(S): 009-450-016-00;
CHILD PARCEL(S): 009-450-022-00;

LOTS 22, 23, & 24 ON SEPARATE PIN

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					2 LOTS				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	55.00	100.00	0.7765	0.9193	500	100		19,632	
C40'@500/FF	55.00	100.00	0.7765	0.9193	500	100		19,632	
110 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								39,264	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	26.95	70	94	1,774
Total Estimated Land Improvements True Cash Value =				1,774

2026 Est. T.C.V. 009-450-016-00					=	41,038	
Est. TCV/Total Floor Area = 37.04							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	24,400	24,400	24,400	2,606	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-3,900	0	0	70	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	20,500	20,500	20,500	2,676	2,676	0	

009-450-018-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FOX ALLEN L & BONNIE G
W A ST
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 18 MIDWAY HEIGHTS PLAT
2016-02856 VACANT SPLIT PLATTED LOTS 16 & 17
FORMERLY PART OF 450-016-00 SEC 12 T22N R8W LOTS 16, 17, 18 MIDWAY HEIGHTS PLAT
VACANT SALE SPLIT ON 06/14/2013 TO 009-450-022-00;
FORMERLY ASSESSED AS. SEC 12 T22N R8W LOTS 16, 17, 18, 22, 23 & 24 MIDWAY HEIGHTS PLAT.

L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Split/Comb. on 09/26/2016 completed 09/26/2016 TIM ;
Parent Parcel(s): 009-450-016-00;
Child Parcel(s): 009-450-018-00;

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
C40'@500/FF	55.00	100.00	0.9235	0.9193	500	100	
55 Actual Front Feet, 0.13 Total Acres					Total Est.	Land Value =	
							23,347

2026 Est. T.C.V. 009-450-018-00					=		23,347
Est. TCV/Total Floor Area = 21.07, Most recent sale 08/25/2016 for 15,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
14,000	14,000	14,000	2,841		2.70		
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment		Losses
0	-2,300	0	0		76		0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
11,700	11,700	11,700	2,917		2,917		0

03/24/2026

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Valuation Report

DB: Lake2026

009-450-019-00

2026 Est. T.C.V.

BOOTH ANDREA J

Property Class: 402

W B ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 19 & 25 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

LOT 19 & 25

DescriptionFrontageDepthFrontDepthRate %Adj. ReasonValue

C40'@500/FF50.00100.000.94570.919350010021,736

C40'@500/FF238.81299.950.63971.2098500100LOT 2592,417

289 Actual Front Feet, 1.76 Total AcresTotal Est. Land Value =114,153

2026 Est. T.C.V. 009-450-019-00=114,153

Est. TCV/Total Floor Area = 103.03

2025 AssessedMBORS.E.V.Base for CapIRM

68,50068,50068,5006,2352.70

2026 New Eq. AdjustmentLossAdditionsTax AdjustmentLosses

0-11,400001680

2026 AssessedMBORS.E.V.Capped->Taxable<-PRE/MBT

57,10057,10057,1006,4036,4030

009-450-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JONES WILLIAM L & EILEEN S TRUST
6951 W B ST
Lake City, MI 49651

. SEC 12 T22N R8W LOTS 20 & 21 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	50.00	100.00	0.7953	0.9193	500	100		18,278	
C40'@500/FF	50.00	100.00	0.7953	0.9193	500	100		18,278	
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			36,556	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1500	50	6,127
Total Estimated Land Improvements True Cash Value =				6,127

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1879 SF Floor Area = 1879 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,587		
1 Story	Siding	Basement	100		
1 Story	Siding	Basement	192		
Total:			284,488	241,817	

Other Additions/Adjustments

Exterior				
Brick Veneer	1024	16,957	14,413	
Plumbing				
Average Fixture(s)	1	1,422	1,209	
3 Fixture Bath	1	4,478	3,806	
Deck				
Treated Wood	655	8,679	7,377	
Treated Wood	220	4,255	3,617	

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	26,365	22,938	*87% Good

Water/Sewer				
Public Sewer	1	1,465	1,245	
Water Well, 100 Feet	1	5,734	4,874	

Built-Ins				
Appliance Allow.	1	2,713	2,306	

Local Cost Items				
SANITARY SEWER	1	0	0	
Totals:			356,556	303,602

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 373,430

2026 Est. T.C.V. 009-450-020-00					=	416,113
Est. TCV/Total Floor Area = 221.45, Most recent sale 08/04/2005 for 185,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
214,000	214,000	214,000	113,026	2.70		

Parcel Number: 009-450-020-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,900	0	0	3,051	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	208,100	208,100	208,100	116,077	116,077	116,077

009-450-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JONES WILLIAM L & EILEEN S TRUST
W B ST
LAKE CITY, MI 49651

SEC 12 T22N R8W LOTS 22, 23 & 24 MIDWAY HEIGHTS PLAT.
SPLIT/COMBINED ON 06/14/2013 FROM 009-450-016-00;
FORMERLY ASSESSED AS. SEC 12 T22N R8W LOTS 16, 17, 18, 22, 23 & 24 MIDWAY
HEIGHTS PLAT.

L168P558 AGREEMENT TO VACATE PART OF ROAD ROW

Split/Comb. on 06/14/2013 completed 06/14/2013 TIM

ASSESS LOTS SEPARATELY;

Parent Parcel(s): 009-450-016-00;

Child Parcel(s): 009-450-022-00;

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	50.00	100.00	0.7327	0.9193	500	100		16,839	
C40'@500/FF	50.00	100.00	0.7327	0.9193	500	100	LOT 23	16,839	
C40'@500/FF	38.81	100.00	0.7327	0.9193	500	100		13,070	
139 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =			46,749	

2026 Est. T.C.V. 009-450-022-00					=	46,749	
Est. TCV/Total Floor Area = 24.88, Most recent sale 05/24/2013 for 25,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
28,000	28,000	28,000		13,315	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-4,600	0	0	359	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,400	23,400	23,400		13,674	13,674	13,674	

009-460-001-002026 Est. T.C.V.BESKO AMBER & BRADLEY
Property Class: 4016518 W LAKEVIEW DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 38 DESC
AS: LOT 1 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@4800/FF	75.00	97.00	0.8677	0.9894	4800 100	309,058
75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =						309,058

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Concrete	6.96	1101 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =			1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1973

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,400	
Total:			213,981	139,087
Other Additions/Adjustments				
Recreation Room			700 13,279	8,631
Basement, Outside Entrance, Below Grade			1 2,727	1,773
Plumbing				
Average Fixture(s)			1 1,422	924
2 Fixture Bath			1 2,996	1,947
Porches				
CPP			30 879	571
Deck				
Treated Wood			330 5,544	3,604
Treated Wood			15 672	437
Water/Sewer				
Public Sewer			1 1,465	952
Water Well, 100 Feet			1 5,734	3,727
Local Cost Items				
SANITARY SEWER			1 0	0 *83% Good
Totals:			248,699	161,653

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 274,810

2026 Est. T.C.V. 009-460-001-00					=	585,768
Est. TCV/Total Floor Area = 418.41, Most recent sale 08/10/2021 for 341,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
284,200	284,200	284,200	161,844	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,700	0	0	4,369	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-460-001-00

Page: 2

292,900	292,900	292,900	166,213	166,213	166,213

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-460-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

REINHARDT NED & DEB & QUIGLEY TRUST
6600 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 2 & 31 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	110.00	90.00	0.9672	0.6968	5000	100		370,691
110 Actual Front Feet, 0.23 Total Acres								370,691
Total Est. Land Value =								370,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1160 SF Floor Area = 1160 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,160		
Total:				190,961	124,124

Other Additions/Adjustments

Recreation Room	560	10,623	6,905
Exterior Brick Veneer	240	3,974	2,583
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

WGEP (1 Story)	312	21,737	14,129
CPP	114	2,380	1,547
WCP (1 Story)	160	7,272	4,727

Deck

Treated Wood	28	1,237	804

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	17,794	11,566

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Parcel Number: 009-460-002-00

Page: 2

Totals:

278,270

180,874

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

307,486

2026 Est. T.C.V. 009-460-002-00						=	679,127
Est. TCV/Total Floor Area = 585.45, Most recent sale 04/19/2004 for 365,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
323,500	323,500	323,500	164,990	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	16,100	0	0	4,454	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
339,600	339,600	339,600	169,444	169,444		0	

009-460-003-00	2026 Est. T.C.V.	MALEWITZ BERNARD P & PATRICIA M
Property Class: 401		6610 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 3 MISSAUKEE HEIGHTS 2.

REMOVE OLD HOUSE ADD NEW FOR 04

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
A50'@4800/FF	50.00	87.00	1.0000	0.9524	4800	100	
50 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =		228,583

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1223 SF Floor Area = 1529 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,223		
Total:				225,163	180,098

Other Additions/Adjustments

Recreation Room	800	15,176	12,141
Basement, Outside Entrance, Below Grade	1	2,727	2,182

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	28	2,247	1,798

Deck

Treated Wood	360	5,868	4,694
Treated Wood	616	8,341	6,673
Treated Wood	56	1,813	1,450

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Prefab 1 Story	1	2,542	2,034
Direct-Vented Gas	1	2,963	2,370

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good

Totals: 282,652 226,089

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 384,351

Parcel Number: 009-460-003-00

Page: 2

2026	Est.	T.C.V.	009-460-003-00	=	614,834	
Est. TCV/Total Floor Area = 402.12, Most recent sale 05/27/2005 for 0						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	292,200	292,200	292,200	184,846	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,200	0	0	4,990	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	307,400	307,400	307,400	189,836	189,836	0

009-460-004-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MALEWITZ BERNARD
6620 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 4 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	90.00	1.0000	0.9638	4800	100	231,311
50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =							231,311

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1030 0	0
Wood Frame		32.26	80 81	2,091
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				4,466

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1991

(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Basement	1,008	
Total:			207,780	155,834
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,066
3 Fixture Bath		1	4,478	3,358
Deck				
Treated Wood		594	8,144	6,108
Treated Wood		382	6,101	4,576
Treated Wood		60	1,887	1,415
Water/Sewer				
Public Sewer		1	1,465	1,099
Water Well, 100 Feet		1	5,734	4,300
Built-Ins				
Appliance Allow.		1	2,713	2,035
Fireplaces				
Exterior 1 Story		1	6,387	4,790
Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
Totals:			246,111	184,581

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 313,788

2026 Est. T.C.V. 009-460-004-00					=	549,565
Est. TCV/Total Floor Area = 363.47, Most recent sale 10/01/2024 for 690,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
263,000	263,000	263,000	263,000	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,800	0	0	7,101	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-460-004-00

Page: 2

274,800	274,800	274,800	270,101	270,101	0

03/24/2026

12:43 PM

Valuation Report

DB: Lake2026

009-460-005-00

2026 Est. T.C.V.

DIPIETRO THOMAS G & DEBORAH H

Property Class: 401

6630 W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 5 & E 25 FT OF W 100 FT LOT 30 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	91.00	1.0000	0.9675	4800	100		232,207
BACK 50' @ 500	25.00	140.00	1.1892	1.0881	500	100		16,174
75 Actual Front Feet, 0.19 Total Acres								
Total Est. Land Value =								248,382

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	268	0	0
D/W/P: Patio Blocks	15.58	59	0	0
Wood Frame	35.03	64	50	1,121
Wood Frame	27.13	140	50	1,899

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,920

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1393 SF Floor Area = 1393 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,393		
Total:				186,765	121,398

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	158	3,418	2,222
Treated Wood	70	2,038	1,325

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	338	16,843	10,948
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		220,654	143,426	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 243,824

2026 Est. T.C.V. 009-460-005-00

=

497,126

Parcel Number: 009-460-005-00

Page: 2

Est. TCV/Total Floor Area = 356.87						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	240,800	240,800	240,800	102,488	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,800	0	0	2,767	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	248,600	248,600	248,600	105,255	105,255	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-460-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRANNAN KAREN S
6636 W LAKEVIEW DR
Lake City, MI 49651

. SEC 12 T22N R8W LOT 6 MISSAUKEE HEIGHTS 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	94.00	1.0000	0.9786	4800	100		234,858
50 Actual Front Feet, 0.11 Total Acres								234,858

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	366	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,627

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 1144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	520		
1.5 Story	Siding	Basement	416		
Total:				176,628	114,795

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	457	6,860	4,459
Treated Wood	82	2,215	1,440
Treated Wood	30	1,297	843

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	17,574	11,423

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		225,291	146,425	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 248,923

Parcel Number: 009-460-006-00

Page: 2

2026	Est.	T.C.V.	009-460-006-00	=	486,408	
Est. TCV/Total Floor Area = 425.18, Most recent sale 05/12/2006 for 312,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	235,500	235,500	235,500	127,361	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,700	0	0	3,438	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	243,200	243,200	243,200	130,799	130,799	0

009-460-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FOX CLOVER G
6640 W LAKEVIEW DR
Lake City, MI 49651

. SEC 12 T22N R8W LOT 7 MISSAUKEE HEIGHTS 2.

96 HS @ 12-96 BOR

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	96.00	1.0000	0.9858	4800	100	236,595
50 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =		236,595

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True			Cash Value = 1,900	

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1987

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,008		
			Total:	190,973	133,688

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,422	995

Porches					
WCP (1 Story)			80	4,489	3,861 *86% Good

Deck					
Treated Wood			548	7,727	5,409

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			520	26,801	18,761
Common Wall: 1 Wall			1	-2,589	-1,812
Door Opener			1	527	369

Water/Sewer					
Public Sewer			1	1,465	1,025
Water Well, 100 Feet			1	5,734	4,014

Built-Ins					
Appliance Allow.			1	2,713	1,899

Fireplaces					
Exterior 2 Story			1	7,869	5,508

Unit-in-Place Cost Items					
BOAT HOUSE (BY SQ FT			480	1,819	1,401 *77% Good

Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good

Totals:248,950175,118

Notes:

Parcel Number: 009-460-007-00

Page: 2

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

297,701

2026	Est.	T.C.V.	009-460-007-00	=	536,196	
Est. TCV/Total Floor Area = 425.55						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	258,200	258,200	258,200	126,323	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,900	0	0	3,410	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	268,100	268,100	268,100	129,733	129,733	0

03/24/2026

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Valuation Report

DB: Lake2026

009-460-008-00

2026 Est. T.C.V.

COUWEHOVEN WAYNE M TRUST

Property Class: 401

6676 W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 8 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	99.00	1.0000	0.9965	4800	100		239,157
50 Actual Front Feet, 0.11 Total Acres								239,157
Total Est. Land Value =								239,157

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	256	0	0
D/W/P: 4in Ren. Conc.	8.17	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1993

(11) Heating System: Forced Hot Water

Ground Area = 1114 SF Floor Area = 1621 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	676		
1+ Story	Siding	Basement	294		
1 Story	Siding	Crawl Space	144		
Total:				229,336	183,458

Other Additions/Adjustments

Exterior

Brick Veneer

128

2,120

1,696

Plumbing

Average Fixture(s)

1

1,422

1,138

3 Fixture Bath

1

4,478

3,582

2 Fixture Bath

1

2,996

2,397

Deck

Treated Wood

168

3,558

2,846

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost

572

28,640

22,912

Common Wall: 1 Wall

1

-2,589

-2,071

Door Opener

1

527

422

Water/Sewer

Public Sewer

1

1,465

1,172

Water Well, 50 Feet

1

3,344

2,675

Built-Ins

Appliance Allow.

1

2,713

2,170

Fireplaces

Interior 2 Story

1

6,520

5,216

Porches

CCP (1 Story)

18

889

711

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT

192

728

619

*85% Good

Parcel Number: 009-460-008-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		286,147	228,943	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 389,203

2026	Est. T.C.V.	009-460-008-00		=	630,735	
Est. TCV/Total Floor Area = 389.10, Most recent sale 01/13/2012 for 220,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	300,200	300,200	300,200	174,111	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,200	0	0	4,700	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	315,400	315,400	315,400	178,811	178,811	0

03/24/2026
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Valuation Report

DB: Lake2026

009-460-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JOHNSON JANET M TRUST
6680 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 9 MISSAUKEE HEIGHTS 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	51.00	99.00	0.9931	0.9965	4800	100		242,256
51 Actual Front Feet, 0.12 Total Acres								242,256
Total Est. Land Value =								242,256

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	254	0	0
Metal Prefab	17.87	40	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D

Blt 1928

(11) Heating System: Wall/Floor Furnace

Ground Area = 400 SF Floor Area = 400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	400		
Total:				50,387	30,231

Other Additions/Adjustments

Exterior

Brick Veneer

160

2,237

1,342

Plumbing

Average Fixture(s)

1

988

593

Porches

CGEP (1 Story)

200

10,404

6,242

Deck

Treated Wood

80

2,086

1,252

Water/Sewer

Public Sewer

1

1,152

691

Water Well, 50 Feet

1

3,344

2,006

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost

192

8,383

5,030

Local Cost Items

SANITARY SEWER

1

0

0

*94% Good

Totals:

78,981

47,387

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

80,558

2026 Est. T.C.V. 009-460-009-00

=

323,764

Est. TCV/Total Floor Area = 809.41

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

162,700

162,700

162,700

89,599

2.70

Parcel Number: 009-460-009-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	2,419	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	161,900	161,900	161,900	92,018	92,018	0

03/24/2026

Valuation Report

DB: Lake2026

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009-460-010-00

2026 Est. T.C.V.

WINKEL FAMILY TRUST

Property Class: 401

6684 W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 10 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	51.00	95.00	0.9931	0.9822	4800	100		238,784
51 Actual Front Feet, 0.11 Total Acres								238,784

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	214	0	0
D/W/P: 4in Ren. Conc.	8.17	1014	0	0
Wood Frame/Conc.	32.87	160	50	2,629

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				7,379

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 10

Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = 912 SF

Floor Area = 1716 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	912		
1 Story	Siding	Overhang	576		
Total:				238,455	154,982

Other Additions/Adjustments

Recreation Room	426	8,081	5,253

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	120	3,497	2,273

Deck

Treated Wood	147	3,259	2,118
Treated Wood	138	3,131	2,035
Treated Wood	741	9,440	6,136

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	952	41,717	27,116
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	192	10,683	6,944

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Parcel Number: 009-460-010-00

Page: 2

Totals:

336,820

218,919

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

372,162

2026	Est. T.C.V. 009-460-010-00				=	618,325
Est. TCV/Total Floor Area = 360.33, Most recent sale 06/25/2015 for 269,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	297,200	297,200	297,200	183,764	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,000	0	0	4,961	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	309,200	309,200	309,200	188,725	188,725	188,725

HAYS MARION S ET AL
6688 W LAKEVIEW DR
Lake City, MI 49651

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	153,500	153,500	153,500	57,326	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-1,100	0	0	1,547	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	152,400	152,400	152,400	58,873	58,873	0	

009-460-012-002026 Est. T.C.V.DALY RICHARD J & DEBRA L
Property Class: 4016692 W LAKEVIEW DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 12 MISSAUKEE HEIGHTS 2.

NEW HOUSE FOR 04
8X11 SHED ON OUTLOT..NO VALUE

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	51.00	95.00	0.9931	0.9822	4800	100	238,784
51 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =		238,784

Land Improvement Cost Estimates			
Description		Rate	Size % Good Cash Value
Residential Local Cost Land Improvements			
Description		Rate	Size % Good Cash Value
LAND IMPROVE 2500		2,500.00	1 95 2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2004

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1192 SF Floor Area = 1788 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,192		
Total:				234,475	187,590

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,138
3 Fixture Bath		1	4,478	3,582

Porches				
WCP (1 Story)		96	4,936	3,949

Deck				
Treated Wood		336	5,611	4,489
Treated Wood		49	1,679	1,343

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		528	27,086	21,669
Common Wall: 1 Wall		1	-2,589	-2,071
Door Opener		1	527	422

Water/Sewer				
Public Sewer		1	1,465	1,172
Water Well, 100 Feet		1	5,734	4,587

Built-Ins				
Appliance Allow.		1	2,713	2,170

Fireplaces				
Direct-Vented Gas		1	2,963	2,370

Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)		110	441	410 *93% Good

Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good

Parcel Number: 009-460-012-00

Page: 2

Totals:

290,941

232,820

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

395,794

2026 Est. T.C.V. 009-460-012-00				=	636,953	
Est. TCV/Total Floor Area = 356.24						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	303,600	303,600	303,600	175,958	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,900	0	0	4,750	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	318,500	318,500	318,500	180,708	180,708	0

009-460-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHAFLEY ANDREW P & BRENDA L TRUST
6696 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 13 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	51.00	95.00	0.9931	0.9822	4800	100	238,784
51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =							238,784

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	350	0	0
D/W/P: 4in Ren. Conc.	8.17	806	50	3,292
D/W/P: 4in Ren. Conc.	8.17	762	50	3,113
D/W/P: Patio Blocks	15.58	58	50	452
Total Estimated Land Improvements True Cash Value =				6,857

Cost Est. for Res. Bldg: 1 Single Family LOG

Cls C 10 Blt 2024

(11) Heating System: Forced Heat & Cool

Ground Area = 1065 SF Floor Area = 1995 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Pine Logs	Basement	900	
1 Story	Pine Logs	Basement	165	
1 Story	Siding	Overhang	480	
Total:			275,348	272,591
Other Additions/Adjustments				
Recreation Room			450	8,537 8,452
Exterior				
Stone Veneer			160	5,853 5,794
Basement, Outside Entrance, Below Grade			1	2,727 2,700
Plumbing				
Average Fixture(s)			1	1,422 1,408
3 Fixture Bath			2	8,956 8,866
Porches				
WCP (1 Story)			55	3,500 3,465
WCP (1 Story)			150	6,932 6,863
WPP			150	4,091 4,050
Deck				
Treated Wood			28	1,237 1,225
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			480	25,330 25,077
Common Wall: 1 Wall			1	-2,589 -2,563
Door Opener			1	527 522
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost			260	13,060 12,929
Water/Sewer				
Public Sewer			1	1,465 1,450
Water Well, 150 Feet			1	8,441 8,357
Built-Ins				
Appliance Allow.			1	2,713 2,686

Parcel Number: 009-460-013-00

Page: 2

Fireplaces			
Prefab 2 Story	1	3,109	3,078
Totals:		370,659	366,950

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 623,815

2026 Est. T.C.V. 009-460-013-00					=	869,456
Est. TCV/Total Floor Area = 435.82, Most recent sale 09/19/2008 for 197,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
412,500	412,500	412,500	328,975	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,200	0	0	8,882	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
434,700	434,700	434,700	337,857	337,857	337,857	

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-460-014-00	2026 Est. T.C.V.	LEMKE BETH & KEITH
Property Class: 401		6702 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 14 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	95.00	1.0000	0.9822	4800	100		235,730
50 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			235,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1130 SF Floor Area = 1695 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,130		
Total:				234,474	187,548

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Porches

WPP	527	9,354	7,483
WPP	336	6,001	4,801
WPP	60	2,458	1,966

Deck

Treated Wood	336	5,611	4,489
Treated Wood w/Roof (Deck Portion)	32	1,353	1,082
Treated Wood w/Roof (Roof portion)	32	681	545

Garages

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	281	11,586	9,269

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Direct-Vented Gas	1	2,963	2,370

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		283,425	226,708	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 385,404

2026 Est. T.C.V. 009-460-014-00 = 622,104

Est. TCV/Total Floor Area = 367.02, Most recent sale 07/08/2024 for 675,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	294,100	294,100	294,100	294,100	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,000	0	0	7,940	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	311,100	311,100	311,100	302,040	302,040	0

3/24/2026

Valuation Report

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DB: Lake2026

009-460-015-00

2026 Est. T.C.V.

TRATTLES DAVID S & PATRICIA S

Property Class: 401

6706 W LAKEVIEW DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 15 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	95.00	1.0000	0.9822	4800	100		235,730
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								235,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
BOAT LIFT	500.00	1	94	470
Total Estimated Land Improvements True Cash Value =				1,410

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1206 SF Floor Area = 1796 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Block	Slab	577		
1.25 Story	Siding	Slab	320		
1.25 Story	Siding	Slab	309		
Total:				189,131	104,023

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652
3 Fixture Bath	1	3,721	2,047

Porches

WPP	106	2,828	1,555

Deck

Treated Wood	427	6,414	3,528

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	17,957	9,876

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	286	11,697	6,433

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 100 Feet	1	5,415	2,978

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 2 Story	1	6,914	3,803

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		248,459	136,653	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 232,310

Parcel Number: 009-460-015-00

Page: 2

2026	Est.	T.C.V.	009-460-015-00	=	469,450	
Est. TCV/Total Floor Area = 261.39, Most recent sale 05/25/2017 for 241,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	226,700	226,700	226,700	145,708	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,000	0	0	3,934	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	234,700	234,700	234,700	149,642	149,642	0

009-460-016-002026 Est. T.C.V.

CHRISTNER BRIAN & KIMBERLY (LE)

Property Class: 4016714 W LAKEVIEW DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 16 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	95.00	1.0000	0.9822	4800	100	235,730
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =							235,730

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	90	71	420
Metal Prefab	20.63	80	71	1,171
Total Estimated Land Improvements True Cash Value =				1,591

Cost Est. for Res. Bldg: 1Single Family1SClsCBlt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1320 SF Floor Area = 1320 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,320	
Total:			177,759	115,542
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	924	
2 Fixture Bath	1	2,996	1,947	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	528	20,217	13,141	
Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 100 Feet	1	5,734	3,727	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Exterior 1 Story	1	6,387	4,152	
Unit-in-Place Cost Items				
BOAT HOUSE (BY SQ FT	440	1,668	1,418	*85% Good
Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good
Totals:			220,361	143,566

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 244,062

2026 Est. T.C.V. 009-460-016-00					=	481,383
Est. TCV/Total Floor Area = 364.68, Most recent sale 09/01/1996 for 140,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
234,200	234,200	234,200	117,816	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	3,181	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
240,700	240,700	240,700	120,997	120,997	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-460-017-00

2026 Est. T.C.V.

PAULUS FIRMIN A TRUST

Property Class: 401

6728 W LAKEVIEW DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 17 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	95.00	1.0000	0.9822	4800	100		235,730
50 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			235,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls CD

Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 984 SF Floor Area = 1230 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	984		
Total:				139,951	83,970

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Unit-in-Place Cost Items

ROOF STRUCT. (SQ FT)	40	160	114	*71% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

153,434

92,077

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

156,531

2026 Est. T.C.V. 009-460-017-00

=

393,211

Est. TCV/Total Floor Area = 319.68

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

193,000

193,000

193,000

80,524

2.70

2026 New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

3,600

0

0

2,174

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

196,600

196,600

196,600

82,698

82,698

0

009-460-018-00	2026 Est. T.C.V.	BARRETT PATRICIA A
Property Class: 401		6770 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 18 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	95.00	1.0000	0.9822	4800	100		235,730
50 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			235,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1952

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
Total:			131,193	85,275	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
2 Fixture Bath	1	2,502	1,626

Porches

WGEP (1 Story)	180	13,635	8,863
WCP (1 Story)	36	2,485	1,615

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT	352	1,334	1,134	*85% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

164,472

107,173

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

182,194

2026 Est. T.C.V. 009-460-018-00					=	418,894		
Est. TCV/Total Floor Area = 387.86, Most recent sale 10/01/2002 for 250,000								
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM		
204,800	204,800		204,800	112,731		2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		4,600	0	0	3,043	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT	

Parcel Number: 009-460-018-00

Page: 2

209,400	209,400	209,400	115,774	115,774	0

009-460-019-002026 Est. T.C.V.WILDEBOER STEVE

Property Class: 4016782 W LAKEVIEW DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 19 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	96.00	1.0000	0.9858	4800	100		236,595
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								236,595

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	840 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1260 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Basement	1,008	
			Total:	200,067 150,040
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,066
Deck				
Treated Wood			424	6,530 4,897
Water/Sewer				
Public Sewer			1	1,465 1,099
Water Well, 50 Feet			1	3,344 2,508
Built-Ins				
Appliance Allow.			1	2,713 2,035
Unit-in-Place Cost Items				
BOAT HOUSE (BY SQ FT			500	1,895 1,611 *85% Good
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good
			Totals:	217,436 163,256

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 277,535

2026 Est. T.C.V. 009-460-019-00				=	516,480
Est. TCV/Total Floor Area = 409.90					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
247,700	247,700	247,700	107,083	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,500	0	0	2,891	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
258,200	258,200	258,200	109,974	109,974	0

009-460-020-002026 Est. T.C.V.

Property Class: 401DUVALL L KIM TRUST

Map #:LAKE TOWNSHIP6790 W LAKEVIEW DR

LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 20 MISSAUKEE HEIGHTS 2.

SPLIT ON 12/16/2009 INTO 009-460-021-50;

2009 HOUSE MOVED TO ADJ 021-50 IN 2009

NEW GRG W/PBG FOR 99

Split/Comb. on 12/16/2009 completed 12/16/2009 RAY ;

Parent Parcel(s): 009-460-020-00;

Child Parcel(s): 009-460-021-50;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	49.95	97.31	1.0004	0.9905	4800	100		237,566
50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								237,566

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	612	0	0
D/W/P: Crushed Rock	2.26	100	0	0
Wood Frame	35.03	64	71	1,592

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	2	97	4,850
Total Estimated Land Improvements True Cash Value =				6,442

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 10 Blt 2011

(11) Heating System: Forced Air w/ Ducts

Ground Area = 872 SF Floor Area = 1399 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	872		
1 Story	Siding	Overhang	309		
Total:				183,866	165,494

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
2 Fixture Bath	1	2,996	2,696

Porches

WPP	457	8,130	7,317
WPP	61	2,481	2,233
WPP	42	2,028	1,825
WPP	17	883	795

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	618	30,239	27,215
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Class: D Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	352	13,116	11,804

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Parcel Number: 009-460-020-00

Page: 2

Built-Ins				
Appliance Allow.	1	2,713	2,442	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		253,011	227,724	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 387,131

2026 Est. T.C.V. 009-460-020-00					=	631,139
Est. TCV/Total Floor Area = 451.14, Most recent sale 11/11/2011 for 300,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
303,000	303,000	303,000	177,373	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,600	0	0	4,789	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
315,600	315,600	315,600	182,162	182,162	182,162	

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-460-021-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

OCONNELL GREGORY A
6800 W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W W 6 FT OF LOT 21 & LOT 22 EXC W 6 FT THEREOF MISSAUKEE HEIGHTS
2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	48.26	100.00	0.9718	1.0000	4800	100		225,113
A50'@4800/FF	6.00	0.00	0.9718	0.0000	4800	100	SEPARATED BY THE ALLEY	0
54 Actual Front Feet, 0.11 Total Acres								
Total Est. Land Value =								225,113

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	2000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	97	1,940
Total Estimated Land Improvements True Cash Value =				1,940

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1958

(11) Heating System: Wall/Floor Furnace

Ground Area = 832 SF Floor Area = 832 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	832		
Total:				102,291	61,374

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CGEP (1 Story)	144	9,239	5,543
CGEP (1 Story)	60	5,012	4,310

*86% Good

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	17,957	10,774
Door Opener	1	468	281

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	200	9,602	5,761

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Local Cost Items

SANITARY SEWER	1	0	0
Totals:			159,963
			97,279

*84% Good

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

165,374

2026 Est. T.C.V. 009-460-021-00

=

392,427

Est. TCV/Total Floor Area = 471.67, Most recent sale 05/29/2019 for 250,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	193,300	193,300	193,300	130,967	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,900	0	0	3,536	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	196,200	196,200	196,200	134,503	134,503	0

009-460-021-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MACHAK ROBERT G & MARY T TRUST
6792 W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W E 44 FT OF LOT 21 MISSAUKEE HEIGHTS 2.
SPLIT ON 12/16/2009 FROM 009-460-020-00;

Split/Comb. on 12/16/2009 completed 12/16/2009 RAY ;
Parent Parcel(s): 009-460-020-00;
Child Parcel(s): 009-460-021-50;

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	44.00	99.33	1.0458	0.9976	4800	100	220,345
44 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =		220,345

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1354 0	0
Wood Frame		35.03	64 50	1,121
Wood Frame		28.29	112 50	1,584
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =				5,130

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,040	
			Total:	182,055 127,428
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	995
2 Fixture Bath		1	2,996	2,097
Deck				
Treated Wood		572	7,951	5,566
Treated Wood		144	3,217	2,252
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		448	20,196	14,137
Door Opener		1	527	369
Water/Sewer				
Public Sewer		1	1,465	1,025
Water Well, 100 Feet		1	5,734	4,014
Built-Ins				
Appliance Allow.		1	2,713	1,899
Fireplaces				
Direct-Vented Gas		1	2,963	2,074
Local Cost Items				
SANITARY SEWER		1	0	0 *99% Good
Totals:			231,239	161,856

Parcel Number: 009-460-021-50

Page: 2

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

275,155

2026	Est. T.C.V. 009-460-021-50				=	500,630	
Est. TCV/Total Floor Area = 481.38, Most recent sale 06/17/2011 for 212,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	241,000	241,000	241,000	141,046	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	9,300	0	0	3,808	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	250,300	250,300	250,300	144,854	144,854	0	

03/24/2026

Valuation Report

12:43 PM

DB: Lake2026

009-460-022-00

2026 Est. T.C.V.

O'CONNELL GREGORY & LINDA

Property Class: 401

6810 W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W WEST 6 FT OF LOT 22; LOT 23 & EAST 6 FT OF LOT 24 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	66.00	102.00	0.9074	1.0070	4800	100		289,464
66 Actual Front Feet, 0.16 Total Acres								289,464

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	624	0	0
Wood Frame	23.22	336	50	3,901
Wood Frame	23.22	336	50	3,901

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				10,227

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1938

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1272 SF Floor Area = 1272 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,272		
Total:			171,983	111,789	

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,422

924

Porches

CGEP (1 Story)

176

12,024

7,816

Deck

Treated Wood

372

5,997

3,898

Treated Wood

252

4,642

3,017

Garages

Class: C Exterior: Block Foundation: 42 Inch (Unfinished)

Base Cost

252

14,888

9,677

Water/Sewer

Public Sewer

1

1,465

952

Water Well, 50 Feet

1

3,344

2,174

Built-Ins

Appliance Allow.

1

2,713

1,763

Fireplaces

Exterior 1 Story

1

6,387

4,152

Wood Stove

1

2,503

1,627

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals:

227,368

147,789

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

251,241

Parcel Number: 009-460-022-00

Page: 2

2026	Est.	T.C.V.	009-460-022-00	=	550,932	
Est. TCV/Total Floor Area = 433.12, Most recent sale 07/01/1996 for 140,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	268,900	268,900	268,900	132,598	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,600	0	0	3,580	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	275,500	275,500	275,500	136,178	136,178	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-460-024-00	2026 Est. T.C.V.	OHLE RICHARD L & NANCY L TRUST
Property Class: 401		6842 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W WEST 44 FT OF LOT 24, LOTS 25, 26 & LOTS 45 TO 49 INC
MISSAUKEE HEIGHTS 2.

COTTAGE IS PHYSICALLY LOCATED ON THE LOT LINE OF LOTS 25 & 26. LOT 24 HAS THE
GARAGE AND THE CONC. BLK BOAT HSE 21'X15' IS IN FRONT OF LOT #24.
INCLUDES BACK LOTS 45 - 49

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	141.00	109.00	0.8867	0.7172	5000	100	448,308
BACK 50' @ 500	250.00	160.00	0.6687	1.1401	500	100	BACK LOTS 95,306
391 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value =		543,614

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 1950

(11) Heating System: Wall/Floor Furnace

Ground Area = 1176 SF Floor Area = 1176 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
			Total:	159,757	95,854

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Porches

WGEP (1 Story)	336	21,363	12,818

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	15,621	9,373

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		213,650	128,190	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 217,923

2026 Est. T.C.V. 009-460-024-00 = 763,962

Est. TCV/Total Floor Area = 649.63						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	370,200	370,200	370,200	169,834	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,800	0	0	4,585	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	382,000	382,000	382,000	174,419	174,419	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-460-027-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOPECK THOMAS R & SUSAN
6677 W LAKEVIEW DR
Lake City, MI 49651

SEC 12 T22N R8W LOTS 27, 28 & 29 EXC E 27 1/2 FT OF ALL 3 LOTS THEREOF.
MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		W PART OF 3 LOTS		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
BACK 50' @ 500	43.00	109.00	0.8199	0.9968	500 100	17,571
BACK 50' @ 500	36.60	107.79	0.8199	0.9929	500 100	14,898
BACK 50' @ 500	31.05	50.00	0.8199	0.7588	500 100	9,660
111 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =	42,129

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1504 50	6,144
Total Estimated Land Improvements True Cash Value =			6,144

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 2022

(11) Heating System: Forced Heat & Cool
Ground Area = 2090 SF Floor Area = 2484 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Basement	263		
1 Story	Siding	Basement	1,827		
Total:				392,116	380,346

Other Additions/Adjustments

Recreation Room	1000	18,970	18,401
Exterior			
Stone Veneer	150	5,487	5,322
Plumbing			
Average Fixture(s)	1	1,422	1,379
3 Fixture Bath	2	8,956	8,687
2 Fixture Bath	1	2,996	2,906
Water/Sewer			
2000 Gal Septic	1	9,318	9,038
Water Well, 100 Feet	1	5,734	5,562
Porches			
CCP (1 Story)	300	7,728	7,496
WCP (1 Story)	446	15,374	14,913
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	768	35,382	34,321
Door Opener	1	527	511
Built-Ins			
Appliance Allow.	1	2,713	2,632
Fireplaces			
Exterior 1 Story	1	6,387	6,195
Totals:		513,110	497,709

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 612,182

Parcel Number: 009-460-027-00

Page: 2

2026	Est.	T.C.V.	009-460-027-00	=	660,455	
Est. TCV/Total Floor Area = 265.88						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	332,800	332,800	332,800	241,864	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,600	0	0	6,530	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	330,200	330,200	330,200	248,394	248,394	248,394

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-460-030-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MALEWITZ BERNARD P & PATRICIA M
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 30 EXC W 145 FT THEREOF MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	44.97	273.52	1.0269	1.3755	500	100		31,759
45 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			31,759

2026 Est. T.C.V. 009-460-030-00

=

31,759

Est. TCV/Total Floor Area = 12.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,900	15,900	15,900	4,698	2.70	

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	126	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,900	15,900	15,900	4,824	4,824	0

009-460-030-302026 Est. T.C.V.ELBLE JEFFERY B & ELIZABETH G TRUST

Property Class: 4016639 W LAKEVIEW DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W W 75 FT OF LOT 30 & E 27 1/2 FT OF LOTS 27, 28 & 29 MISSAUKEE HEIGHTS 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @ 500	103.00	148.00	0.8347	1.1094	500	100	47,692
103 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =		47,692

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete	6.16	230	0 0
Metal Prefab	19.83	54	50 535
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 1000	1,000.00	1	95 950
Total Estimated Land Improvements True Cash Value =			1,485

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Space Heater
Ground Area = 943 SF Floor Area = 943 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	943	
Total:			109,989	65,993
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
3 Fixture Bath			1	3,721 2,233
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			432	15,621 9,373
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 50 Feet			1	3,344 2,006
Built-Ins				
Appliance Allow.			1	1,897 1,138
Fireplaces				
Exterior 1 Story			1	5,597 3,358
Local Cost Items				
SANITARY SEWER			1	0 0 *94% Good
Totals:			142,654	85,592

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 105,278

2026	Est. T.C.V. 009-460-030-30				=	154,455
Est. TCV/Total Floor Area = 163.79, Most recent sale 05/12/2006 for 110,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	77,900	77,900	77,900	40,013	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-460-030-30

Page: 2

	0	-700	0	0	1,080	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	77,200	77,200	77,200	41,093	41,093	0

009-460-030-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MALEWITZ BERNARD
6621 LAKEVIEW DR
Lake City, MI 49651

. SEC 12 T22N R8W E 45 FT OF W 145 FT OF LOT 30 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @ 500	45.00	140.00	1.0267	1.0881	500	100	25,135
45 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =		25,135

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.16	288 50	887
Total Estimated Land Improvements True Cash Value =			887

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 1968

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			576	16,451 14,806
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			480	18,926 17,033
Common Wall: 1 Wall			1	-2,421 -2,179
Totals:			32,956	29,660

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

36,482

2026 Est. T.C.V. 009-460-030-60					=	62,504
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2024 for 690,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,700	32,700	32,700	32,700	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	-1,400	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
31,300	31,300	31,300	33,582	31,300	0	

03/24/2026

Valuation Report

12:43 PM

DB: Lake2026

009-460-032-00

2026 Est. T.C.V.

DALY RICHARD J & DEBRA L

Property Class: 402

W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 32 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	91.00	73.00	0.8610	0.8663	500	100		33,937
91 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			33,937

2026 Est. T.C.V. 009-460-032-00 = 33,937

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/08/2005 for 17,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
17,000	17,000	17,000	2,641	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	71	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,000	17,000	17,000	2,712	2,712	0

009-460-033-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOPECK THOMAS R & SUSAN M
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 33 MISSAUKEE HEIGHTS 2.

1819113\$79,900 LOOKING FOR A PLACE TO BUILD A HOME WITH 11 ACRES OR DEVELOP TO
CREATE POLE BARNs OR STORAGE UNITS AND HAVE THE BENEFIT OF LAKE MISSAUKEE, THIS
PROPERTY COMES WITH A 10' SHARED ACCESS WHERE YOU CAN USE THE BEACH OR DOCK/MOOR
YOUR BOAT. LOT IS ALREADY SURVEYED AND IT IS HAS THE SEWER SYSTEM LINES ARE TO
LOT 33 SO YOU JUST NEED TO HOOK UP. THIS IS A VERY RARE PROPERTY FOR LAKE
MISSAUKEE TO HAVE LAKE ACCESS AND A LARGE AMOUNT OF PROPERTY. SELLER WANTS TO
SELL LOT 33 AND 11 ACRES TOGETHER, THEN EASEMENT WILL OR COULD BE THRU LOT 33 TO
GET TO THE 11 ACRES.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @ 500	111.00	121.00	0.8192	1.0339	500	100	47,010
111 Actual Front Feet, 0.31 Total Acres			Total Est. Land Value =			47,010	

2026	Est. T.C.V. 009-460-033-00				=	47,010	
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/10/2019 for 68,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	23,500	23,500	23,500	7,043	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	190	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	23,500	23,500	23,500	7,233	7,233	0	

009-460-034-00	2026 Est. T.C.V.	SHAFLEY ANDREW P & BRENDA L TRUST
Property Class: 401		6697 W LAKEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 34 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres					Total Est.		Land Value =	28,812

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	384	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2016

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener	2	1,054	970
Base Cost	2048	48,435	44,560

Totals:	49,489	45,530

Notes: GRG ONLY - NO PLUMBING, 15' HIGH

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 56,002

2026 Est. T.C.V. 009-460-034-00 = 85,764

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/18/2013 for 17,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
44,600	44,600	44,600	25,814	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,700	0	0	696	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,900	42,900	42,900	26,510	26,510	26,510

009-460-035-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LEMKE BETH & KEITH
6702 W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W E/2 OF LOT 35 MISSAUKEE HEIGHTS 2.

05 SPLIT 25FF TO 035-50 FOR 06

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

		* Factors *		1/2 OF LOT		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
BACK 50' @ 500	25.00	165.00	1.1892	1.1525	500 100	17,132
25 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =						17,132

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 1965

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	15,621	10,154
Totals:		15,621	10,154

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 12,489

2026 Est. T.C.V. 009-460-035-00		=	29,621
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/08/2024 for 675,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
15,300	15,300	15,300	15,300
			IRM
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	-500	0	0
			Tax Adjustment
			-500
2026 Assessed	MBOR	S.E.V.	Capped
14,800	14,800	14,800	15,713
			->Taxable<-
			14,800
			PRE/MBT
			0

03/24/2026
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Valuation Report

DB: Lake2026

009-460-035-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LEMKE BETH & KEITH
W LAKEVIEW DR
LAKE CITY, MI 49651

SEC 12 T22N R8W W/2 OF LOT 35 MISSAUKEE HEIGHTS 2.

05 SPLIT 25 FF FROM 035-00 FOR 06

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	25.00	165.00	1.1892	1.1525	500	100		17,132
25 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =			17,132

2026 Est. T.C.V. 009-460-035-50 = 17,132

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/08/2024 for 675,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
8,600	8,600	8,600	8,600	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,600	8,600	8,600	8,832	8,600	0

03/24/2026

Valuation Report

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DB: Lake2026

009-460-036-00

2026 Est. T.C.V.

TRATTLES DAVID S & PATRICIA S

Property Class: 402

W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 36 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =			28,812

2026 Est. T.C.V. 009-460-036-00 = 28,812

Est. TCV/Total Floor Area = 0.00, Most recent sale 05/25/2017 for 241,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
14,400	14,400	14,400	7,043	2.70

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		0	0	0	190	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,400	14,400	14,400	7,233	7,233	0

009-460-037-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHRISTNER BRIAN P & KIMBERLY J (LE)
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 37 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812	
50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value =	
								28,812	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	48 94	278
Total Estimated Land Improvements True Cash Value =				278

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			720	25,121 20,097
Totals:			25,121	20,097

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 24,719

2026 Est. T.C.V. 009-460-037-00					=	53,809
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/01/2001 for 28,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
27,900	27,900	27,900	9,328		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	251	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
26,900	26,900	26,900	9,579	9,579	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-460-038-00

2026 Est. T.C.V.

PAULUS FIRMIN A TRUST

Property Class: 402

W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 38 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =			28,812

2026 Est. T.C.V. 009-460-038-00

=

28,812

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
14,400	14,400	14,400	2,220	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	59	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,400	14,400	14,400	2,279	2,279	0

009-460-039-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BARRETT PATRICIA A
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 39 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812	
50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value =	
								28,812	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	52 94	358
Total Estimated Land Improvements True Cash Value =				358

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 1991

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
Other Additions/Adjustments				
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		832	27,814	22,251
Storage Over Garage		415	4,893	3,914
Totals:			32,707	26,165

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

32,183

2026 Est. T.C.V. 009-460-039-00					=	61,353
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,000	32,000	32,000	10,722	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	0	289	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
30,700	30,700	30,700	11,011	11,011	0	

009-460-040-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WILDEBOER STEVE
6787 W LAKEVIEW DR
Lake City, MI 49651

. SEC 12 T22N R8W LOT 40 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812	
50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value =	28,812

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	480 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1996

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener		2	1,054	843
Base Cost		1500	35,475	28,380
Totals:			36,529	29,223

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 35,944

2026 Est. T.C.V. 009-460-040-00					=	65,726
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
34,000	34,000	34,000	13,231	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,100	0	357	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,900	32,900	32,900	13,588	13,588	0	

009-460-041-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DUVALL L KIM TRUST
6791 W LAKEVIEW DR
Lake City, MI 49651

. SEC 12 T22N R8W LOT 41 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812	
50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value =	
								28,812	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	928	0	0
D/W/P: Crushed Rock	2.26	280	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Pole (Unfinished)				
Storage Over Garage			364	4,819 4,337
Door Opener			2	1,054 949
Base Cost			1440	34,056 30,650
Class: C Exterior: Pole (Unfinished)				
Base Cost			320	10,851 9,766
No Concrete Floor			320	-2,083 -1,875
Totals:				48,697 43,827

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 53,908

2026 Est. T.C.V. 009-460-041-00					=	85,095
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
44,400	44,400	44,400	23,510	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	0	634	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	24,144	24,144	24,144	

009-460-042-002026 Est. T.C.V.OCONELL GREGORY & LINDA
Property Class: 4016799 W LAKEVIEW DR
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 12 T22N R8W LOT 42 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100	28,812
50 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =		28,812

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	400	50	1,634
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements True Cash Value =				3,049

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls C Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Slab	624		
			Total:	92,213	59,939
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 100 Feet			1	5,734	3,727
Built-Ins					
Appliance Allow.			1	2,713	1,763
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
			Totals:	103,547	67,305

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 82,785

2026 Est. T.C.V. 009-460-042-00				=	114,646
Est. TCV/Total Floor Area = 183.73, Most recent sale 05/18/2022 for 100,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
57,700	57,700	57,700	46,657	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	1,259	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,300	57,300	57,300	47,916	47,916	0

03/24/2026
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Valuation Report

DB: Lake2026

009-460-043-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

O'CONNELL GREGORY & LINDA
W LAKEVIEW DR
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 43 & 44 MISSAUKEE HEIGHTS 2.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	0.8409	1.1525	500	100		24,228
BACK 50' @ 500	50.00	165.00	0.8409	1.1525	500	100		24,228
100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								48,456

2026 Est. T.C.V. 009-460-043-00 = 48,456

Est. TCV/Total Floor Area = 77.65, Most recent sale 07/01/1996 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,200	24,200	24,200	3,337	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	90	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
24,200	24,200	24,200	3,427	3,427	0

03/24/2026
12:43 PM

Valuation Report

DB: Lake2026

009-470-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DVORAK MARK P
1810 S GOLDENROD AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 1 MISSAUKEE PARK ORIG PLAT. L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	139.00	1.0812	1.1222	4800	100		232,957
40 Actual Front Feet, 0.13 Total Acres								232,957
Total Est. Land Value =								232,957

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.68	1434	0	0
D/W/P: Brick on Sand	17.29	137	0	0
D/W/P: Brick on Sand	17.29	106	0	0
D/W/P: Brick on Sand	17.29	355	0	0
Wood Frame	25.17	162	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,000		
1 Story	Siding	Basement	400		
Total:				216,474	151,522

Other Additions/Adjustments

Exterior			
Brick Veneer	76	1,209	846
Plumbing			
Average Fixture(s)	1	1,366	956
2 Fixture Bath	1	2,878	2,015
Porches			
CGEP (1 Story)	50	4,729	3,310
Deck			
Treated Wood	239	4,312	3,018
Treated Wood	43	1,532	1,072
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	440	17,090	11,963
Water/Sewer			
Public Sewer	1	1,407	985
Water Well, 100 Feet	1	5,507	3,855
Built-Ins			
Appliance Allow.	1	2,605	1,823
Fireplaces			
Exterior 1 Story	1	6,134	4,294

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT	190	692	491	*71% Good

Parcel Number: 009-470-001-00

Page: 2

ROOF STRUCT. (SQ FT)	140	539	307	*57% Good
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		266,474	186,457	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 316,977

2026 Est. T.C.V. 009-470-001-00	=	554,684
Est. TCV/Total Floor Area = 396.20, Most recent sale 09/25/2015 for 250,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
271,000 271,000 271,000 153,205 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 6,300 0 0 4,136 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
277,300 277,300 277,300 157,341 157,341 0		

03/24/2026
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Valuation Report

DB: Lake2026

009-470-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCCORMIC ALLYN L & JANET M
7246 W MISSAUKEE LAKE BLVD
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 2 MISSAUKEE PARK ORIG PLAT. , L222P9

TOTAL REMODEL FOR 98

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	139.00	1.0812	1.1222	4800	100		232,957
40 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 232,957

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	108	0	0
Wood Frame	23.39	160	73	2,732

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,682

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1942

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1567 SF Floor Area = 1567 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Block	Slab	744			
1 Story	Siding	Basement	823			*86% Good
Total:				193,651	145,039	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,019
2 Fixture Bath	1	2,502	2,152

Porches

CGEP (1 Story)	120	8,194	7,047
CCP (1 Story)	77	2,152	1,851

Deck

Treated Wood	250	4,513	3,881

Water/Sewer

Public Sewer	1	1,300	1,118
Water Well, 50 Feet	1	3,344	2,876

Built-Ins

Appliance Allow.	1	1,897	1,631

Fireplaces

Interior 1 Story	1	4,610	3,965

Local Cost Items

SANITARY SEWER	1	0	0	*83% Good
Totals:		223,348	170,579	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 289,984

2026 Est. T.C.V. 009-470-002-00 = 526,623

Est. TCV/Total Floor Area = 336.07

Parcel Number: 009-470-002-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	250,000	250,000	250,000	107,114	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	13,300	0	0	2,892	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	263,300	263,300	263,300	110,006	110,006	0	

009-470-003-002026 Est. T.C.V.SCHUT THOMAS H & BEVERLY A

Property Class: 4017250 W MISSAUKEE BLVD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 3 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	40.00	140.00	1.0812	1.1250	4800	100	233,542
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =							233,542

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	100 0	0
D/W/P: 4in Concrete		6.47	400 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = 1076 SF Floor Area = 1076 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,076	
Total:			129,979	77,988
Other Additions/Adjustments				

Plumbing				
Average Fixture(s)		1	1,185	711

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		480	16,805	10,083
Door Opener		1	468	281
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost		216	10,370	6,222

Water/Sewer				
Public Sewer		1	1,300	780
Water Well, 100 Feet		1	5,415	3,249

Built-Ins				
Appliance Allow.		1	1,897	1,138

Fireplaces				
Interior 1 Story		1	4,610	2,766

Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
Totals:			172,029	103,218

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 175,471

2026 Est. T.C.V. 009-470-003-00					=	409,963
Est. TCV/Total Floor Area = 381.01						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
201,900	201,900	201,900	73,344	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,100	0	1,980	0		

Parcel Number: 009-470-003-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	205,000	205,000	205,000	75,324	75,324	0

009-470-004-002026 Est. T.C.V.Boomgaard Thomas A
Property Class: 4017268 W Missaukee Blvd
Map #:Lake TownshipLake City, MI 49651

. SEC 11 T22N R8W LOT 4 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	40.00	141.00	1.0812	1.1278	4800	100	234,124
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =							234,124

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	29.97	48	50	719
Wood Frame	25.02	84	50	1,051
Total Estimated Land Improvements True Cash Value =				1,770

Cost Est. for Res. Bldg: 1 Single Family 1+S Cls D Blt 1941

(11) Heating System: Forced Air w/ Ducts
Ground Area = 858 SF Floor Area = 858 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1+ Story	Siding	Crawl Space	858	
Total:			104,321	57,376
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	988	543	
Porches				
CSEP (1 Story)	98	4,100	2,255	
Deck				
Treated Wood	255	4,470	2,458	
Treated Wood	80	2,086	1,147	
Water/Sewer				
Public Sewer	1	1,152	634	
Water Well, 50 Feet	1	3,344	1,839	
Built-Ins				
Appliance Allow.	1	1,607	884	
Fireplaces				
Exterior 1 Story	1	4,873	2,680	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:			126,941	69,816

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 118,687

2026 Est. T.C.V. 009-470-004-00					=	354,581
Est. TCV/Total Floor Area = 413.26						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
175,900	175,900	175,900	60,702	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,400	0	1,638	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
177,300	177,300	177,300	62,340	62,340	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-470-005-00

2026 Est. T.C.V.

FEDEWA DALE J & SHERRY L

Property Class: 401

7280 W MISSAUKEE BLVD

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 5 & E 60 FT OF LOTS 58 & 59. MISSAUKEE PARK ORIG PLAT. ,
L222P9

Add A/C for 08.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	143.00	0.7361	1.1334	4800	100		160,175
BACK 50' @ 500	80.00	60.00	0.8034	0.8088	500	100		25,994
120 Actual Front Feet, 0.24 Total Acres								
Total Est. Land Value =								186,169

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.14	1044	0	0
Fencing: Wire Mesh, #9	3.97	160	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family LOG

Cls BC

Blt 1986

(11) Heating System: Forced Heat & Cool

Ground Area = 1232 SF Floor Area = 1848 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,232		
			Total:	310,728	233,045

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,570
3 Fixture Bath	1	6,585	4,939

Porches

WCP (1 Story)	352	16,245	12,184
WPP	504	11,521	8,641

Deck

Treated Wood	300	5,511	4,133

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	32,704	24,528
Door Opener	1	659	494

Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	200	12,762	9,571

Water/Sewer

Public Sewer	1	1,877	1,408
Water Well, 50 Feet	1	3,351	2,513

Built-Ins

Appliance Allow.	1	3,899	2,924

Fireplaces

Exterior 1 Story	1	8,363	6,272

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Parcel Number: 009-470-005-00

Page: 2

Totals:

416,299

312,222

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

530,777

2026	Est.	T.C.V.	009-470-005-00	=	721,696	
Est. TCV/Total Floor Area = 390.53, Most recent sale 08/01/2002 for 235,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	339,300	339,300	339,300	211,217	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,500	0	0	5,702	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	360,800	360,800	360,800	216,919	216,919	0

DB: Lake2026

009-470-006-00	2026 Est. T.C.V.	AVIATIEK LLC
Property Class: 401		1811 S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 6 & 7, ALSO LOTS 58 & 59 EXC E'LY 60 FT THOF MISSAUKEE
PARK ORIG PLAT. , L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	80.00	147.00	0.8483	0.7501	5000	100		254,516
BACK 50' @2000/	80.00	80.00	0.7477	0.9036	2000	100		108,096
160 Actual Front Feet, 0.42 Total Acres					Total	Est.	Land Value =	362,612

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	151	0	0
D/W/P: 4in Ren. Conc.	10.25	880	0	0
Wood Frame	43.52	70	94	2,863

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				7,613

Cost Est. for Res. Bldg: 1 Single Family 2S Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = 1123 SF Floor Area = 2276 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,123		
1 Story	Siding	Overhang	30		
			Total:	370,985	333,885

Other Additions/Adjustments

Exterior			
Stone Veneer	48	2,158	1,942

Plumbing			
Average Fixture(s)	1	2,094	1,885
3 Fixture Bath	2	13,171	11,854

Porches				
WCP	(1 Story)	166	9,651	8,686
CCP	(1 Story)	60	2,384	2,146
CCP	(1 Story)	39	1,640	1,476
WPP		68	3,301	2,971

Deck			
Treated Wood	267	5,116	4,604
Treated Wood	176	3,886	3,497
Treated Wood	216	4,476	4,028

Water/Sewer			
Public Sewer	1	1,877	1,689
Water Well, 100 Feet	1	6,387	5,748

Built-Ins			
Appliance Allow.	1	3,899	3,509

Totals:	431,025	387,920

Notes:

Parcel Number: 009-470-006-00

Page: 2

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

659,464

2026	Est.	T.C.V.	009-470-006-00	=	1,029,689	
Est. TCV/Total Floor Area = 452.41, Most recent sale 08/21/2012 for 215,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	479,900	479,900	479,900	267,148	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	34,900	0	0	7,212	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	514,800	514,800	514,800	274,360	274,360	0

009-470-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SAYEGH RAYMOND G & MARJORIE J
1810 S ARBUTUS AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 8 & 9 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	81.00	129.00	0.8446	1.0932	4800	100	359,007
81 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		359,007

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1814	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,577

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1948

(11) Heating System: Forced Heat & Cool
Ground Area = 2011 SF Floor Area = 2011 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,011		
Total:				255,375	165,993

Other Additions/Adjustments

Exterior			
Stone Veneer	162	5,926	3,852

Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches			
CCP (1 Story)	68	2,097	1,363

Deck			
Treated Wood	296	5,156	3,351
Treated Wood	78	2,148	1,396

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	576	28,771	18,701
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer			
Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins			
Appliance Allow.	1	2,713	1,763

Local Cost Items			
SANITARY SEWER	1	0	0 *84% Good

Totals: 313,223 203,593

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 346,108

Parcel Number: 009-470-008-00

Page: 2

2026	Est.	T.C.V.	009-470-008-00	=	708,692	
Est. TCV/Total Floor Area = 352.41, Most recent sale 09/01/1996 for 145,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	345,400	345,400	345,400	166,465	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,900	0	0	4,494	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	354,300	354,300	354,300	170,959	170,959	0

009-470-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BECKER GEORGE A & DOUGLAS TRUSTEES
1810 S ARBUTUS AVE 100
Lake City, MI 49651

. SEC 11 T22N R8W LOT 10 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	41.00	144.00	1.0719	1.1361	4800	100		239,672
41 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			239,672

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	71	2,336
Total Estimated Land Improvements True Cash Value =				2,336

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 920 SF Floor Area = 1380 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	920		
Total:				196,024	127,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	288	5,069	3,295

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	220,902	143,579

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 244,084

2026 Est. T.C.V. 009-470-010-00				=	486,092
Est. TCV/Total Floor Area = 352.24					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
234,300	234,300	234,300	93,804	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,700	0	0	2,532	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
243,000	243,000	243,000	96,336	96,336	0

009-470-011-002026 Est. T.C.V.ZONDERVAN DAVID G & MARILYN J TRUST
Property Class: 4011810 S ARBUTUS AVE X200
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 11 T22N R8W LOT 11 & E 10 FT OF LOT 12. MISSAUKEE PARK ORIG PLAT. ,
L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@4800/FF	51.00	155.00	0.9931	1.1658	4800 100	283,411
51 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	283,411

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.16	90 46	255
Total Estimated Land Improvements True Cash Value =			255

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1951

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1098 SF Floor Area = 1434 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	240		
1 Story	Siding	Crawl Space	522		
2 Story	Siding	Slab	336		
Total:			161,159	112,811	

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,185	829	
2 Fixture Bath		1	2,502	1,751	
Water/Sewer					
Public Sewer		1	1,300	910	
Water Well, 50 Feet		1	3,344	2,341	
Built-Ins					
Appliance Allow.		1	1,897	1,328	
Fireplaces					
Interior 1 Story		1	4,610	3,227	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
Totals:			175,997	123,197	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 209,435

2026 Est. T.C.V. 009-470-011-00				=		493,101	
Est. TCV/Total Floor Area = 343.86							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
241,300	241,300	241,300	85,577	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,300	0	0	2,310	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
246,600	246,600	246,600	87,887	87,887	0		

03/24/2026
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Valuation Report

DB: Lake2026

009-470-012-00	2026 Est. T.C.V.	STEPHAN EDWARD D
Property Class: 402		ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 12 EXC E 10 FT THOF. MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@4800/FF	31.00	145.00	1.1821	10.9837	4800 100	173,035
		0.10	Total Acres		Total Est. Land Value =	173,035

2026 Est. T.C.V. 009-470-012-00	=	173,035

Est. TCV/Total Floor Area = 120.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,100	90,100	90,100	24,801	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,600	0	0	669	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,500	86,500	86,500	25,470	25,470	25,470

03/24/2026
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Valuation Report

DB: Lake2026

009-470-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STEPHAN EDWARD D
1810 ARBUTUS AVE X300
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 13 ALSO W 20 FT OF E 60 FT OF LOT 51
PLAT. , L222P9

MISSAUKEE PARK ORIG

ADD SEWER FOR 05. PROPERTY ADDRESS IS 1801-100 WILDROSE AVE BUT SYSTEM WON'T
ALLOW ENTRY OF THE DASH.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	41.00	136.00	1.0719	1.1136	4800	100		234,925
41 Actual Front Feet, 0.13 Total Acres								
Total Est. Land Value =								234,925

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	620	94	4,056
Wood Frame	26.29	160	71	2,986
Total Estimated Land Improvements True Cash Value =				7,042

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	840		
Total:				172,373	120,660

Other Additions/Adjustments

Recreation Room	420	7,967	5,577	
Plumbing				
Average Fixture(s)	1	1,422	995	
2 Fixture Bath	1	2,996	2,097	
Porches				
WCP (1 Story)	36	2,691	1,884	
Deck				
Treated Wood	240	4,500	3,150	
Treated Wood	80	2,182	1,527	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	960	42,000	29,400	
Storage Over Garage	480	6,355	4,448	
Common Wall: 1 Wall	1	-2,589	-1,812	
Door Opener	1	527	369	
Water/Sewer				
Public Sewer	1	1,465	1,025	
Water Well, 50 Feet	1	3,344	2,341	
Fireplaces				
Exterior 1 Story	1	6,387	4,471	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		251,620	176,132	

Notes:

Parcel Number: 009-470-013-00

Page: 2

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

299,424

2026	Est.	T.C.V.	009-470-013-00	=	541,391	
Est. TCV/Total Floor Area = 429.68						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	261,100	261,100	261,100	107,705	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,600	0	0	2,908	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	270,700	270,700	270,700	110,613	110,613	110,613

DB: Lake2026

009-470-014-00	2026 Est. T.C.V.	DEGRAW RODERICK L & MARY H TRUST
Property Class: 401		1801 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 14 EXC S 50 FT THEREOF MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	41.00	107.00	1.0719	1.0240	4800	100		216,010
41 Actual Front Feet, 0.10 Total Acres					Total Est.		Land Value =	216,010

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	250	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Forced Air w/ Ducts

Ground Area = 784 SF Floor Area = 784 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost	New	Depr.	Cost
1 Story	Siding	Slab	784				
			Total:		89,989		53,994

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CSEP (1 Story)	358	11,649	6,989

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	484	10,900	6,540

Water/Sewer

Public Sewer	1	1,152	691

Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	126,308	75,785

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 128,835

2026 Est. T.C.V. 009-470-014-00 = 345,845

Est. TCV/Total Floor Area = 441.13

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
171,300	171,300	171,300	57,535	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,600	0	0	1,553	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-470-014-00

Page: 2

172,900	172,900	172,900	59,088	59,088	0

009-470-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MICHELLE MARSH M & GREGORY A
1798 S WILDROSE AVE
LAKE CITY, MI 49651

SEC 11 T22N R8W BEG AT NW COR LOT 15 MISSAUKEE PARK ORIGINAL, TH S 01 DEG 45'00"W 55.80 FT, TH SE'L Y TO A PT THAT IS S 01 DEG 45'00"E 64 FT FROM NE COR LOT 15, TH N 76 DEG 57'00"W 40.80 FT TO POB. FOR REFERENCE: PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-178 DESC AS: PART OF LOT 15 MISSAUKEE PARK ORIGINAL.

FORMERLY DESCRIBED AS SEC 11 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-178 AND AS DESCRIBED ON 2020-01685 AS PART OF LOT 15 EXC BEG AT A PT ON W LINE LOT 15 68 FT S 01 DEG 45'W OF NW COR OF LOT 15; TH S 01 DEG 45'W 68 FT TO S LOT LINE; S 88 DEG 15'E 40 FT TO E LOT LINE; TH N 01 DEG 45'E 64 FT; TH W'LY TO POB. MISSAUKEE PARK ORIGINAL.

FORMERLY DESCRIBED AS SEC 11 T22N R8W LOT 15 THAT PART OF LOT 15 LYING N'LY OF A LINE BEG 68 FT S OF NW COR OF LOT 15, TH E TO A PT ON E LINE OF LOT 15 WHICH LIES 64 FT N OF SE COR. MISSAUKEE PARK ORIGINAL , L222P9

2020-01685 QC CLEAR TITLE FOR DESCRIPTION CLARIFICATION 12' TRIANGLE.
07/15/2008 DID BOUNDARY ADJ FOR 12 FT TRIANGLE PIECE DEEDED FROM 009-470-015-50 TO 015-00 FOR 2009.
QC DATED 6-26-08 AND RECORDED @ 2008/2254.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	40.00	66.00	1.0812	0.8647	4800	100	179,498
40 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =		179,498

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	20	50	64
D/W/P: Flagstone/Sand	18.93	400	50	3,786
D/W/P: 3.5 Concrete	6.16	140	50	431
Wood Frame	31.15	64	50	997
Wood Frame	31.15	64	50	997
Total Estimated Land Improvements True Cash Value =				6,275

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1955

(11) Heating System: Wall/Floor Furnace
Ground Area = 722 SF Floor Area = 722 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	722	
Total:				87,371 52,422
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Porches				
CSEP (1 Story)			180	7,272 4,363
WPP			25	1,364 818
Deck				
Treated Wood			64	1,908 1,145
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 100 Feet			1	5,415 3,249
Built-Ins				
Appliance Allow.			1	1,897 1,138

Parcel Number: 009-470-015-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		107,712	64,626	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 109,864

2026 Est. T.C.V. 009-470-015-00				=	295,637
Est. TCV/Total Floor Area = 409.47					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
146,100	146,100	146,100	43,203	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	1,166	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
147,800	147,800	147,800	44,369	44,369	0

009-470-015-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WRIGHT JULIE
1802 S WILDROSE AVE
LAKE CITY, MI 49651

2024-02761 AFF SITUATED IN THE TOWNSHIP OF LAKE, MISSAUKEE COUNTY, MICHIGAN BEGINNING AT A POINT ON THE WEST LINE OF LOI 15 IN THE PLAT OF MISSAUKEE PARK WHICH IS 68 FEET S01DEG45'W FROM THE NW CORNER OF SAID LOT; THENCE S01 DEG45'W ALONG SAID WEST LOT LINE 68 FEET TO THE SOUTH LINE OF SAID LOT; THENCE S88DEG15'E 40 FEET TO THE EAST LINE OF SAID LOT; THENCE N01DEG45'E ALONG SAID EAST LINE 64 FEET; THENCE WESTERLY TO A POINT ON THE WEST LINE OF LOT 15, HENCE N01DEG45'E ALONG SAID EAST LINE 64 FEET; THENCE WESTERLY TO A POINT ON THE WEST LINE OF LOT 15, SAID POINT BEING S01DEG4S'W 68 FEET FROM NW CORNER OF SAID LOT 15 AND THE POINT OF BEGINNING.

FORMERLY SEC 11 T22N R8W BEG AT A PT ON W LINE OF LOT 15, 68 FT S 01 DEG 45'W FROM NW COR LOT LS;TH S 01 DEG 45'W 68 FT TO S LOT LINE; TH S 88 DEG LS'E 40 FTTO E LOT LINE; TH N 01 DEG 45'E 64 FT; TH W'LY TO POB. MISSAUKEE PARK ORIGINAL

2020-001685

FORMERLY SEC 11 T22N R8W BEG AT A PT ON W LINE OF LOT 15, 68 FT S 01 DEG 45'W FROM NW COR LOT 15;TH S 01 DEG 45'W 68 FT TO S LOT LINE; TH S 88 DEG 15'E 40 FT TO E LOT LINE; TH N 01 DEG 45'E 64 FT; TH N 66 DEG 13'W 43.16 FT TO POB.

MISSAUKEE PARK ORIGINAL , L222P9

SAME FOR THE TRIANGLE DESCRIBED BELOW 2020-01685 QC 6/12/2020 07/15/2008 DID BOUNDARY ADJ FOR 12 FT TRIANGLE PIECE DEEDED FROM 009-470-015-50 TO 015-00 FOR 2009.

QC DATED 6-26-08 RECORDED @ 2008/2254

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A40'@1800/	64.00	40.00	0.8891	0.7311	1800 100	74,887
64 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =						74,887

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	24.46	216	94	4,966
Total Estimated Land Improvements True Cash Value =				4,966

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1925

(11) Heating System: Wall/Floor Furnace

Ground Area = 530 SF Floor Area = 530 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	530	
Total:			77,262	50,219
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 924
Porches				
WGEP (1 Story)			160	13,800 8,970
WPP			25	1,452 944
Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	2,713 1,763
Fireplaces				
Interior 1 Story			1	5,235 3,403

Parcel Number: 009-470-015-50

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good

Totals:

106,693

69,349

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

85,299

2026 Est. T.C.V. 009-470-015-50					=	165,152
Est. TCV/Total Floor Area = 311.61, Most recent sale 01/18/2019 for 93,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
82,800	82,800	82,800	43,218	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-200	0	0	1,166	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,600	82,600	82,600	44,384	44,384		0

009-470-016-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SMITH DAVID P TRUST
7400 W MISSAUKEE BLVD
LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 16 & 17 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	80.00	148.00	0.8483	1.1471	4800	100		373,664
80 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								373,664

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D

Blt 1924

(11) Heating System: Space Heater
Ground Area = 611 SF Floor Area = 611 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	611	
Total:			73,796	40,586
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	543
Porches				
WSEP (1 Story)		189	8,239	4,531
WSEP (1 Story)		100	5,050	2,777
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		624	20,168	11,092
Water/Sewer				
Public Sewer		1	1,152	634
Water Well, 50 Feet		1	3,344	1,839
Built-Ins				
Appliance Allow.		1	1,607	884
Fireplaces				
Exterior 1 Story		1	4,873	2,680
Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
Totals:			119,217	65,566

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 111,462

2026 Est. T.C.V. 009-470-016-00					=	486,076
Est. TCV/Total Floor Area = 795.54						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
245,300	245,300	245,300	88,805	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,300	0	2,397	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-470-016-00

Page: 2

243,000	243,000	243,000	91,202	91,202	0

009-470-018-00	2026 Est. T.C.V.	SMIT PETER A ET AL
Property Class: 401		7404 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 18 MISSAUKEE PARK ORIG PLAT. , L222P9									

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@4800/FF	40.00	155.00	1.0812	1.1658	4800	100		242,011	
40 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			242,011	

Land Improvement Cost Estimates									
Description					Rate	Size % Good		Cash Value	
Residential Local Cost Land Improvements									
Description					Rate	Size % Good		Cash Value	
LAND IMPROVE 1000					1,000.00	1	95	950	
Total Estimated Land Improvements					True Cash Value =			950	

Cost Est. for Res. Bldg: 1 Single Family 1S					Cls	D	Blt 1924		

(11) Heating System: Space Heater

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
			Total:	79,834	43,908

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

WSEP (1 Story)	288	11,212	6,167

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		103,010	56,655	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:				96,314

2026 Est. T.C.V. 009-470-018-00				=	339,275
Est. TCV/Total Floor Area = 504.87					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
169,300	169,300	169,300	48,258	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	1,302	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,600	169,600	169,600	49,560	49,560	0

03/24/2026

Valuation Report

DB: Lake2026

12:44 PM

009-470-019-00

2026 Est. T.C.V.

BORKE THOMAS J & SHARLENE M

Property Class: 401

7408 W MISSAUKEE BLVD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 19 EXC 16 FT; N & S BY 40 FT; E & W FOR DRIVING ALLEY

MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	144.00	1.0812	1.1361	4800	100		235,856
40 Actual Front Feet, 0.13 Total Acres								235,856
Total Est. Land Value =								235,856

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	46	50	358
D/W/P: 4in Ren. Conc.	8.17	1158	50	4,730
Metal Prefab	20.52	81	50	831
Total Estimated Land Improvements True Cash Value =				5,919

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10 Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = 1271 SF Floor Area = 1668 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	476		
1.5 Story	Siding	Basement	795		
Total:				257,992	245,081

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	2	8,956	8,508

Porches

CCP (1 Story)	63	1,956	1,858
CCP (1 Story)	126	3,657	3,474

Deck

Treated Wood	180	3,721	3,535
Treated Wood	70	2,038	1,936

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	616	25,047	23,795
Door Opener	1	527	501

Water/Sewer

Public Sewer	1	1,465	1,392
Water Well, 50 Feet	1	3,344	3,177

Built-Ins

Appliance Allow.	1	2,713	2,577

Fireplaces

Direct-Vented Gas	1	2,963	2,815

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		315,801	300,000	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 510,000

Parcel Number: 009-470-019-00

Page: 2

2026	Est.	T.C.V.	009-470-019-00	=	751,775	
Est. TCV/Total Floor Area = 450.70, Most recent sale 07/01/2001 for 184,900						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	353,700	353,700	353,700	226,554	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,200	0	0	6,116	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	375,900	375,900	375,900	232,670	232,670	0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-470-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

THOMPSON DAVID A & DONNA R
7420 W MISSAUKEE BLVD
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 20 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	165.00	1.0812	1.1916	4800	100		247,365
40 Actual Front Feet, 0.15 Total Acres								247,365
Total Est. Land Value =								247,365

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	440	0	0
D/W/P: 4in Concrete	6.96	66	0	0
Wood Frame	27.96	120	94	3,154

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				5,054

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 912 SF Floor Area = 1140 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	912		
Total:				152,883	122,308

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138

Porches

WCP (1 Story)	192	8,262	6,610
CPP	48	1,231	985

Deck

Treated Wood	130	3,010	2,408

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	628	25,390	20,312
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
Totals:		200,247	160,200	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 272,340

2026 Est. T.C.V. 009-470-020-00 = 524,759

Est. TCV/Total Floor Area = 460.31, Most recent sale 07/01/1997 for 60,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-470-020-00

Page: 2

	254,000	254,000	254,000	129,058	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,400	0	0	3,484	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	262,400	262,400	262,400	132,542	132,542	132,542

DB: Lake2026

Est. TCV/Total Floor Area = 371.25, Most recent sale 12/01/1998 for 110,000

Parcel Number: 009-470-021-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	214,500	214,500	214,500	88,320	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,400	0	0	2,384	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	217,900	217,900	217,900	90,704	90,704	0	

009-470-022-00	2026 Est. T.C.V.	WILDES STEPHEN G
Property Class: 401		1800 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 22 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	40.00	134.00	1.0812	1.1079	4800	100	229,989
40 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							229,989

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	924 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	2 95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 976 SF Floor Area = 1708 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding	Basement	976	
Total:			249,911	212,437
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,209
3 Fixture Bath		1	4,478	3,806
Porches				
CGEP (1 Story)		202	13,229	11,245
WCP (1 Story)		84	4,614	3,922
Deck				
Treated Wood		304	5,247	4,460
Water/Sewer				
Public Sewer		1	1,465	1,245
Water Well, 100 Feet		1	5,734	4,874
Built-Ins				
Appliance Allow.		1	2,713	2,306
Fireplaces				
Exterior 1 Story		1	6,387	5,429
Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
Totals:			295,200	250,933

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 426,586

2026 Est. T.C.V. 009-470-022-00			=	666,075
Est. TCV/Total Floor Area = 389.97				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
313,900	313,900	313,900	166,133	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,100	0	4,485	0

Parcel Number: 009-470-022-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	333,000	333,000	333,000	170,618	170,618	0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-470-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BOWMAN NANCY A
1800 S SWEETBRIAR AVE
Lake City, MI 49651

. SEC 11 T22N R8W LOT 23 MISSAUKEE PARK ORIG PLAT. , L222P9

GARG AND 1S/CR FOR 03..REMOVE WD/TW

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	40.00	135.00	1.0812	1.1108	4800	100		230,588
40 Actual Front Feet, 0.12 Total Acres								230,588

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1977

(11) Heating System: Forced Heat & Cool

Ground Area = 1008 SF Floor Area = 1368 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	720		
1 Story	Siding	Slab	288		
Total:				200,378	140,262

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

WPP	200	4,818	3,373

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	432	19,708	13,796
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 2 Story	1	7,869	5,508

Local Cost Items

GENERATOR	1	1	1	*95% Good
Totals:		244,134	170,892	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 290,516

2026 Est. T.C.V. 009-470-023-00 = 523,479

Parcel Number: 009-470-023-00

Page: 2

Est. TCV/Total Floor Area = 382.66						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	251,100	251,100	251,100	103,667	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,600	0	0	2,799	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	261,700	261,700	261,700	106,466	106,466	106,466

03/24/2026

12:44 PM

Valuation Report

DB: Lake2026

009-470-024-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HUXTABLE THOMAS

1800 S SWEETBRIAR AVE X 200

Lake City, MI 49651

. SEC 11 T22N R8W LOTS 24 & 25 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	80.00	144.00	0.8483	1.1361	4800	100		370,097
80 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								370,097

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1663	50	5,787
Total Estimated Land Improvements True Cash Value =				5,787

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1935

(11) Heating System: Forced Heat & Cool

Ground Area = 1556 SF Floor Area = 1976 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich Bsmnt.	840		
1 Story	Siding	Crawl Space	396		
1 Story	Siding	Slab	320		
Total:				265,396	177,233

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	910
3 Fixture Bath	1	4,478	2,866

Porches

WGEP (1 Story)	120	11,562	7,400

Deck

Treated Wood	327	5,513	3,528
Treated Wood	192	3,882	2,484
Composite	108	2,718	1,740

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	30,457	19,492
Common Wall: 1 Wall	1	-2,589	-1,657
Door Opener	2	1,054	675

Water/Sewer

Public Sewer	1	1,465	938
Water Well, 100 Feet	1	5,734	3,670

Built-Ins

Appliance Allow.	1	2,713	1,736

Fireplaces

Interior 1 Story	1	5,235	3,350

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

339,040

216,965

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

368,841

Parcel Number: 009-470-024-00

Page: 2

2026	Est.	T.C.V.	009-470-024-00	=	744,725	
Est. TCV/Total Floor Area = 376.89, Most recent sale 10/25/1985 for 78,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	362,900	362,900	362,900	184,154	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,500	0	0	4,972	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	372,400	372,400	372,400	189,126	189,126	189,126

009-470-026-00	2026 Est. T.C.V.	TRUESDALE MARY KODL TRUST
Property Class: 401		1800 S SWEETBRIAR AVE 300
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 26 MISSAUKEE PARK ORIG PLAT. , L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	41.00	153.00	1.0719	1.1605	4800	100		244,812
41 Actual Front Feet, 0.14 Total Acres					Total Est.	Land Value =		244,812

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	19.58	48	50	470

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,420

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1946

(11) Heating System: Wall/Floor Furnace

Ground Area = 1012 SF Floor Area = 1012 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,012		
			Total:	121,919	67,055

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,138	626

Porches

WGEP (1 Story)	320	19,546	10,750

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	320	12,365	6,801

Water/Sewer

Public Sewer	1	1,249	687

Water Well, 50 Feet	1	3,212	1,767

Built-Ins

Appliance Allow.	1	1,822	1,002

Fireplaces

Wood Stove	1	2,023	1,113

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	163,274	89,801

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 152,661

2026 Est. T.C.V. 009-470-026-00 = 398,893

$$\text{Est. TCV/Total Floor Area} = 394.16$$

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	197,800	197,800	197,800	104,744	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-470-026-00

Page: 2

	0	1,600	0	0	2,828	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	199,400	199,400	199,400	107,572	107,572	0

009-470-027-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VELDHEER EDWIN J & MORGAN E
1801 S PAVILION DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 27 & 28 MISSAUKEE PARK ORIG PLAT. , L222P9

ADD SEWER FOR 05..BLDGS REMOVED & WELL CAPPED FOR 06.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@4800/FF	81.00	167.00	0.8446	1.1966	4800	100		392,959	
81 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 392,959	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	3144	0	0
D/W/P: 4in Concrete	6.96	264	0	0
D/W/P: Patio Blocks	15.58	113	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 10000	10,000.00	1	100	10,000
Total Estimated Land Improvements True Cash Value =				11,677

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C 5 Blt 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 1500 SF Floor Area = 3250 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas									
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
2 Story	Siding	Basement	1,500						
1 Story	Siding	Overhang	66						
1 Story	Siding	Overhang	184						
Total:				400,290	380,282				

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,351
3 Fixture Bath		2	8,956	8,508
Separate Shower		1	1,310	1,244
Porches				
WCP	(1 Story)	297	10,345	9,828
WCP	(1 Story)	568	19,522	18,546
Deck				
Treated Wood		143	3,203	3,043
Composite		456	7,287	6,923
Composite		47	1,721	1,635
Balcony				
Wood Balcony		297	12,973	12,324
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		804	36,510	34,684
Common Wall: 1 Wall		1	-2,589	-2,460
Door Opener		2	1,054	1,001
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Door Opener		2	1,054	1,001
Base Cost		1920	66,874	63,530
Water/Sewer				
Public Sewer		1	1,465	1,392

Parcel Number: 009-470-027-00		Page: 2		
Water Well, 100 Feet	1	5,734	5,447	
Built-Ins				
Appliance Allow.	1	2,713	2,577	
Fireplaces				
Prefab 2 Story	1	3,109	2,954	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
Totals:		582,954	553,811	
Notes:				
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:			941,479	

2026 Est. T.C.V. 009-470-027-00	=	1,346,115
Est. TCV/Total Floor Area = 414.19, Most recent sale 06/20/2019 for 250,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
636,100 636,100 636,100 496,840 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 37,000 0 0 13,414 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
673,100 673,100 673,100 510,254 510,254 0		

009-470-029-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HUXTABLE THOMAS E
S PAVILION DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 29 MISSAUKEE PARK ORIG PLAT. ,L222P9

CHG FROM 1S TO FIN GRG FOR 10.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			72,000

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls C

Blt 1991

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Door Opener			2	1,054	790
Base Cost			1200	41,796	31,347
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			300	18,549	13,912
Common Wall: 1 Wall			1	-2,589	-1,942
Totals:				58,810	44,107

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 54,252

2026 Est. T.C.V. 009-470-029-00 = 126,252

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
65,000	65,000	65,000	17,362	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	468	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,100	63,100	63,100	17,830	17,830	17,830

009-470-030-00	2026 Est. T.C.V.	SHIVLIE LOUIE G
Property Class: 401		1831 S PAVILION DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 11 T22N R8W LOT 30 MISSAUKEE PARK ORIG PLAT. ,L222P9		
12X16 ADD'N FOR 04 ALSO NEW WW		
ADD SEWER FOR 05		
Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS		
* Factors *		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
A40'@1800/	40.00 140.00 1.0000 1.0000	1800 100 72,000
40 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value = 72,000
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
D/W/P: 3.5 Concrete	6.58	590 0 0
Wood Frame	28.80	100 50 1,440
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 1000	1,000.00	1 95 950
Total Estimated Land Improvements True Cash Value =		2,390
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls C 5	Blt 1965
(11) Heating System: Forced Hot Water		
Ground Area = 1024 SF Floor Area = 1024 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1 Story	Siding Slab	832
1 Story	Siding Crawl Space	192
Total:		149,011 96,859
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422 924
Garages		
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	576	21,479 13,961
Class: C Exterior: Siding Foundation: 42 Inch (Finished)		
Base Cost	528	27,086 17,606
Common Wall: 1 Wall	1	-2,589 -1,683
Water/Sewer		
Public Sewer	1	1,465 952
Water Well, 100 Feet	1	5,734 3,727
Built-Ins		
Appliance Allow.	1	2,713 1,763
Deck		
w/Roof (Roof portion)	90	1,638 1,065
Local Cost Items		
SANITARY SEWER	1	0 0 *94% Good
Totals:		207,959 135,174
Notes:		
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:		166,264

Parcel Number: 009-470-030-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	122,500	122,500	122,500	56,820	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,200	0	0	1,534	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	120,300	120,300	120,300	58,354	58,354	58,354

03/24/2026
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Valuation Report

DB: Lake2026

009-470-031-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MASLOWSKY GERALD L & NANCY J &
1841 S PAVILION DR
Lake City, MI 49651

LOT 31 AND THE NORTH 10 FEET OF LOT 32, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

LOT TRANSFER 10' 2014, FORMELRY SEC 11 T22N R8W LOT 31 MISSAUKEE PARK ORIG PLAT. ,L222P9

ADD SEWER FOR 05

2014 ORIGINAL DESCRIPTIONS PARCEL IDJ 009-470-0JL-00: LOT 31, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 1 1, T22N, RBW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

PARCEL ID 009-470-032-00: LOTS 32, 33, AND 34, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 1 1, T22N, RBW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. REVISED DESCRIPTIONS

TRANSFER PARCEL: THE NORTH 10 FEET OF LOT 32, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

NEW LOT 31 PARCEL: LOT 31 AND THE NORTH 10 FEET OF LOT 32, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. NEW LOTS 32-34 DESCRIPTION: THE SOUTH 30 FEET OF LOT 32 AND ENTIRE LOTS 33 AND 34, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	140.00	0.9457	1.0000	1800	100		85,117
50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			85,117

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.97	48	71	1,022
Total Estimated Land Improvements True Cash Value =				1,022

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = 872 SF Floor Area = 872 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	872		
Total:				98,204	58,922

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 988 593

Porches

CGEP (1 Story) 160 8,840 5,304

Water/Sewer

Public Sewer 1 1,152 691

Water Well, 50 Feet 1 3,344 2,006

Built-Ins

Appliance Allow. 1 1,607 964

Local Cost Items

SANITARY SEWER 1 0 0 *94% Good

Parcel Number: 009-470-031-00

Page: 2

Totals:

114,135

68,480

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

84,230

2026 Est. T.C.V. 009-470-031-00					=	170,369
Est. TCV/Total Floor Area = 195.38						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
85,000	85,000	85,000	29,745	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	200	0	0	803	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,200	85,200	85,200	30,548	30,548	0	

009-470-032-002026 Est. T.C.V.VARGO JUDY K
Property Class: 4017476 W MISSAUKEE BLVD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

THE SOUTH 30 FEET OF LOT 32 AND ENTIRE LOTS 33 AND 34, ORIGINAL PLAT OF
MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY,
MICHIGAN.

2014 TRANSFER 10' FORMERLY SEC 11 T22N R8W LOTS 32, 33 & 34 MISSAUKEE PARK ORIG
PLAT. ,L222P9

ADD WPF/GE @45% FOR 02 CO,P FOR 03

2014 ORIGINAL DESCRIPTIONS PARCEL IDJ 009-470-0JL-00: LOT 31, ORIGINAL PLAT OF
MISSAUKEE PARK, SECTION 1 1, T22N, RBW, LAKE TOWNSHIP, MISSAUKEE COUNTY,
MICHIGAN.

PARCEL ID 009-470-032-00: LOTS 32, 33, AND 34, ORIGINAL PLAT OF MISSAUKEE PARK,
SECTION 1 1, T22N, RBW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. REVISED
DESCRIPTIONS

TRANSFER PARCEL: THE NORTH 10 FEET OF LOT 32, ORIGINAL PLAT OF MISSAUKEE PARK,
SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

NEW LOT 31 PARCEL: LOT 31 AND THE NORTH 10 FEET OF LOT 32, ORIGINAL PLAT OF
MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY,
MICHIGAN. NEW LOTS 32-34 DESCRIPTION: THE SOUTH 30 FEET OF LOT 32 AND ENTIRE
LOTS 33 AND 34, ORIGINAL PLAT OF MISSAUKEE PARK, SECTION 11, T22N, R8W, LAKE
TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
		* Factors *			LOTS 33 AND 34 & PRT OF32				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	60.00	140.00	0.7765	1.0000	1800	100	LOT 34	83,867	
C40'@500/FF	50.00	140.00	0.7765	1.0000	500	100	LOT 33 & 3/4 OF LOT 32	19,414	
110 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			103,281	

Land Improvement Cost Estimates				
Description	Rate	Size % Good		Cash Value
D/W/P: 3.5 Concrete	6.16	140	0	0
D/W/P: Asphalt Paving	2.89	840	0	0
Fencing: Wire Mesh, #9	3.73	680	0	0
Wood Frame	33.62	48	50	807
Metal Prefab	12.52	336	50	2,103
Residential Local Cost Land Improvements				
Description	Rate	Size % Good		Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,860

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Hot Water
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,008	
Total:			126,959	76,175
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Porches				
WGEF (1 Story)			153	12,216 7,330
Garages				

03/24/2026		Valuation Report		DB: Lake2026	
12:44 PM					
Parcel Number: 009-470-032-00				Page: 2	
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	672	23,910	14,346		
Common Wall: 1 Wall	1	-2,421	-1,453		
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	241	14,494	8,696		
Common Wall: 1.5 Wall	1	-3,628	-2,177		
Water/Sewer					
Public Sewer	1	1,300	780		
Water Well, 100 Feet	1	5,415	3,249		
Built-Ins					
Appliance Allow.	1	1,897	1,138		
Fireplaces					
Wood Stove	1	2,107	1,264		
Local Cost Items					
SANITARY SEWER	1	0	0	*84% Good	
Totals:		183,434	110,059		
Notes:					
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 =>			TCV:	135,373	

2026	Est. T.C.V. 009-470-032-00				=	242,514	
Est. TCV/Total Floor Area = 240.59, Most recent sale 10/08/2019 for 130,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	124,600	124,600	124,600	55,957	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-3,300	0	0	1,510	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	121,300	121,300	121,300	57,467	57,467	57,467	

009-470-035-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

THOMPSON NANCY R
7450 W MISSAUKEE BLVD
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 35, 36 & 37 MISSAUKEE PARK ORIG PLAT.

,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					LOTS 35, 36 & 37				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	40.00	140.00	0.7598	1.0000	1800	100	LOT 35	54,708	
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197	
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197	
120 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =			85,102	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	121	0	0
D/W/P: 4in Concrete	6.96	600	0	0
Wood Frame	33.99	70	50	1,189
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,139

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 1946

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 1090 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Basement	616	
1 Story	Siding	Slab	320	
Total:			166,418	99,841

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	853	
3 Fixture Bath	1	4,478	2,687	

Deck				
Treated Wood	140	3,160	1,896	
Treated Wood	232	4,406	2,644	
Treated Wood	20	896	538	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	528	22,551	13,531	
Common Wall: 1 Wall	1	-2,589	-1,553	

Water/Sewer				
Public Sewer	1	1,465	879	
Water Well, 50 Feet	1	3,344	2,006	

Built-Ins				
Appliance Allow.	1	2,713	1,628	

Fireplaces				
Exterior 1 Story	1	6,387	3,832	

Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good

Totals: 214,651 128,782

Notes:

Parcel Number: 009-470-035-00

Page: 2

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

158,402

2026 Est. T.C.V. 009-470-035-00						=	245,643
Est. TCV/Total Floor Area = 225.36							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
126,500	126,500	126,500	48,049	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-3,700	0	0	1,297	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
122,800	122,800	122,800	49,346	49,346	49,346		

009-470-038-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BROWN DARREN R & TRACY L
1840 S SWEETBRIAR AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 38 & 39 MISSAUKEE PARK ORIG PLAT.

,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *				LOTS 38 & 39			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A40'@1800/	40.00	140.00	0.8409	1.0000	1800	100	60,545
C40'@500/FF	40.00	140.00	0.8409	1.0000	500	100	16,818
80 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =		77,362

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	24.86	120 50	1,491
Total Estimated Land Improvements True Cash Value =			1,491

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1955

(11) Heating System: Wall/Floor Furnace

Ground Area = 572 SF Floor Area = 572 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	572	
Total:			71,243	46,307
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	770	
Porches				
CGEP (1 Story)	88	6,567	4,269	
CGEP (1 Story)	260	13,996	9,097	
Water/Sewer				
Public Sewer	1	1,300	845	
Water Well, 100 Feet	1	5,415	3,520	
Built-Ins				
Appliance Allow.	1	1,897	1,233	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:			101,603	66,041

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

81,231

2026 Est. T.C.V. 009-470-038-00				=	160,084
Est. TCV/Total Floor Area = 279.87, Most recent sale 07/01/2001 for 85,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
82,000	82,000	82,000	31,337	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,000	0	0	846	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,000	80,000	80,000	32,183	32,183	0

009-470-040-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WILDES STEPHEN G
S SWEETBRIAR AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 40 MISSAUKEE PARK ORIG PLAT.

,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 72,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls C

Blt 1967

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			672 24,004	16,803
Totals:			24,004	16,803
Notes:				
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:				20,668

2026 Est. T.C.V. 009-470-040-00					=	93,618
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
47,600	47,600	47,600	9,759	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	263	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,800	46,800	46,800	10,022	10,022	0	

DB: Lake2026

009-470-041-00	2026 Est. T.C.V.	HANBURY MICHAEL E & TINA JO
Property Class: 401		1825 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 41 & N 1/2 OF LOT 42 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	60.00	140.00	0.9036	1.0000	1800	100		97,589
60 Actual Front Feet,	0.19	Total Acres			Total Est.	Land Value =		97,589

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	240	0	0
D/W/P: Patio Blocks	15.58	36	0	0
Wood Frame	32.26	80	50	1,290
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,917

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = 928 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	832		
1 Story	Siding	Crawl Space	96		
			Total:	170,804	111,021

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	420	6,493	4,220
Treated Wood	80	2,182	1,418

Balcony

Wood Balcony	40	1,747	1,136

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	576	26,340	17,121

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	229,219	148,990

Notes:

Parcel Number: 009-470-041-00

Page: 2

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

183,258

2026 Est. T.C.V. 009-470-041-00						=	284,764
Est. TCV/Total Floor Area = 211.88, Most recent sale 09/23/2022 for 300,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
143,900	143,900		143,900	103,058	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-1,500	0	0	2,782	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
142,400	142,400		142,400	105,840	105,840		105,840

009-470-042-00	2026 Est. T.C.V.	TRAVIS KIM D & SANDRA K						
Property Class: 401		1845 S SWEETBRIAR AVE						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
SEC 11 T22N R8W S 1/2 OF LOT 42 & LOT 43 MISSAUKEE PARK ORIG PLAT. ,L222P9								
Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	60.00	140.00	0.9036	1.0000	1800	100		97,589
60 Actual Front Feet, 0.19 Total Acres			Total Est. Land Value =			97,589		
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete					6.47	240	0	0
D/W/P: 3.5 Concrete					6.16	80	0	0
Wood Frame					34.86	36	50	627
Residential Local Cost Land Improvements								
Description					Rate	Size	% Good	Cash Value
LAND IMPROVE 1000					1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =						1,577		
Cost Est. for Res. Bldg: 1 Single Family 1S						Cls CD		Blt 1954
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 632 SF Floor Area = 632 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost		
1 Story	Siding	Crawl Space		552				
1 Story	Siding	Crawl Space		80				
				Total:	81,899	53,233		
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)				1	1,185	770		
Porches								
CSEP (1 Story)				90	4,236	2,753		
Garages								
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
Base Cost				420	15,322	9,959		
Water/Sewer								
Public Sewer				1	1,300	845		
Water Well, 50 Feet				1	3,344	2,174		
Built-Ins								
Appliance Allow.				1	1,897	1,233		
Local Cost Items								
SANITARY SEWER				1	0	0	*84% Good	
Totals:					109,183	70,967		
Notes:								
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:					87,289			

2026 Est. T.C.V. 009-470-042-00				=	186,455		
Est. TCV/Total Floor Area = 295.02, Most recent sale 11/30/2018 for 83,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
93,700	93,700	93,700	41,367	2.70			
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-500	0	0	1,116	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		

Parcel Number: 009-470-042-00

Page: 2

93,200	93,200	93,200	42,483	42,483	0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-470-044-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

DREUTH KEVIN T & KRIN M
1865 S SWEETBRIAR AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 44 & 45 MISSAUKEE PARK ORIG PLAT. ,L222P9

14X26 ADD'N FOR 00
12X14 ADD'N FOR 01

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.8409	1.0000	1800	100		60,545
C40'@500/FF	40.00	140.00	0.8409	1.0000	500	100		16,818
80 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								77,362

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1000	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1948

(11) Heating System: Wall/Floor Furnace

Ground Area = 1207 SF Floor Area = 1207 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	864		
1 Story	Siding	Slab	343		
Total:				144,554	93,960

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	132	8,741	5,682

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	2	1,054	685
Base Cost	1295	45,105	29,318

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
Totals:		214,848	139,651	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 171,771

2026 Est. T.C.V. 009-470-044-00 = 251,033

Est. TCV/Total Floor Area = 207.98, Most recent sale 07/22/2005 for 119,000

Parcel Number: 009-470-044-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	128,100	128,100	128,100	52,599	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,600	0	0	1,420	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	125,500	125,500	125,500	54,019	54,019	54,019

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-470-046-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FOX SANDRA M TRUST
7390 W MISSAUKEE BLVD
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 46 & 47 MISSAUKEE PARK ORIG PLAT. ,L222P9

11X15 ADD'N FIR 00..NO PERMIT
ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.8409	1.0000	1800	100		60,545
C40'@500/FF	40.00	140.00	0.8409	1.0000	500	100		16,818
80 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								77,362

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.51	308	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1969

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1048 SF Floor Area = 1048 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	891		
1 Story	Siding	Crawl Space	157		
Total:				144,779	94,107

Other Additions/Adjustments

Exterior			
Brick Veneer	56	927	603
Plumbing			
Average Fixture(s)	1	1,422	924
Porches			
CCP (1 Story)	32	1,103	717
CGEP (1 Story)	112	8,792	5,715
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	308	10,580	6,877
Water/Sewer			
Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174
Built-Ins			
Appliance Allow.	1	2,713	1,763
Fireplaces			
Direct-Vented Gas	1	2,963	1,926
Local Cost Items			
SANITARY SEWER	1	0	0
*94% Good			
Totals:		178,088	115,758

Notes: 2015 METAL ROOF

Parcel Number: 009-470-046-00

Page: 2

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

142,382

2026	Est.	T.C.V.	009-470-046-00	=	220,714	
Est. TCV/Total Floor Area = 210.60, Most recent sale 09/01/2000 for 58,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	112,500	112,500	112,500	48,775	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,100	0	0	1,316	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	110,400	110,400	110,400	50,091	50,091	0

009-470-048-002026 Est. T.C.V. BOUZA LARRY A & BONNIE S
Property Class: 4011866 S WILDROSE AVE
Map #: LAKE TOWNSHIPLake City, MI 49651

. SEC 11 T22N R8W LOT 48 MISSAUKEE PARK ORIG PLAT. ,L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres					Total Est.		Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	750	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1SCls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,008		
			Total:	119,460	71,675

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	336	13,282	7,969

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		140,468	84,279	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 103,663

2026 Est. T.C.V. 009-470-048-00 = 176,613

Est. TCV/Total Floor Area = 175.21, Most recent sale 05/01/1995 for 32,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,700	88,700	88,700	36,195	2.70	

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0	-400	0	0	977	0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

88,300	88,300	88,300	37,172	37,172	0

009-470-049-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STARTSMANN DANIEL B III TRUSTEE &
1810 S WILDROSE AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 49 & 50 MISSAUKEE PARK ORIG PLAT. ,L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A40'@1800/	40.00	140.00	0.8409	1.0000	1800 100	60,545
A40'@1800/	40.00	140.00	0.8409	1.0000	1800 100	60,545
80 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =	121,089

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	373	94	2,570
D/W/P: Crushed Rock	2.18	700	94	1,434
Metal Prefab	21.14	35	71	525
Total Estimated Land Improvements True Cash Value =				4,529

Cost Est. for Res. Bldg: 1 Single Family 1+S

Cls CD

Blt 1967

(11) Heating System: Space Heater

Ground Area = 739 SF Floor Area = 739 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1+ Story	Siding	Crawl Space	739	Depr. Cost
Total:			96,551	67,585
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185
				829
Water/Sewer				
Public Sewer			1	1,300
Water Well, 100 Feet			1	5,415
				3,790
Built-Ins				
Appliance Allow.			1	1,897
				1,328
Local Cost Items				
SANITARY SEWER			1	0
				0
				*94% Good
Totals:			106,348	74,442

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

91,564

2026 Est. T.C.V. 009-470-049-00					=	217,182
Est. TCV/Total Floor Area = 293.89						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
108,900	108,900	108,900	33,717	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	910	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,600	108,600	108,600	34,627	34,627	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-470-051-00

2026 Est. T.C.V.

STEPHAN EDWARD D

Property Class: 402

S WILDROSE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W E 40 FT OF LOT 51 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

PRT OF LOT 51

DescriptionFrontageDepthFrontDepthRate %Adj. ReasonValue

A40'@1800/40.0060.001.00000.80911800501/2 OF LOT 5129,128

40 Actual Front Feet, 0.06 Total AcresTotal Est. Land Value =29,128

2026 Est. T.C.V. 009-470-051-00=29,128

Est. TCV/Total Floor Area = 39.42

2025 AssessedMBORS.E.V.Base for CapIRM

14,60014,60014,6001,3512.70

2026New Eq. AdjustmentLossAdditionsTax AdjustmentLosses

0000360

2026 AssessedMBORS.E.V.Capped->Taxable<-PRE/MBT

14,60014,60014,6001,3871,3871,387

DB: Lake2026

009-470-051-50	2026 Est. T.C.V.	MASLAN G & STAPLETON L & JANET S
Property Class: 401		1815 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 11 T22N R8W S 50 FT OF LOT 14 MISSAUKEE PARK ORIG PLAT & WEST 1/2 OF LOT 51
MISSAUKEE PARK ORIG PLAT
2011 ROLL COMBINE 014-50 WITH 51-50 ,L222P9

2011 COMBINATION 009-470-014-50

2011 ROLL COMBINE 470-014-50 WITH 051-50

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

50' LOT 14 & W 1/2 51

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	60.00	0.8165	0.8091	1800	100		47,566
A40'@1800/	50.00	40.00	0.8165	0.7311	1800	100		53,725
90 Actual Front Feet, 0.10 Total Acres					Total	Est.	Land Value =	101,291

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	110	77	557

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950

Total Estimated Land Improvements True Cash Value = 1,507

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1956

(11) Heating System: Forced Air w/ Ducts

Ground Area = 939 SF Floor Area = 1174 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	939		
			Total:	163,220	106,093

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Balconv

Wood Balcony	40	1,747	1,136

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	462	20.619	13.402

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	207	10,197	6,628

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals:	214,558	139,462

Notes:

Page: 2

171,538

$$= 274,336$$

Est. TCV/Total Floor Area = 233.68

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM
	138,700	138,700	138,700	47,711	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,500	0	0	1,288	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	137,200	137,200	137,200	48,999	48,999	0

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	42,600	42,600	42,600	4,732	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-100	0	0	127	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	42,500	42,500	42,500	4,859	4,859	0	

009-470-055-00	2026 Est. T.C.V.	RADEMACHER ROGER J & JUDITH E
Property Class: 401		7314 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 55 & 56 MISSAUKEE PARK ORIG PLAT. , L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors * 2 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.8409	1.0000	1800	100		60,545
C40'@500/FF	40.00	140.00	0.8409	1.0000	500	100		16,818
80 Actual Front Feet, 0.26 Total Acres					Total	Est.	Land Value =	77,362

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	450	0	0
Metal Prefab	20.63	80	50	825

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				2,725

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
1 Story	Siding	Piers	144		
			Total:	133,609	86,846

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WGEP (1 Story)	144	12,898	8,384
Foundation: Shallow	144	-1,080	-702

Deck

Treated Wood	456	6,849	4,452

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	13,961

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Carports

Fiberglass	312	4,337	2,819

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	195,813	127,278

Notes:

Parcel Number: 009-470-055-00

Page: 2

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

156,552

2026 Est. T.C.V. 009-470-055-00						=	236,639
Est. TCV/Total Floor Area = 246.50, Most recent sale 06/10/2022 for 250,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
122,100	122,100		122,100	90,392		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-3,800	0	0	2,440	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
118,300	118,300		118,300	92,832	92,832		0

009-470-057-002026 Est. T.C.V.SAYEGH RAYMOND G & MARJORIE J
Property Class: 402S ARBUTUS AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W E 80 FT OF LOT 57 MISSAUKEE PARK ORIG PLAT. ,L222P9

REMOVE NEG R/T FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	40.00	80.00	1.0000	0.8694	1800	100		62,600	
40 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			62,600	

2026 Est. T.C.V. 009-470-057-00					=		62,600	
Est. TCV/Total Floor Area = 65.21								
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM			
31,300	31,300		31,300	3,113	2.70			
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	84	0			
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT	
31,300	31,300		31,300	3,197	3,197		0	

009-470-057-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BECKER GEORGE A & DOUGLAS TRUSTEES
S ARBUTUS AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W W 60 FT OF LOT 57 MISSAUKEE PARK ORIG PLAT. ,L222P9

REMOVE NEG R/T FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	40.00	60.00	1.0000	0.8091	1800	100		58,256	
40 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			58,256	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.77	648 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
Other Additions/Adjustments				
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		528	15,476	10,059
Totals:			15,476	10,059

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

12,373

2026 Est. T.C.V. 009-470-057-50					=	72,529
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
36,800	36,800	36,800	8,541	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	230	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,300	36,300	36,300	8,771	8,771	0	

009-470-060-002026 Est. T.C.V.SCHUT THOMAS & BEVERLY A

Property Class: 4017240 W MISSAUKEE BLVD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 60 & 61 EXC THE W'LY 90 FT THOF; OF EACH MISSAUKEE PARK
ORIG PLAT
SPLIT ON 4/26/2019 50' & GARAGE TO 009-470-060-75
FROMERLY . SEC 11 T22N R8W LOTS 60 & 61 EXC THE W 40 FT; OF EACH MISSAUKEE PARK
ORIG PLAT. ,L222P9

Split/Comb. on 04/30/2019 completed 04/30/2019 TIM ;
Parent Parcel(s): 009-470-060-00;
Child Parcel(s): 009-470-060-75;

4/26/19 SPLIT 50' AND GARAGE TO 470-060-75

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *				LOT 60&61 EXP W'LY 90' EA			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A40'@1800/	50.00	80.00	0.9457	0.8694	1800	100	74,004
50 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =		74,004

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 1000	1,000.00	1	95 950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 902 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	902		
			Total:	108,300	64,980
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Porches					
WPP			70	2,397	1,438
Foundation: Shallow			70	-724	-434
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 100 Feet			1	5,415	3,249
Built-Ins					
Appliance Allow.			1	1,897	1,138
Fireplaces					
Exterior 1 Story			1	5,597	3,358
Local Cost Items					
SANITARY SEWER			1	0	0 *90% Good
Totals:				125,367	75,220

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 92,521

2026 Est. T.C.V. 009-470-060-00=167,475

Est. TCV/Total Floor Area = 185.67, Most recent sale 02/01/2000 for 70,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	84,300	84,300	84,300	35,277	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-600	0	0	952	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	83,700	83,700	83,700	36,229	36,229	0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-470-060-50	2026 Est. T.C.V.	SCHUT THOMAS H & BEVERLY A
Property Class: 402		W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W W 40 FT; OF LOTS 60 & 61 MISSAUKEE PARK ORIG PLAT. ,L222P9

LOT USED AS EASEMENT FOR OTHER LOT OWNERS..NOT BUILDABLE

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *				W40' LOTS 60&61			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A40'@1800/	40.00	40.00	0.8409	0.7311	1800	100	44,265
C40'@500/FF	40.00	40.00	0.8409	0.7311	500	100	12,296
80 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =		56,561

2026 Est. T.C.V. 009-470-060-50	=	56,561			
Est. TCV/Total Floor Area = 62.71					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
29,500	29,500	29,500	672	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	18	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,300	28,300	28,300	690	690	0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-470-060-75

Page: 2

	56,700	56,700	56,700	16,703	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,300	0	0	450	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	55,400	55,400	55,400	17,153	17,153	0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-470-062-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHORT ROSEMARY
1898 S GOLDENROD AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 62 MISSAUKEE PARK ORIG PLAT. ,L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	961	0	0
D/W/P: 4in Ren. Conc.	6.60	700	0	0
Metal Prefab	13.12	100	45	590

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,965

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D Blt 1958

(11) Heating System: Wall/Floor Furnace

Ground Area = 728 SF Floor Area = 728 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	728		
Total:				82,979	45,637

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CCP (1 Story)	100	2,480	1,364

Garages

Class: D Exterior: Pole (Unfinished)

Base Cost	672	13,924	7,658
Door Opener	2	830	456

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		112,177	61,695	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 75,885

2026 Est. T.C.V. 009-470-062-00

= 150,850

Est. TCV/Total Floor Area = 207.21, Most recent sale 01/10/2025 for 144,000

Parcel Number: 009-470-062-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	75,800	75,800	75,800	31,516	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-400	0	0	43,884	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	75,400	75,400	75,400	32,366	75,400	75,400	

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-470-063-00	2026 Est. T.C.V.	GEESEMAN LARRY J & ONALEE
Property Class: 402		S GOLDEN ROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 63 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
B 50' @\$1500/	40.00	140.00	1.0574	1.0393	1500 100	65,935
40 Actual Front Feet,	0.13	Total Acres	Total Est. Land Value =			65,935

2026 Est. T.C.V. 009-470-063-00	=	65,935

Est. TCV/Total Floor Area = 90.57

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
22,000	22,000	22,000	2,301	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,000	0	0	62	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
33,000	33,000	33,000	2,363	2,363	2,363

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-470-064-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

GEESEMAN LARRY J & ONALEE
1926 S GOLDENROD AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 64, 65, 66 & 67 MISSAUKEE PARK ORIG PLAT. ,L222P9

EXTENSIVE REMODELING FOR 00

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7071	1.0000	1800	100		50,912
C40'@500/FF	40.00	140.00	0.7071	1.0000	500	100		14,142
C40'@500/FF	80.00	140.00	0.7071	1.0000	500	100	2 LOTS SURPLUS	28,284
160 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =			93,338

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	240	50	776
D/W/P: 3.5 Concrete	6.16	326	50	1,004
Wood Frame	20.05	432	50	4,331
Total Estimated Land Improvements True Cash Value =				6,111

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1330 SF Floor Area = 1330 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,330		
			Total:	151,947	91,168

Other Additions/Adjustments

Plumbing

Average Fixture(s) 1 1,185 711

Porches

CCP (1 Story) 80 2,226 1,336

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Common Wall: 1/2 Wall 1 -986 -592

Base Cost 1410 39,833 23,900

Water/Sewer

Public Sewer 1 1,300 780

Water Well, 50 Feet 1 3,344 2,006

Built-Ins

Appliance Allow. 1 1,897 1,138

Fireplaces

Exterior 1 Story 1 5,597 3,358

Breezeways

Frame Wall 310 18,228 10,937

Local Cost Items

SANITARY SEWER 1 0 0 *87% Good

Totals: 224,571 134,742

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 165,733

Parcel Number: 009-470-064-00

Page: 2

2026	Est. T.C.V. 009-470-064-00				=	265,182	
Est. TCV/Total Floor Area = 199.38							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	138,200	138,200	138,200	46,487	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-5,600	0	0	1,255	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	132,600	132,600	132,600	47,742	47,742	47,742	

009-470-068-00	2026 Est. T.C.V.	WOODWORTH MICHAEL
Property Class: 401		1956 S GOLDENROD AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 68 MISSAUKEE PARK ORIG PLAT. ,L222P9

ADD 40' RR STREET FOR 98

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C40'@500/FF	73.00	140.00	0.8604	1.0000	500	100	31,403
73 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		31,403

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
Fencing: Wd, Solid, 6 ft.	29.29	140	0 0
D/W/P: 4in Concrete	6.05	458	0 0
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 1000	0.00	0	95 950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 964 SF Floor Area = 1454 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	654		
1 Story	Siding	Crawl Space	310		
Total:			150,038	82,519	

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	988	543	
2 Fixture Bath	1	2,074	1,141	
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	16,451	9,048	
Water/Sewer				
Public Sewer	1	1,152	634	
Water Well, 50 Feet	1	3,344	1,839	
Built-Ins				
Appliance Allow.	1	1,607	884	
Fireplaces				
Exterior 1 Story	2	9,747	5,361	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		185,401	101,969	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 125,422

2026	Est. T.C.V. 009-470-068-00				=	157,775
Est. TCV/Total Floor Area = 108.51, Most recent sale 08/23/2013 for 28,100						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	85,100	85,100	85,100	35,169	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-470-068-00

Page: 2

	0	-6,200	0	0	949	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	78,900	78,900	78,900	36,118	36,118	36,118

009-470-069-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHIPPY RICHARD R
1955 S ARBUTUS AVE
Lake City, MI 49651

. SEC 11 T22N R8W LOTS 69 & 70 MISSAUKEE PARK ORIG PLAT. ,L222P9

ADD 40; RR STREET FOR 98

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A40'@1800/	40.00	140.00	0.8077	1.0000	1800	100	58,152
C40'@500/FF	54.00	140.00	0.8077	1.0000	500	100	21,807
94 Actual Front Feet, 0.30 Total Acres					Total Est. Land Value =		79,959

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 97	970
Total Estimated Land Improvements True Cash Value =			970

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1974

(11) Heating System: Wall/Floor Furnace

Ground Area = 360 SF Floor Area = 360 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	360		
Total:				46,688	30,347
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	1,897	1,233
Local Cost Items					
SANITARY SEWER			1	0	0 *90% Good
Totals:				54,414	35,369

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 43,504

2026 Est. T.C.V. 009-470-069-00				=	124,433
Est. TCV/Total Floor Area = 345.65					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
64,400	64,400	64,400	19,804	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,200	0	0	534	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,200	62,200	62,200	20,338	20,338	0

009-470-071-00	2026 Est. T.C.V.	BODE RICHARD J & BONNIE J
Property Class: 402		S ARBUTUS AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 11 T22N R8W LOT 71, 72 & S 1/2 OF LOT 73 MISSAUKEE PARK ORIG PLAT. L222P9		
COMBINE LOT 72		
Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS		
* Factors *		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
A40'@1800/	40.00 140.00 0.7953 1.0000	1800 100 57,259
C40'@500/FF	60.00 140.00 0.7953 1.0000	500 100 23,858
100 Actual Front Feet, 0.32 Total Acres		Total Est. Land Value = 81,118
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
Wood Frame	25.76	99 50 1,275
Wood Frame	24.86	120 50 1,491
Total Estimated Land Improvements		True Cash Value = 2,766
Cost Est. for Res. Bldg: 1 Mobile Home HUD		
		Cls Good Blt 2002
(11) Heating System: Wall Furnace		
Ground Area = 1533 SF Floor Area = 1533 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		
Building Areas		
Type	Ext. Walls Roof/Fnd.	Size Cost New Depr. Cost
Main Home	Siding Comp.Shingle	1216
Addition	Siding Crawl	317
Total:		120,047 66,025
Other Additions/Adjustments		
Skirting, Metal or Vinyl, Vertical		184 2,267 1,247
Plumbing		
Average Fixture(s)		1 1,293 711
3 Fixture Bath		1 3,780 2,079
Porches		
WGEP (1 Story)		317 20,317 11,174
Foundation: Shallow		317 -1,702 -936
Deck		
Treated Wood		121 3,029 1,666
Treated Wood		99 2,604 1,432
Treated Wood w/Roof (Deck Portion)		133 3,236 1,780
Treated Wood w/Roof (Roof portion)		133 3,095 1,702
Garages		
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost		480 27,307 15,019
Door Opener		1 659 362
Water/Sewer		
Public Sewer		1 1,877 1,032
Water Well, 50 Feet		1 3,351 1,843
Built-Ins		
Appliance Allow.		1 3,899 2,144
Local Cost Items		
SANITARY SEWER		1 0 0 *68% Good
Totals:		195,059 107,280

Parcel Number: 009-470-071-00

Page: 2

Notes: 2002 SCHULT MH

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV:

100,843

2026 Est. T.C.V. 009-470-071-00					=	184,727	
Est. TCV/Total Floor Area = 120.50, Most recent sale 04/01/1999 for 18,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
85,000	85,000	85,000		29,628	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	7,400	0	0	799	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,400	92,400	92,400		30,427	30,427	0	

009-470-073-002026 Est. T.C.V.GEERS CURTIS & AUDREY
Property Class: 4011905 S ARBUTUS AVE
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 11 T22N R8W N 1/2 OF LOT 73 & ENT LOT 74 MISSAUKEE PARK ORIG PLAT.
L222P9

REMOVE OLD MH ADD 2003 SCHULT MHD FOR 04..ALSO GRG NOT PREV ON ROLL
ADD SEWER FOR 06.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A40'@1800/	40.00	140.00	0.9036	1.0000	1800	100	65,059
C40'@500/FF	20.00	140.00	0.9036	1.0000	500	100	9,036
60 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =		74,095

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
Total:				181,702	145,360
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,138
3 Fixture Bath			1	4,478	3,582
Deck					
Treated Wood			277	4,944	3,955
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			624	25,272	20,218
Door Opener			1	527	422
Water/Sewer					
Public Sewer			1	1,465	1,172
Water Well, 50 Feet			1	3,344	2,675
Built-Ins					
Appliance Allow.			1	2,713	2,170
Porches					
WPP			15	779	623
Local Cost Items					
SANITARY SEWER			1	0	0 *86% Good
Totals:				226,646	181,315

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 179,502

2026 Est. T.C.V. 009-470-073-00				=	253,597
Est. TCV/Total Floor Area = 187.57, Most recent sale 01/17/2025 for 276,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
124,800	124,800	124,800	36,640	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	90,160	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,800	126,800	126,800	37,629	126,800	0

009-470-075-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BALCER MARTIN F & LORI L
7279 W MISSAUKEE BLVD
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 75 MISSAUKEE PARK ORIG PLAT. ,L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100	72,000
40 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =		72,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1200 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,200		
			Total:	165,501	107,576

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,185	770	
2 Fixture Bath		1	2,502	1,626	

Porches					
WPP		47	1,916	1,245	
WPP		316	4,977	3,235	

Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		480	16,805	10,923	

Water/Sewer					
Public Sewer		1	1,300	845	
Water Well, 50 Feet		1	3,344	2,174	

Built-Ins					
Appliance Allow.		1	1,897	1,233	

Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
			Totals:	199,427	129,627

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 159,441

2026 Est. T.C.V. 009-470-075-00				=	232,381
Est. TCV/Total Floor Area = 193.65					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
116,000	116,000	116,000	46,464	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	1,254	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-470-075-00

Page: 2

116,200	116,200	116,200	47,718	47,718	47,718

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-470-076-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SYCAMORE HILL TRUST NO 1 & 2
1916 S ARBUTUS AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 76, 77, & 78 MISSAUKEE PARK ORIG PLAT. ,L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7598	1.0000	1800	100		54,708
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197
120 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								85,102

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	35.63	123	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 2004

(11) Heating System: Warm & Cool Air
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1216		
			Total:	98,525	54,188

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	192	2,365	1,301
Plumbing			
Average Fixture(s)	1	1,293	711
2 Fixture Bath	1	2,522	1,387
Porches			
WCP (1 Story)	165	7,968	4,382
Deck			
Treated Wood	120	3,010	1,655
Water/Sewer			
Public Sewer	1	1,877	1,032
Water Well, 50 Feet	1	3,351	1,843
Built-Ins			
Appliance Allow.	1	3,899	2,144
Local Cost Items			
SANITARY SEWER	1	0	0 *87% Good
Totals:		124,810	68,643

Notes: 2004 REDMAN MH

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV: 64,524

2026 Est. T.C.V. 009-470-076-00 = 150,596

Est. TCV/Total Floor Area = 123.85, Most recent sale 07/14/2023 for 70,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

71,700

71,700

71,700

30,114

2.70

Parcel Number: 009-470-076-00

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		3,600	0	0	813	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	75,300		75,300	75,300	30,927	30,927	0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-470-083-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MARKS MICHAEL & SARAH TRUST
1956 S ARBUTUS AVE
LAKE CITY, MI 49651

LOTS 81, 82 & 83. MISSAUKEE PARK ORIG PLAT & COMBINED 2011 ROLL - SEC 11 T22N
R8W LOTS 79 & 80 MISSAUKEE PARK ORIG PLAT ,L222P9

2010 COMBINED 79 WITH
009-470-083-00

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

5 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.6687	1.0000	1800	100		48,149
C40'@500/FF	40.00	140.00	0.6687	1.0000	500	100		13,375
C40'@500/FF	120.00	140.00	0.6687	1.0000	500	100	3 LOTS SURPLUS	40,124
200 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								101,649

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	975	50	3,573
Wood Frame	21.91	200	50	2,191
Total Estimated Land Improvements True Cash Value =				5,764

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
Total:				163,007	114,105

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Porches

WCP (1 Story)	210	7,854	5,498

Deck

Treated Wood	64	1,908	1,507	*79% Good
Treated Wood	64	1,908	1,507	*79% Good
Treated Wood w/Roof (Deck Portion)	192	3,792	3,451	*91% Good
Treated Wood w/Roof (Roof portion)	192	2,903	2,642	

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	1	468	328
Base Cost	1152	36,184	25,329

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Wood Stove	1	2,107	1,475

Local Cost Items

SANITARY SEWER	1	0	0	*74% Good

Parcel Number: 009-470-083-00

Page: 2

Totals:

233,649

165,304

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.140 => TCV:

188,447

2026 Est. T.C.V. 009-470-083-00				=	295,860	
Est. TCV/Total Floor Area = 220.13						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
138,700	138,700	138,700		48,977	2.70	
2026 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	9,200	0		0	1,322	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
147,900	147,900	147,900		50,299	50,299	50,299

03/24/2026

12:44 PM

Valuation Report

DB: Lake2026

009-470-084-00

2026 Est. T.C.V.

VAILLANCOURT MICHAEL B &

Property Class: 401

1955 S WILDROSE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 84, 85 & 86 MISSAUKEE PARK ORIG PLAT. ,L222P9

REPLACED MH W/MODULR FOR 00 @50% COMP FOR 01

12X24 GRG ADD'N , WD FOR 03

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

3 LOTS

Description Frontage Depth Front Depth Rate %Adj. Reason Value

A40'@1800/ 40.00 140.00 0.7536 1.0000 1800 100 54,262

C40'@500/FF 40.00 140.00 0.7536 1.0000 500 100 15,073

C40'@500/FF 44.00 141.00 0.7536 1.0018 500 100 16,609

124 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 85,944

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value

Fencing: Vnyl, 2 Rail 17.83 20 0 0

D/W/P: Asphalt Paving 3.10 810 50 1,255

D/W/P: 4in Ren. Conc. 8.17 762 50 3,113

D/W/P: 3.5 Concrete 6.58 81 50 266

D/W/P: Patio Blocks 15.58 44 50 343

Wood Frame 27.96 120 50 1,677

Total Estimated Land Improvements True Cash Value = 6,654

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 5 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1352 SF Floor Area = 1352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

1 Story Siding Basement 1,352

Total: 217,821 163,361

Other Additions/Adjustments

Recreation Room 100 1,897 1,423

Plumbing

Average Fixture(s) 1 1,422 1,066

3 Fixture Bath 1 4,478 3,358

Porches

WCP (1 Story) 192 8,262 6,196

WPP 12 623 467

Deck

Treated Wood 96 2,414 1,810

Treated Wood 56 1,813 1,360

Garages

Class: C Exterior: Pole (Unfinished)

Door Opener 3 1,581 1,186

Base Cost 1056 24,974 18,730

Water/Sewer

Public Sewer 1 1,465 1,099

Water Well, 50 Feet 1 3,344 2,508

Built-Ins

Appliance Allow. 1 2,713 2,035

Local Cost Items

SANITARY SEWER 1 0 0 *80% Good

Parcel Number: 009-470-084-00

Page: 2

Totals:

272,807

204,599

Notes: MODULAR

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.140 => TCV:

233,243

2026	Est. T.C.V. 009-470-084-00				=	325,841
Est. TCV/Total Floor Area = 241.01, Most recent sale 10/01/1997 for 42,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	146,300	146,300	146,300	66,105	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,600	0	0	1,784	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	162,900	162,900	162,900	67,889	67,889	67,889

DB: Lake2026

009-470-087-00	2026 Est. T.C.V.	DOEDERLEIN RONALD F & LINDA L, TTEES
Property Class: 401		1935 S WILDROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 87, 88 & 89. MISSAUKEE PARK ORIG PLAT. ,L222P9

REMOVE MH ETC FOR 04

03 SPLIT LOT 90 W/CABIN FOR 04

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors * 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.7598	1.0000	1800	100		54,708
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197
120 Actual	Front Feet,	0.39	Total Acres		Total	Est.	Land Value =	85,102

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1500	50	5,220
Wood Frame	27.46	132	50	1,812
Wood Frame	24.62	200	50	2,462

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				10,444

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2052 SF Floor Area = 2052 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,052		
			Total:	296,932	237,544

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Deck

Treated Wood w/Roof (Deck Portion)	32	1,353	1,082
Treated Wood w/Roof (Roof portion)	32	681	545
Treated Wood w/Roof (Deck Portion)	260	4,742	3,794
Treated Wood w/Roof (Roof portion)	260	4,074	3,259

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	17,794	14,235

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Local Cost Items

SANITARY SEWER	1	0	0

Totals:	341,388	273,108

Notes:

Parcel Number: 009-470-087-00

Page: 2

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.140 => TCV:

311,343

2026	Est. T.C.V. 009-470-087-00			=	406,889	
Est. TCV/Total Floor Area = 198.29						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	180,100	180,100	180,100	76,660	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,300	0	0	2,069	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	203,400	203,400	203,400	78,729	78,729	78,729

009-470-090-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DOEDERLEIN JILL M
1915 S WILDROSE AVE
Lake City, MI 49651

LOT 90. MISSAUKEE PARK ORIG PLAT.

,L222P9

03 SPLIT FROM 087-00 FOR 04

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000	
40 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			72,000	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	22.43	112	50	1,256
Total Estimated Land Improvements True Cash Value =				1,256

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D

Blt 1948

(11) Heating System: Wall/Floor Furnace

Ground Area = 526 SF Floor Area = 526 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	526		
			Total:	63,384	38,030
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	593
Porches					
CGEP (1 Story)			48	3,856	2,314
Water/Sewer					
Public Sewer			1	1,152	691
Water Well, 100 Feet			1	5,150	3,090
Built-Ins					
Appliance Allow.			1	1,607	964
Local Cost Items					
SANITARY SEWER			1	0	0
*93% Good					
			Totals:	76,137	45,682

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

56,189

2026 Est. T.C.V. 009-470-090-00					=	129,445
Est. TCV/Total Floor Area = 246.09						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,100	65,100	65,100	15,063	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	406	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
64,700	64,700	64,700	15,469	15,469	15,469	

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-470-091-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VULPETTI JACK C TRUST
7361 W MISSAUKEE BLVD
LAKE CITY, MI 49651

Lot 91, Plat of Missaukee Park original. Being a part of Section 11 , Town 22 North, Range 8 West. Subject to all building, easement and other restrictions of record.

. SEC 11 T22N R8W LOT 91 MISSAUKEE PARK ORIG PLAT. ,L222P9

NEW GRG @ 45% FOR 02 COMP FOR 03

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1959

(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	720			*71% Good
Total:				128,080	90,937	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,010

Porches

CGEP (1 Story)	265	16,006	11,364
Foundation: Shallow	265	-1,508	-1,071

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	18,932
Storage Over Garage	448	5,932	4,212
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	748

Water/Sewer

Public Sewer	1	1,465	1,040
Water Well, 50 Feet	1	3,344	2,374

Built-Ins

Appliance Allow.	1	2,713	1,926

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals: 182,584 129,789

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 159,640

Parcel Number: 009-470-091-00

Page: 2

2026	Est.	T.C.V.	009-470-091-00	=	234,140	
Est. TCV/Total Floor Area = 216.80, Most recent sale 06/01/1996 for 34,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	118,100	118,100	118,100	43,641	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,000	0	0	1,178	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	117,100	117,100	117,100	44,819	44,819	0

009-470-092-002026 Est. T.C.V.KELLEY BRIAN C

Property Class: 4011906 S WILDROSE AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 92, 93 & 94 MISSAUKEE PARK ORIG PLAT. ,L222P9

CABIN BURNED FOR 99..NEW HOUSE U/C ...COMP FOR 00

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					3 LOTS				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	40.00	140.00	0.7598	1.0000	1800	100		54,708	
C40'@500/FF	80.00	140.00	0.7598	1.0000	500	100		30,393	
120 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =			85,102	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Basement	936	
Total:			150,920	113,188

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,185	889	
3 Fixture Bath	1	3,721	2,791	
Porches				
WCP (1 Story)	144	6,061	4,546	
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost	768	17,610	13,207	
Water/Sewer				
Public Sewer	1	1,300	975	
Water Well, 50 Feet	1	3,344	2,508	
Built-Ins				
Appliance Allow.	1	1,897	1,423	
Local Cost Items				
SANITARY SEWER	1	0	0	*89% Good
Totals:			186,038	139,527

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 171,618

2026 Est. T.C.V. 009-470-092-00					=	257,670
Est. TCV/Total Floor Area = 220.23						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
131,800	131,800	131,800	69,186	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,000	0	1,868	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-470-092-00

Page: 2

128,800	128,800	128,800	71,054	71,054	71,054

009-470-095-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SPEAR DAVID L & MARY J
1936 S WILDROSE AVE
Lake City, MI 49651

. SEC 11 T22N R8W LOTS 95 & 96 MISSAUKEE PARK ORIG PLAT.

,L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	40.00	140.00	0.8409	1.0000	1800	100		60,545	
C40'@500/FF	40.00	140.00	0.8409	1.0000	500	100		16,818	
80 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =			77,362	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.12	100	50	656
Wood Frame	22.43	112	50	1,256
Total Estimated Land Improvements True Cash Value =				1,912

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Low

Blt 1965

(11) Heating System: Wall Furnace

Ground Area = 500 SF Floor Area = 500 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	500		
			Total:	32,030	11,210
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			120	1,339	469
Deck					
Treated Wood w/Roof (Deck Portion)			140	3,023	1,058
Treated Wood w/Roof (Roof portion)			140	2,016	706
Water/Sewer					
Public Sewer			1	1,152	403
Water Well, 50 Feet			1	3,344	1,170
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:				42,904	15,016

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV:

14,115

2026 Est. T.C.V. 009-470-095-00					=	93,389
Est. TCV/Total Floor Area = 186.78						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
46,900	46,900	46,900	13,694	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	369	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
46,700	46,700	46,700	14,063	14,063	0	

009-470-097-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WALTZ LAWRENCE L
1946 S WILDROSE AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 97 MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	1.0000	1.0000	1800	100		72,000
40 Actual Front Feet, 0.13	Total Acres				Total Est. Land Value =			72,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	500 0	0
Wood Frame		27.96	120 50	1,677
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,627

Cost Est. for Res. Bldg: 1 Mobile Home HUD

Cls Low

Blt 1975

(11) Heating System: Wall Furnace

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	980		
Total:				47,889	16,762
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			144	1,607	562
Porches					
WGEP (1 Story)			192	10,259	3,591
Foundation: Shallow			192	-1,233	-432
Deck					
Treated Wood w/Roof (Deck Portion)			160	3,298	1,154
Treated Wood w/Roof (Roof portion)			160	2,261	791
w/Roof (Roof portion)			1152	14,031	4,911
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			480	10,834	3,792
Water/Sewer					
Public Sewer			1	1,152	403
Water Well, 100 Feet			1	5,150	1,802
Local Cost Items					
SANITARY SEWER			1	0	0
					*84% Good
Totals:				95,248	33,336

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV:

31,336

2026 Est. T.C.V. 009-470-097-00				=	105,963
Est. TCV/Total Floor Area = 108.13					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
50,100	50,100	50,100	14,204	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	383	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-470-097-00

Page: 2

53,000	53,000	53,000	14,587	14,587	14,587

009-470-098-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WALTZ LAWRENCE L
1946 S WILDROSE AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 98, 99 & 100 MISSAUKEE PARK ORIG PLAT.

,L222P9

32X40 PC GRG FOR 03

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
				* Factors *		3 LOTS			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	40.00	140.00	0.7765	1.0000	1800	100		55,911	
C40'@500/FF	40.00	140.00	0.7765	1.0000	500	100		15,531	
C40'@500/FF	30.00	140.00	0.7765	1.0000	500	100		11,648	
110 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			83,090	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	27.63	128	50	1,768
Total Estimated Land Improvements True Cash Value =				1,768

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls C Blt 2002

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost		1280	30,272	22,704
Totals:			30,272	22,704
Notes:				
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:				27,926

2026 Est. T.C.V. 009-470-098-00					=	112,784
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
60,000	60,000	60,000	21,228	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	0	573	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,400	56,400	56,400	21,801	21,801	21,801	

009-470-101-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHANEY RUSSELL J & LINDA E
1929 S SWEETBRIAR AVE
LAKE CITY, MI 49651

. LOTS 101, 102, & 103 MISSAUKEE PARK ORIGINAL PLAT ,L222P9

PERMITTED AS GRG,, APPEARS TO BE HOME, ADD FOR 97
COMP FOR 98

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					3 LOTS				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	40.00	140.00	0.7521	1.0000	1800	100		54,153	
C40'@500/FF	40.00	140.00	0.7521	1.0000	500	100		15,042	
C40'@500/FF	45.00	140.00	0.7521	1.0000	500	100		16,923	
125 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			86,118	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2152	50	7,489
Wood Frame	28.80	100	50	1,440
Wood Frame	32.26	80	50	1,290
Total Estimated Land Improvements True Cash Value =				10,219

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = 1674 SF Floor Area = 1674 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,418	
1 Story	Siding	Slab	256	
Total:			218,055	152,639

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	995	
3 Fixture Bath	1	4,478	3,135	
Porches				
CCP (1 Story)	216	5,929	4,150	
CPP	256	4,521	3,165	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	408	18,952	13,266	
Common Wall: 1 Wall	1	-2,589	-1,812	
Door Opener	1	527	369	
Class: C Exterior: Pole (Unfinished)				
Base Cost	2304	54,490	38,143	
Water/Sewer				
Public Sewer	1	1,465	1,025	
Water Well, 100 Feet	1	5,734	4,014	
Built-Ins				
Appliance Allow.	1	2,713	1,899	
Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good
Totals:			315,697	220,988

Notes: 2010 ADDITION

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 271,815

Parcel Number: 009-470-101-00

Page: 2

2026	Est. T.C.V. 009-470-101-00					=	368,152
Est. TCV/Total Floor Area = 219.92, Most recent sale 04/25/2018 for 100,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	189,900	189,900	189,900	111,978	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-5,800	0	0	3,023	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	184,100	184,100	184,100	115,001	115,001	115,001	

009-470-104-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROGERS STEVEN J TRUST
1919 S SWEETBRIAR AVE
Lake City, MI 49651

SEC 11 T22N R8W LOTS 104, 105 & 106 MISSAUKEE PARK ORIG PLAT.

,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	40.00	140.00	0.7598	1.0000	1800	100		54,708	
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197	
C40'@500/FF	40.00	140.00	0.7598	1.0000	500	100		15,197	
120 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =			85,102	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	800	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C Blt 1994

(11) Heating System: Forced Heat & Cool

Ground Area = 1196 SF Floor Area = 1196 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas									
Stories	Exterior	Foundation	Size		Cost New	Depr. Cost			
1 Story	Siding	Crawl Space	1,196						
			Total:		167,435	125,577			

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,066	
3 Fixture Bath	1	4,478	3,358	
Deck				
Treated Wood	104	2,540	1,905	
Treated Wood	130	3,010	2,257	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Door Opener	2	1,054	790	
Base Cost	1624	56,564	42,423	
Water/Sewer				
Public Sewer	1	1,465	1,099	
Water Well, 100 Feet	1	5,734	4,300	
Built-Ins				
Appliance Allow.	1	2,713	2,035	
Local Cost Items				
SANITARY SEWER	1	0	0	*85% Good
Totals:		246,415	184,810	

Notes: 94' DUTCH

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 182,962

2026	Est. T.C.V. 009-470-104-00					=	269,964					
Est. TCV/Total Floor Area = 225.72, Most recent sale 11/09/2011 for 65,000												
2025	Assessed		MBOR		S.E.V.		Base for Cap		IRM			
	135,900		135,900		135,900		56,370		2.70			
2026	New		Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses	

Parcel Number: 009-470-104-00

Page: 2

	0	-900	0	0	1,521	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,000	135,000	135,000	57,891	57,891	0	

009-470-107-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CASTOR WARREN JR & JILL
7417 W MISSAUKEE BLVD
LAKE CITY, MI 49651

E 50 FT OF LOTS 107, 108 & 109. MISSAUKEE PARK ORIGINAL PLAT

,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					EAST 50' OF 3 LOTS				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	50.00	40.00	0.7953	0.7311	1800	100		52,329	
C40'@500/FF	50.00	80.00	0.7953	0.8694	500	100		17,286	
100 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value =	69,615

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1

Single Family 1S

Cls CD

Blt 1940

(11) Heating System: Wall/Floor Furnace

Ground Area = 448 SF Floor Area = 448 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	448		
			Total:	57,151	37,148
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Porches					
WGEP (1 Story)			200	14,544	9,454
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			352	18,484	12,015
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	1,897	1,233
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Totals:				97,905	63,639

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

78,275

2026 Est. T.C.V. 009-470-107-00				=	148,840
Est. TCV/Total Floor Area = 332.23, Most recent sale 07/29/2022 for 175,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
76,700	76,700	76,700	44,709	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,300	0	0	1,207	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,400	74,400	74,400	45,916	45,916	0

009-470-108-00	2026 Est. T.C.V.	DREUTH KEVIN & KRIN
Property Class: 401		7421 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SEC 11 T22N R8W W 90 FT OF LOTS 107, 108 & 109. MISSAUKEE PARK ORIG PLAT. L222P9		
Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS		
* Factors * W 90' OF 3 LOTS		
Description	Frontage	Depth
A40'@1800/	60.00	120.00
C40'@500/FF	30.00	120.00
90 Actual Front Feet, 0.25 Total Acres		
Rate	%Adj.	Reason
1800	100	
500	100	
Total Est. Land Value =		
Value		
84,848		
11,784		
96,632		
Land Improvement Cost Estimates		
Description	Rate	Size % Good
Wood Frame	22.65	180 71
Total Estimated Land Improvements True Cash Value =		
		2,895
Cost Est. for Res. Bldg: 1 Single Family 1S	Cls CD	Blt 1950
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1084 SF Floor Area = 1084 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Slab
Size	Cost New	Depr. Cost
1,084		
Total:	127,317	70,023
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185
		652
Porches		
CCP (1 Story)	176	4,528
		2,490
Deck		
Treated Wood	252	4,536
w/Roof (Roof portion)	80	1,349
		742
Garages		
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		
Common Wall: 1 Wall	1	-1,972
		-1,085
Base Cost	200	8,798
		4,839
Water/Sewer		
Public Sewer	1	1,300
		715
Water Well, 100 Feet	1	5,415
		2,978
Built-Ins		
Appliance Allow.	1	1,897
		1,043
Local Cost Items		
SANITARY SEWER	1	0
		0
		*86% Good
Totals:	154,353	84,892
Notes:		
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:		104,417

2026 Est. T.C.V. 009-470-108-00	=	203,944
Est. TCV/Total Floor Area = 188.14, Most recent sale 09/21/2012 for 24,000		
2025 Assessed	MBOR	S.E.V.
103,800	103,800	103,800
	Base for Cap	IRM
	29,648	2.70
2026	New Eq. Adjustment	Loss
0	-1,800	0
	Additions	Tax Adjustment
	0	800
		Losses
		0

Parcel Number: 009-470-108-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	102,000	102,000	102,000	30,448	30,448	0

3/24/2026

Valuation Report

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DB: Lake2026

009-470-110-00

2026 Est. T.C.V.

SANDOW KIM P & LORI G

Property Class: 401

7451 W MISSAUKEE BLVD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 110-114 INCL MISSAUKEE PARK ORIG PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *5 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	140.00	0.6866	1.0000	1800	100		49,434
C40'@500/FF	140.00	160.00	0.6866	1.0339	500	100	4 LOTS/SURPLUS	49,693
180 Actual Front Feet, 0.64 Total Acres								
Total Est. Land Value =								99,127

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.39	160	94	3,517

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,467

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1945

(11) Heating System: Forced Hot Water

Ground Area = 1064 SF Floor Area = 1862 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,064		
Total:				201,833	121,099

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

CGEP (1 Story)	220	12,465	7,479

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	520	20,010	12,006
Common Wall: 1/2 Wall	1	-1,207	-724

Class: CD Exterior: Pole (Unfinished)

Base Cost	1480	31,361	18,817

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Exterior 1 Story	1	5,597	3,358

Breezeways

Frame Wall	64	3,763	2,258

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good
Totals:		285,269	171,161	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 210,528

Parcel Number: 009-470-110-00

Page: 2

2026	Est.	T.C.V.	009-470-110-00	=	314,122	
Est. TCV/Total Floor Area = 168.70, Most recent sale 06/26/2009 for 88,400						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	162,700	162,700	162,700	71,184	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,600	0	0	1,921	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	157,100	157,100	157,100	73,105	73,105	73,105

009-470-115-00	2026 Est. T.C.V.	THOMAS ROBERT & KARIN (TTEE)
Property Class: 401		1926 S SWEETBRIAR AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 11 T22N R8W LOTS 115 & 116 & THE N 10 FT OF LOT 117.MISSAUKEE PARK ORIG PLAT. ,L222P9		
Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS		
* Factors * LOTS 115 & 116 & N10'		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
A40'@1800/	40.00 140.00 0.8165 1.0000	1800 100 58,788
C40'@500/FF	50.00 140.00 0.8165 1.0000	500 100 20,412
90 Actual Front Feet, 0.29 Total Acres	Total Est. Land Value =	79,200
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
D/W/P: Crushed Rock	2.18	550 85 1,019
Total Estimated Land Improvements	True Cash Value =	1,019
Cost Est. for Res. Bldg: 1 Single Family HUD	Cls CD	Blt 1999
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1248 SF Floor Area = 1248 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1 Story	Siding Crawl Space	1,248
Total:		148,828 119,062
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185 948
3 Fixture Bath	1	3,721 2,977
Porches		
WPP	502	7,856 6,285
Water/Sewer		
Public Sewer	1	1,300 1,040
Water Well, 100 Feet	1	5,415 4,332
Built-Ins		
Appliance Allow.	1	1,897 1,518
Local Cost Items		
SANITARY SEWER	1	0 0 *84% Good
Totals:		170,202 136,162
Notes: 1999 FAIRMONT		
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 =>	TCV:	134,800
2026 Est. T.C.V. 009-470-115-00	=	215,019
Est. TCV/Total Floor Area = 172.29, Most recent sale 11/01/1994 for 5,000		
2025 Assessed	MBOR S.E.V.	Base for Cap IRM
106,900	106,900 106,900	40,022 2.70
2026 New Eq. Adjustment	Loss	Additions Tax Adjustment Losses
0	600 0	0 1,080 0
2026 Assessed	MBOR S.E.V.	Capped ->Taxable<- PRE/MBT
107,500	107,500 107,500	41,102 41,102 41,102

009-470-117-002026 Est. T.C.V. THOMAS ROBERT P & KARIN M (TTEE)
Property Class: 401S SWEETBRIAR AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 117 EXC THE N 10 FT THOF & ENTIRE LOTS 118 & 119. PLAT OF
MISSAUKEE PARK ORIGINAL. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					LOTS 118,119 & PRT OF 117				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	70.00	140.00	0.8013	1.0000	500	100		28,047	
C40'@500/FF	27.00	140.00	0.8013	1.0000	500	100		10,818	
97 Actual Front Feet, 0.31 Total Acres					Total Est. Land Value =			38,865	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	575	0	0
Wood Frame	26.29	160	50	2,103
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,053

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Door Opener			1	527	474	
Base Cost			1071	37,303	33,573	
Totals:				37,830	34,047	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 41,878

2026 Est. T.C.V. 009-470-117-00					=	83,796	
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/13/1995 for 4,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
47,100	47,100	47,100	17,181	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,200	0	0	463	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
41,900	41,900	41,900	17,644	17,644	17,644		

009-470-120-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RETTELLE JORDAN
1985 S PAVILION DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 120 MISSAUKEE PARK ORIG PLAT. ,L222P9

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	51.00	143.00	0.9411	1.0053	500	100		24,125	
51 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			24,125	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	128	82	646
Total Estimated Land Improvements True Cash Value =				646

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1960

(11) Heating System: Wall/Floor Furnace

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
			Total:	90,014	49,508
Other Additions/Adjustments					

Plumbing					
Average Fixture(s)			1	1,185	652
Porches					
CCP (1 Story)			50	1,452	799

Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			400	14,808	8,144

Water/Sewer					
Public Sewer			1	1,300	715
Water Well, 100 Feet			1	5,415	2,978

Built-Ins					
Appliance Allow.			1	1,897	1,043

Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:				116,071	63,839

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 78,522

2026 Est. T.C.V. 009-470-120-00					=	103,293
Est. TCV/Total Floor Area = 143.46, Most recent sale 10/21/2024 for 132,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
54,800	54,800		54,800	54,800	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,200	0	0	-3,200	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
51,600	51,600		51,600	56,279	51,600	51,600

03/24/2026
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Valuation Report

DB: Lake2026

009-470-121-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

POWER JANELLE M &
1975 S PAVILION DR
LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 121, 122 & S 1/2 OF LOT 123, ALSO BEG AT SW COR OF N 1/2 OF LOT 123 TH N 01 DEG 54'21"E 4.61 FT, S 88 DEG 16'44"E 140.44 FT, S 01 DEG 54'04"W 4.48 FT, N 88 DEG 19'18"W 140.44 FT TO POB. MISSAUKEE PARK ORIGINAL PLAT. ,L222P9

GRG HAS PBG & HTG
ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	40.00	140.00	0.7875	1.0000	500	100		15,750
C40'@500/FF	64.00	140.00	0.7875	1.0000	500	100		25,200
104 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value = 40,951

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	17.02	180	0	0
Fencing: Wire Mesh, #9	3.73	100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1977

(11) Heating System: Forced Heat & Cool
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
Total:				151,161	90,695
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Porches					
CCP (1 Story)			200	5,050	3,030
CPP			70	1,518	911
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			576	23,599	14,159
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 50 Feet			1	3,344	2,006
Built-Ins					
Appliance Allow.			1	1,897	1,138
Local Cost Items					
SANITARY SEWER			1	0	0
					*94% Good
Totals:				189,054	113,430

Notes: MODULAR MRBC

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.140 => TCV: 129,310

2026 Est. T.C.V. 009-470-121-00 = 171,211

Est. TCV/Total Floor Area = 138.97, Most recent sale 04/03/2019 for 103,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	79,200	79,200	79,200	47,266	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,400	0	0	1,276	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	85,600	85,600	85,600	48,542	48,542	48,542

009-470-123-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WOLF NEIL & MARTHA TRUST
1945 S PAVILION DR
LAKE CITY, MI 49651

SEC 11 T22N R8W N 20 FT OF LOT 123 EXC BEG AT SW COR TH N 01 DEG 54'21"E 4.61 FT
S 88 DEG 16' 44"E 140.44 FT, S 01 DEG 50'04"W 4.48 FT N 88 DEG 19'18"W 140.44
FT TO POB. ALSO S 2.8 FT OF LOT 126 & ALSO LOTS 124 & 125. MISSAUKEE PARK
ORIGINAL PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
				* Factors *		2 LOTS & PART OF OTHERS	
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
C40'@500/FF	40.00	140.00	0.7993	1.0000	500	100	15,986
C40'@500/FF	58.00	140.00	0.7993	1.0000	500	100	23,180
98 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =		39,166

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	540 50	1,776
Metal Prefab		18.41	100 50	920
Total Estimated Land Improvements True Cash Value =				2,696

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Average Blt 1968

(11) Heating System: Wall Furnace
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Addition	Siding	Crawl	288		
Total:				73,908	25,868

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,010	353
Porches					
CGEP (1 Story)			160	7,643	5,503 *72% Good
CCP (1 Story)			216	4,849	1,697

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			396	16,557 5,795
Class: C Exterior: Pole (Unfinished)				
Base Cost			768	19,776 6,922
Block Foundation			144	2,141 749

Water/Sewer

Public Sewer			1	1,465	513
Water Well, 50 Feet			1	3,344	1,170

Built-Ins

Appliance Allow.			1	2,713	950

Deck

w/Roof (Roof portion)			1416	21,070	7,374

Local Cost Items

SANITARY SEWER			1	0	0 *81% Good
Totals:				154,476	56,894

Notes: 1968 VINDALE MH

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV: 53,480

Parcel Number: 009-470-123-00

Page: 2

2026 Est. T.C.V. 009-470-123-00					=	95,342
Est. TCV/Total Floor Area = 94.59, Most recent sale 05/04/2015 for 40,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
46,600	46,600	46,600	21,559	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,100	0	0	582	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,700	47,700	47,700	22,141	22,141		0

009-470-126-002026 Est. T.C.V.009-470-126-00

Property Class: 4011925 S PAVILION DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 11 T22N R8W LOT 126 EXC S 2.8 FT THOF. ALSO S 12.2 FT OF LOT 127. MISSAUKEE PARK ORIGINAL PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	49.40	141.00	0.9486	1.0018	500	100		23,472
49 Actual Front Feet, 0.16 Total Acres								23,472

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	266	0	0
Wood Frame	29.49	96	95	2,689

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,639

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = 879 SF Floor Area = 879 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	779		
1 Story	Siding	Slab	100		
Total:				113,627	73,868

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
Totals:		124,961	81,234	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 99,918

2026 Est. T.C.V. 009-470-126-00 = 127,029

Est. TCV/Total Floor Area = 144.52, Most recent sale 08/28/2012 for 40,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
66,300	66,300	66,300	28,959	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,800	0	0	781	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
63,500	63,500	63,500	29,740	29,740	29,740

DB: Lake2026

009-470-127-00	2026 Est. T.C.V.	BIERMAN RICHARD F JR & MORRIS CAROL
Property Class: 401		7471 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W N 27.8 FT OF LOT 127 & W 95 FT OF LOTS 128 & 129. MISSAUKEE PARK
ORIGINAL PLAT. ,L222P9

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

PART OF 3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	107.00	118.00	0.7819	0.9582	500	100	W95'LOT128&19 N27.5' LOT 127	40,083
107 Actual Front Feet, 0.29 Total Acres					Total Est.		Land Value =	40,083

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	2320	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements	True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1400 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,400		
			Total:	158,745	95,246

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711

Porches

CCP (1 Story)	110	2,956	1,774

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	19,077	11,446

Water/Sewer

Public Sewer	1	1,300	780

Water Well, 100 Feet	1	5,415	3,249

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Wood Stove	1	2,107	1,264

Breezeways

Frame Wall	150	8,820	5,292

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	206,112	123,666

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 152,109

2026 Est. T.C.V. 009-470-127-00 = 193,142

Est. TCV/Total Floor Area = 137.96, Most recent sale 08/20/2020 for 95,000

Parcel Number: 009-470-127-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	101,800	101,800	101,800	61,525	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,200	0	0	1,661	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	96,600	96,600	96,600	63,186	63,186	63,186

DB: Lake2026

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,800	38,800	38,800	19,406	19,406	0

03/24/2026
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Valuation Report

DB: Lake2026

009-480-001-00
Property Class: 401
Map #: COMMON BEARCH (PUB

2026 Est. T.C.V.
LAKE TOWNSHIP

CUSHMAN FAMILY TRUST
7540 W FOREST DR
Lake City, MI 49651

. SEC 11 T22N R8W LOT 1 EXC E 8 FT THOF. MISSAUKEE PARK 1ST ADD.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	44.00	103.00	1.0458	1.0104	4800	100		223,161
44 Actual Front Feet, 0.10 Total Acres								223,161
Total Est. Land Value =								223,161

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.06	240	61	1,912
Total Estimated Land Improvements True Cash Value =				1,912

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1926

(11) Heating System: Forced Air w/ Ducts

Ground Area = 736 SF Floor Area = 736 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	208		
1 Story	Siding	Crawl Space	528		
Total:				101,530	60,918

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	711
Porches			
WGEP (1 Story)	176	13,439	8,063
Deck			
Treated Wood	264	4,683	3,325 *71% Good
Water/Sewer			
Public Sewer	1	1,300	780
Water Well, 100 Feet	1	5,415	3,249
Built-Ins			
Appliance Allow.	1	1,897	1,138
Fireplaces			
Exterior 1 Story	1	5,597	3,358
Local Cost Items			
SANITARY SEWER	1	0	0 *94% Good
Totals:		135,046	81,542

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 138,621

2026 Est. T.C.V. 009-480-001-00 = 363,694

Est. TCV/Total Floor Area = 494.15

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
179,500	179,500	179,500	64,913	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,300	0	1,752	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
181,800	181,800	181,800	66,665	66,665 0

009-480-002-002026 Est. T.C.V.MCKENNA JOSEPH P & LAURA J
Property Class: 4017530 W FOREST DR
Map #: COMMON BEACH (PUBLLAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 2 & E 8 FT OF LOT 1 MISSAUKEE PARK 1ST ADD.

1813540 53/2016 \$274,900 PUBLIC REMARKS: 59" FT. OF PRIVATE FRONTAGE ON THE MOST DESIRABLE PART OF BEAUTIFUL LAKE MISSAUKEE. THIS IS THE YEAR TO BUY A LAKEFRONT COTTAGE ON THE MAIN LAKE. VERY WELL MAINTAINED 3-BED/2 FULL BATH, 2 200 SQ FT. CHALET. ON THE MAIN FLOOR THERE IS A MASTER BEDROOM WITH A FULL BATH AND LAUNDRY ROOM, LARGE ISLAND IN THE KITCHEN LEADS TO THE DINING ROOM AND THEN LARGE LIVING ROOM WITH ALL NEW PATIO DOORS THAT LEAD TO THE 12 X 7 DECK. THERE IS A WOOD BURNING FIREPLACE TO ENJOY COOLER FALL DAYS AND UPSTAIRS ARE TWO MORE LARGE BEDROOMS AND FULL BATH, WITH PLENTY OF CLOSET SPACE AND OFF BOTH BEDROOMS ARE PATIO DOORS THAT LEAD TO PRIVATE BALACONIES. THE HOME IS SITUATED UP ON THE BLUFF WITH AWESOME VIEWS, A VERY LARGE SHADED BACK YARD, PLENTY OF PARKING FOR GUESTS AND OUTSIDE STORAGE FOR ALL THE TOYS. YOU CAN ENTERTAIN AT THE CAMPFIRE PIT AND ENJOY THE SUNSETS OR BE LED DOWN THE STAIRS TO A LARGE SANDY BEACH, GREAT TO SINK YOUR TOES INTO AND EXCELLENT SWIMMING. USE YOURSELF OR RENT IT OUT AS A WEEKLY RENTAL. THE HOME HAS ALL NEW FURNISHINGS WHICH ARE NEGOTIABLE AS WELL. CALL TODAY FOR YOUR PERSONAL TOUR.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@4800/FF	59.00	103.00	0.9437	1.0104	4800 100	270,040
59 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =	270,040

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	72	50	648
Wood Frame	33.65	72	50	1,211
Wood Frame	33.65	72	50	1,211
Total Estimated Land Improvements True Cash Value =				3,070

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Electric Baseboard
Ground Area = 1008 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
Total:				182,292	118,488

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	924	
3 Fixture Bath	1	4,478	2,911	

Deck				
Treated Wood	54	1,774	1,153	
Treated Wood	176	3,664	2,382	
Treated Wood	72	2,062	1,340	

Balcony				
Wood Balcony	48	2,097	1,363	
Wood Balcony	56	2,446	1,590	

Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 100 Feet	1	5,734	3,727	

Built-Ins				
Appliance Allow.	1	2,713	1,763	

Parcel Number: 009-480-002-00

Page: 2

Fireplaces				
Interior 1 Story	1	5,235	3,403	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		215,382	139,996	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 237,994

2026 Est. T.C.V. 009-480-002-00		=	511,104
Est. TCV/Total Floor Area = 338.03, Most recent sale 05/11/2016 for 272,900			
2025 Assessed	MBOR	S.E.V.	Base for Cap
248,800	248,800	248,800	159,781
			IRM
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	6,800	0	0
			Tax Adjustment
			4,314
2026 Assessed	MBOR	S.E.V.	Capped
255,600	255,600	255,600	164,095
			->Taxable<-
			164,095
			PRE/MBT
			0

009-480-003-002026 Est. T.C.V.GUNNERSON MATTHEW

Property Class: 4017520 W FOREST DR

Map #: COMMON BEACH (PUBL LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 3 MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	52.00	103.00	0.9864	1.0104	4800	100	248,757
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							248,757

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1937

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 1136 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Slab	399	
1 Story	Siding	Slab	489	
1 Story	Siding	Slab	48	
Total:			126,825	69,753
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	652
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		280	13,516	7,434
Common Wall: 1/2 Wall		1	-1,207	-664
Water/Sewer				
Public Sewer		1	1,300	715
Water Well, 50 Feet		1	3,344	1,839
Built-Ins				
Appliance Allow.		1	1,897	1,043
Fireplaces				
Exterior 1 Story		1	5,597	3,078
Breezeways				
Frame Wall		98	5,762	3,169
Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
Totals:			158,219	87,019
Notes:				

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 147,932

2026 Est. T.C.V. 009-480-003-00		=	397,639
Est. TCV/Total Floor Area = 350.03, Most recent sale 09/10/2014 for 165,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
196,600	196,600	196,600	115,145 2.70
2026	New Eq. Adjustment	Loss	Additions Tax Adjustment Losses

Parcel Number: 009-480-003-00

Page: 2

	0	2,200	0	0	3,108	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,800	198,800	198,800	118,253	118,253	0	

009-480-004-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EISENREICH ADAM & KRISTEN
1841 S DIVISION ST
LAKE CITY, MI 49651

SEC 11 T22N R8W BEG N 84 DEG 38' 27" W 80.17 FT FROM SE COR LOT 5, TH N 84 DEG 38' 27" W 70 FT, N 01 DEG 36' 19" E 143.54 FT; S 68 DEG 45' 26" E 78.76 FT; S 03 DEG 38' 38" W 121.73 FT TO POB. .22 A M/L PCL A MISSAUKEE PARK 1ST ADD.

ADD SEWER FOR 05

04 split 100x80 to 005-00..approved by Twp Bd. at appeal hearing 9/9/04

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *				PART OF LOTS 4 & 5			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C40'@500/FF	70.00	86.90	0.7598	0.8876	500	100	23,605
C40'@500/FF	50.00	70.00	0.7598	0.8409	500	100	15,974
120 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		39,579

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	365	0	0
Wood Frame	32.26	80	50	1,290
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,240

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1960

(11) Heating System: Forced Hot Water
Ground Area = 1194 SF Floor Area = 1544 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	700		
1 Story	Siding	Slab	494		
			Total:	192,865	125,361

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	924	
3 Fixture Bath	1	4,478	2,911	

Balcony				
Wood Balcony	32	1,398	909	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	272	14,761	9,595	
Common Wall: 1 Wall	1	-2,589	-1,683	

Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 100 Feet	1	5,734	3,727	

Built-Ins				
Appliance Allow.	1	2,713	1,763	

Fireplaces				
Interior 1 Story	1	5,235	3,403	

Deck				
Treated Wood	1062	13,530	8,794	

Local Cost Items

Parcel Number: 009-480-004-00

Page: 2

SANITARY SEWER	1	0	0	*94% Good
Totals:	241,012	156,656		

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 192,687

2026 Est. T.C.V. 009-480-004-00	=	234,506
Est. TCV/Total Floor Area = 151.88, Most recent sale 03/16/2023 for 223,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
122,600 122,600 122,600 117,637 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -5,300 0 0 -337 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
117,300 117,300 117,300 120,813 117,300 117,300		

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Valuation Report

DB: Lake2026

009-480-005-00

2026 Est. T.C.V.

THOMPSON FAMILY TRUST

Property Class: 401

7523 W FOREST DR

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

SEC 11 T 22N R 8W BEG AT SE COR LOT 5,1ST ADD TO MISSAUKEE PARK TH N 84 DEG
38' 27" W 80.17 FT; N 03 DEG 38' 38" E 121.73 FT; S 68 DEG 45' 26" E 80.5 FT; S
01 DEG 41' 35" W 99.85 FT TO POB. .20 A M/L PCL B

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	58.67	80.17	0.7789	0.8699	500	100		19,876
C40'@500/FF	50.00	80.17	0.7789	0.8699	500	100		16,939
109 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 36,816

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	570	0	0
D/W/P: 4in Concrete	6.96	72	95	476
Wood Frame	35.03	64	50	1,121

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,547

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1958

(11) Heating System: Wall/Floor Furnace

Ground Area = 780 SF Floor Area = 780 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	660		
1 Story	Siding	Slab	120		
Total:				101,873	66,228

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	120	2,840	1,846
Treated Wood	205	4,053	2,634
w/Roof (Roof portion)	25	552	359

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	768	35,382	22,998
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		156,561	101,774	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 125,182

2026 Est. T.C.V. 009-480-005-00 = 164,545

Est. TCV/Total Floor Area = 210.96, Most recent sale 08/09/2024 for 234,900						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	87,900	87,900	87,900	87,900	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,600	0	0	-5,600	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	82,300	82,300	82,300	90,273	82,300	0

009-480-006-002026 Est. T.C.V.MCEWEN GORDON T & BERNADINE

Property Class: 4011860 S PAVILION DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 6 & 7 MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *				LOTS 6 & 7			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C40'@500/FF	50.00	150.00	0.7953	1.0174	500	100	20,228
C40'@500/FF	50.00	150.00	0.7953	1.0174	500	100	20,228
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							40,455

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1965

(11) Heating System: Wall/Floor Furnace
Ground Area = 1320 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	990		
1 Story	Siding	Slab	330		
Total:				151,572	98,522

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	770

Porches					
CPP			78	1,638	1,065

Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 50 Feet			1	3,344	2,174

Built-Ins					
Appliance Allow.			1	1,897	1,233

Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good

Totals: 160,936 104,609

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 128,669

2026 Est. T.C.V. 009-480-006-00				=	169,124
Est. TCV/Total Floor Area = 128.12					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,400	88,400	88,400	38,490	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,800	0	0	1,039	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,600	84,600	84,600	39,529	39,529	0

009-480-008-002026 Est. T.C.V.KUZAWA MAUREEN M FAMILY TRUST

Property Class: 4011880 S PAVILION DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 8 & 9 AND BEG AT SW COR LOT 9, S 44FT, E TO SE COR LOT 9, NW'LY TO POB. MISSAUKEE PARK 1ST ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					LOTS 8 & 9				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	102.00	150.00	0.7913	1.0174	500	100		41,061	
102 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value =	
								41,061	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1180	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1154 SF Floor Area = 1154 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,154		
			Total:	139,031	83,418

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,185	711	
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		780	23,728	14,237	
Water/Sewer					
Public Sewer		1	1,300	780	
Water Well, 50 Feet		1	3,344	2,006	
Built-Ins					
Appliance Allow.		1	1,897	1,138	
Breezeways					
Frame Wall		140	8,232	4,939	
Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good
			Totals:	178,717	107,229

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:131,892

2026 Est. T.C.V. 009-480-008-00					=	175,453
Est. TCV/Total Floor Area = 152.04, Most recent sale 08/30/2010 for 57,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,600	92,600	92,600	39,070	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,900	0	0	1,054	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,700	87,700	87,700	40,124	40,124	0	

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-480-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZUKER D & KRICHER D & HARTE D
1900 S PAVILION DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 10 & 11 AND BEG AT NW COR OF LOT 10 TH N 16 FT; TH E 150 FT: TO SE COR OF LOT 9 TH S TO NE COR OF LOT 10 TH NW'LY 155.1 FT; TO PT OF BEG MISSAUKEE PARK 1ST ADD.

ADD SEWER FOR 05 CHG ROOF STRUCTURE TO PORCH FOR 07.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	150.00	0.7953	1.0174	500	100		20,228
C40'@500/FF	50.00	150.00	0.7953	1.0174	500	100		20,228
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								40,455

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1936

(11) Heating System: Wall/Floor Furnace
Ground Area = 792 SF Floor Area = 990 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	792		
Total:				113,325	62,329

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	652	
Porches				
CCP (1 Story)	72	2,027	1,115	
Deck				
Treated Wood	160	3,371	1,854	
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	396	14,719	8,095	
Water/Sewer				
Public Sewer	1	1,300	715	
Water Well, 100 Feet	1	5,415	2,978	
Built-Ins				
Appliance Allow.	1	1,897	1,043	
Fireplaces				
Exterior 1 Story	1	5,597	3,078	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		148,836	81,859	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 100,686

Parcel Number: 009-480-010-00

Page: 2

2026 Est. T.C.V. 009-480-010-00					=	142,141
Est. TCV/Total Floor Area = 143.58, Most recent sale 11/13/2017 for 102,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
71,200	71,200	71,200	42,858	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-100	0	0	1,157	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
71,100	71,100	71,100	44,015	44,015		0

009-480-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NUFFER MICHAEL & MICHELLE
1920 S PAVILION DR
Lake City, MI 49651

. SEC 11 T22N R8W LOT 12 & TH N 34 FT; OF LOT 13 MISSAUKEE PARK 1ST ADD.

2014 MLS PUBLIC MARKETING REMARKS LARGE 3 BEDROOM 2 BATH HOME WITHIN WALKING DISTANCE TO LAKE MISSAUKEE. THERE IS ROAD END PUBLIC ACCESS WITH A SANDY BEACH. THE HOME HAS A LARGE YARD, ATTACHED 2 CAR GARAGE, AND A DECK OFF THE LIVING ROOM. LIVING ROOM HAS A CATHEDRAL CEILING AND ADJOINS THE KITCHEN WHICH HAS CUSTOM MADE WALNUT CABINETS AND A LARGE BAY WINDOW. PLENTY OF LARGE CLOSETS THOUGHT OUT THE HOME OFFERING YOU PLENTY OF STORAGE. THE HOME IS WELL INSULATED AND HAS A NEWER BOILER SYSTEM AND GAS WATER HEATER. THE ROOF IS ONLY 2 YEARS OLD AND THE WELL PUMP WAS REPLACED THIS PAST WINTER. THIS PROPERTY IS CLOSE TO THE LAKE, CLOSE TO SHOPPING AND LAKE CITY.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
				* Factors *		& PART OF LOT 13	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C40'@500/FF	50.00	150.00	0.8307	1.0174	500	100	21,129
C40'@500/FF	34.00	150.00	0.8307	1.0174	500	100	14,368
84 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =		35,496

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	800	73	1,688
Metal Prefab	20.39	48	73	715
Total Estimated Land Improvements True Cash Value =				2,403

Cost Est. for Res. Bldg: 1

Single Family 1S

Cls CD

Blt 1986

(11) Heating System: Forced Hot Water
Ground Area = 1518 SF Floor Area = 1518 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,518		
			Total:	181,397	117,908

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	770	
3 Fixture Bath	1	3,721	2,419	

Deck				
Treated Wood	208	3,998	2,599	

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	462	18,452	11,994	
Common Wall: 1 Wall	1	-2,421	-1,574	
Door Opener	2	935	608	

Water/Sewer				
Public Sewer	1	1,300	845	
Water Well, 50 Feet	1	3,344	2,174	

Built-Ins				
Appliance Allow.	1	1,897	1,233	

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good

Totals:

213,808

138,976

Notes:

Parcel Number: 009-480-012-00

Page: 2

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

170,940

2026	Est. T.C.V.	009-480-012-00			=	208,839
Est. TCV/Total Floor Area = 137.58, Most recent sale 01/04/2016 for 76,300						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	108,700	108,700	108,700	53,652	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,300	0	0	1,448	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	104,400	104,400	104,400	55,100	55,100	55,100

DB: Lake2026

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,600	31,600	31,600	10,336	10,336	0

009-480-015-00	2026 Est. T.C.V.	ANDRASH STEPHEN & PATRICIA
Property Class: 401		1960 S PAVILION DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W S'LY 33 FT OF LOT 15 & ENT LOT 16 MISSAUKEE PARK 1ST ADD.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	83.00	150.00	0.8332	1.0174	500	100		35,179
83 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	35,179

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.97	156	45	1,472
Total Estimated Land Improvements True Cash Value =				1,472

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1971

(11) Heating System: Wall Furnace

Ground Area = 1200 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	960		
Addition	Siding	Crawl	240		
			Total:	76,532	26,786

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	164	1,830	640

Plumbing

Average Fixture(s)	1	783	274
2 Fixture Bath	1	1,521	532

Water/Sewer

Public Sewer	1	1,152	403
Water Well, 100 Feet	1	5,150	1,802

Built-Ins

Appliance Allow.	1	1,607	562

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	88,575	30,999

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV: 29,139

2026 Est. T.C.V. 009-480-015-00 = 65,790

Est. TCV/Total Floor Area = 54.83, Most recent sale 01/01/2003 for 16,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
33,400	33,400	33,400	10,065	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	271	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,900	32,900	32,900	10,336	10,336	0

009-480-017-002026 Est. T.C.V. AIKIN HEATHER

Property Class: 4011970 S PAVILION DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 17 MISSAUKEE PARK 1ST ADD.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C40'@500/FF	85.00	151.00	0.8282	1.0191	500 100	35,872
85 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =	35,872

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	900	50	1,215
Metal Prefab	11.99	160	50	959
Total Estimated Land Improvements True Cash Value =				2,174

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1969

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	39,625	13,869

Other Additions/Adjustments

Skirting, Metal or Vinyl, Vertical	144	1,607	562

Porches

WCP (1 Story)	48	2,358	825
WGEP (1 Story)	144	8,915	3,120
Foundation: Shallow	144	-1,054	-369

Deck

Treated Wood	48	1,596	559
w/Roof (Roof portion)	868	10,572	3,700

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	320	11,146	3,901	

Water/Sewer

Public Sewer	1	1,152	403
Water Well, 100 Feet	1	5,150	1,802

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	81,067	28,372	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.940 => TCV:	26,670

2026 Est. T.C.V. 009-480-017-00 = 64,716

Est. TCV/Total Floor Area = 89.88, Most recent sale 12/07/2018 for 42,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
33,500	33,500	33,500	10,430	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	0	281	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,400	32,400	32,400	10,711	10,711	10,711	

03/24/2026
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Valuation Report

DB: Lake2026

009-490-018-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LANG WILLIAM & HEIDI
7210 W LAKE ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 18 & THAT PART OF SEC 11 LYING N OF MISSAUKEE PARK 2ND ADD
LYING E OF W LINE LOT 18 EXT TO WATERS EDGE & W OF E LINE LOT 18 EXT TO WATERS
EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	336	0	0
D/W/P: Asphalt Paving	3.10	600	0	0
D/W/P: Patio Blocks	15.58	200	0	0
Wood Frame	27.13	140	50	1,899

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,274

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1118 SF Floor Area = 1118 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,118		
Total:				153,572	99,822

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	507	7,346	4,775
w/Roof (Roof portion)	35	734	477

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	18,926	12,302

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		191,912	124,742	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 212,061

2026 Est. T.C.V. 009-490-018-00 = 456,335
Est. TCV/Total Floor Area = 408.17, Most recent sale 09/04/2015 for 224,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
223,000	223,000	223,000	132,718	2.70

Parcel Number: 009-490-018-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,200	0	0	3,583	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	228,200	228,200	228,200	136,301	136,301	0

03/24/2026
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Valuation Report

DB: Lake2026

009-490-019-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HASTINGS LINN G
7204 W LAKE ST
LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 19 & THAT PART OF SEC 11 LYING N OF MISSAUKEE PARK NO II E
OF W LINE LOT 19 EXT TO WATERS EDGE & W OF E LINE LOT 19 EXT TO WATERS EDGE.
MISSAUKEE PARK 2ND ADD. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	200	0	0
Wood Frame	29.49	96	71	2,010

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,910

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1078 SF Floor Area = 1858 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	870		
1 Story	Siding	Slab	208		
1 Story	Siding	Overhang	780		
Total:				215,363	150,755

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

CCP (1 Story)	100	2,954	2,068

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	780	29,500	20,650
Door Opener	2	1,054	738

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		262,708	183,896	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 312,623

2026 Est. T.C.V. 009-490-019-00

= 556,533

Est. TCV/Total Floor Area = 299.53						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	269,500	269,500	269,500	129,961	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,800	0	0	3,508	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	278,300	278,300	278,300	133,469	133,469	0

009-490-020-002026 Est. T.C.V.DEZEEUW BRYANN R
Property Class: 4017198 W LAKE ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 20 & THAT PART OF SEC 11 N OF PLAT OF MISSAUKEE PARK
SECOND ADDITION LYING E OF W LINE LOT 20 EXT TO WATERS EDGE & W OF E LINE LOT 20
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800 100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	240,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.92	670 0	0
Metal Prefab		13.62	160 50	1,089
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,039

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	1,104		
Total:			134,305	80,582	

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,138	683	

Garages				
Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)				
Base Cost	459	19,388	11,633	
Common Wall: 1 Wall	1	-2,687	-1,612	

Water/Sewer				
Public Sewer	1	1,249	749	
Water Well, 50 Feet	1	3,212	1,927	

Built-Ins				
Appliance Allow.	1	1,822	1,093	

Fireplaces				
Exterior 1 Story	1	5,376	3,226	

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		163,803	98,281	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 167,078

2026 Est. T.C.V. 009-490-020-00					=	409,117
Est. TCV/Total Floor Area = 370.58, Most recent sale 08/12/2015 for 205,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
202,600	202,600	202,600	124,016	2.70		

Parcel Number: 009-490-020-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,000	0	0	3,348	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	204,600	204,600	204,600	127,364	127,364	127,364

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-490-021-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GRETTEMBERGER SUSAN & SPRINGER NICO
7190 W LAKE ST
Lake City, MI 49651

SEC 11 T22N R8W LOT 21 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADD LYING E OF W LINE LOT 21 EXT TO WATERS EDGE & W OF E LINE LOT 21 EXT
TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.31	450	71	2,016
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				4,441

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,008		
			Total:	136,136	88,489

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,366	888		
Porches					
CGEP (1 Story)	192	12,269	7,975		
Garages					
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost	462	18,106	11,769		
Door Opener	1	506	329		
Water/Sewer					
Public Sewer	1	1,407	915		
Water Well, 100 Feet	1	5,507	3,580		
Built-Ins					
Appliance Allow.	1	2,605	1,693		
Fireplaces					
Exterior 1 Story	1	6,134	3,987		

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT	252	917	614	*67% Good
ROOF STRUCT. (SQ FT)	54	208	94	*45% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 185,161 120,333

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 204,566

Parcel Number: 009-490-021-00

Page: 2

2026	Est.	T.C.V.	009-490-021-00	=	449,007	
Est. TCV/Total Floor Area = 445.44, Most recent sale 06/13/2025 for 460,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	229,200	229,200	229,200	144,749	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,700	0	0	79,751	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	224,500	224,500	224,500	148,657	224,500	0

009-490-022-00	2026 Est. T.C.V.	GRETTEMBERGER GEORGE R TRUST
Property Class: 401		7174 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 22 AND THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADD LYING E OF W LINE LOT 22 EXT TO WATERS EDGE & W OF E LINE OF LOT 22
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.	Land Value =		240,000

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.38	96	46	1,032
Wood Frame	27.77	64	71	1,262
Total Estimated Land Improvements True Cash Value =				2,294

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 5 Blt 1948

(11) Heating System: Forced Air w/ Ducts
Ground Area = 758 SF Floor Area = 758 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	758		
			Total:	94,731	56,836

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	988	593

Porches			
CGEP (1 Story)	176	9,495	5,697

Water/Sewer			
Public Sewer	1	1,152	691
Water Well, 100 Feet	1	5,150	3,090

Built-Ins			
Appliance Allow.	1	1,607	964

Fireplaces				
Exterior 1 Story	1	4,873	2,924	

Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		117,996	70,795	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 120,352

2026 Est. T.C.V. 009-490-022-00 = 362,646

$$\text{Est. TCV/Total Floor Area} = 478.42$$

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
180,300	180,300	180,300	71,662	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,000	0	0	1,934	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	181,300	181,300	181,300	73,596	73,596	0

009-490-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KNIGHT SCOTT D & DIANE L
7168 W LAKE ST
LAKE CITY, MI 49651

2013-03243 LOT 23 IN THE PLAT OF SECOND ADDITION TO MISSAUKEE PARK AND ALL THAT LAND LYING NORTH OF THE NORTH LINE OF LOT 23, SECOND ADDITION TO MLSSAUKEE PARK AND EXTENDING TO THE WATERS EDGE OF LAKE MISSAUKEE, AND ALSO LYING BETWEEN THE WEST PROPERTY LINE OF SAID LOT 23 AS EXTENDED TO THE WATERS OF LAKE MLSSAUKEE AND THE EAST PROPERTY LINE AS EXTENDED TO SAID WATERS OF LAKE MISSAUKEE IN SECTION 11, T22N, R8W. L248P185

FORMERLY ABBREVIATED AS. SEC 11 T22N R8W LOT 23 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 23 EXT TO WATERS EDGE & W OF E LINE LOT 23 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	1140 0	0
D/W/P: 4in Ren. Conc.		7.33	360 0	0
Wood Frame		23.39	160 50	1,871
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				4,246

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 2014

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1372 SF Floor Area = 1372 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	964	
1 Story	Siding	Crawl Space	408	
Total:			180,391	162,353
Other Additions/Adjustments				
Exterior				
Stone Veneer			8 264	238
Basement, Outside Entrance, Below Grade			1 2,293	2,064
Plumbing				
Average Fixture(s)			1 1,185	1,066
3 Fixture Bath			1 3,721	3,349
Porches				
WPP			360 5,659	5,093
CCP (1 Story)			136 3,600	3,240
Deck				
Treated Wood			180 3,638	3,274
Treated Wood			269 4,742	4,268
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			836 34,050	30,645
Door Opener			2 935	841

Parcel Number: 009-490-023-00

Page: 2

Water/Sewer			
Public Sewer	1	1,300	1,170
Water Well, 100 Feet	1	5,415	4,873
Built-Ins			
Appliance Allow.	1	1,897	1,707
Fireplaces			
Direct-Vented Gas	1	2,107	1,896
Totals:		251,197	226,077

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 384,331

2026 Est. T.C.V. 009-490-023-00		=	628,577
Est. TCV/Total Floor Area = 458.15, Most recent sale 09/13/2013 for 140,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
300,300	300,300	300,300	198,466
			2.70
2026 New Eq.	Adjustment	Loss	Additions
0	14,000	0	0
			5,358
			0
2026 Assessed	MBOR	S.E.V.	Capped
314,300	314,300	314,300	203,824
			->Taxable<-
			203,824
			PRE/MBT
			203,824

03/24/2026
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Valuation Report

DB: Lake2026

009-490-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BOSSCHER RICHARD & BETH TRUST
7158 W LAKE ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 24 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADDITION LYING E OF E LINE LOT 23 EXT TO WATERS EDGE & W OF E LINE LOT 24
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. L248P185 , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	60.00	100.00	0.9382	1.0000	4800	100		270,196
60 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 270,196

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.31	140	0	0
Wood Frame	33.64	64	71	1,529

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,479

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1959

(11) Heating System: Space Heater

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	936		
Total:				124,883	74,921

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,366	820

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	392	17,738	10,643

Water/Sewer

Public Sewer	1	1,407	844
Water Well, 50 Feet	1	3,212	1,927

Built-Ins

Appliance Allow.	1	2,605	1,563

Fireplaces

Interior 1 Story	1	5,028	3,017

Deck

Treated Wood	968	11,839	7,103

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT	128	466	312	*67% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		168,544	101,150	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 171,955

2026 Est. T.C.V. 009-490-024-00 = 444,630

Est. TCV/Total Floor Area = 475.03, Most recent sale 08/17/1994 for 112,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	221,700	221,700	221,700	89,375	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	600	0	0	2,413	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	222,300	222,300	222,300	91,788	91,788	0

009-490-025-00	2026 Est. T.C.V.	KARAKASHIAN JAMES E & HEIDI A			
Property Class: 401		7150 W LAKE ST			
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651			
. SEC 11 T22N R8W LOT 25 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 25 EXT TO WATERS EDGE & W OF E LINE LOT 25 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529					
Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800 100 240,000
50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =		240,000
Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
Wood Frame			29.49	96 75	2,123
Residential Local Cost Land Improvements					
Description			Rate	Size % Good	Cash Value
LAND IMPROVE 1000			1,000.00	1 97	970
Total Estimated Land Improvements			True Cash Value =		3,093
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1920					
(11) Heating System: Forced Heat & Cool					
Ground Area = 762 SF Floor Area = 1143 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	762		
Total:			153,622	99,848	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
Deck					
Treated Wood			256	4,692	3,050
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	2,713	1,763
Fireplaces					
Exterior 1 Story			1	6,387	4,152
Unit-in-Place Cost Items					
BOAT HOUSE (BY SQ FT			128	485	354 *73% Good
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Totals:			174,130	113,217	
Notes: COTTAGE					
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:			192,469		

2026	Est. T.C.V. 009-490-025-00				=	435,562
Est. TCV/Total Floor Area = 381.07, Most recent sale 06/10/2011 for 209,900						
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM
	212,900		212,900		122,333	2.70
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,900	0	0	3,302	0

Parcel Number: 009-490-025-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	217,800	217,800	217,800	125,635	125,635	0

009-490-026-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MYS WILLIAM A & PATRICIA M TRUST
7140 W LAKE ST
LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 26 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 26 EXT TO WATERS EDGE & W OF E LINE LOT 26 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION AND PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-86 BEG AT NE COR OF LOT 83, TH S 01 DEG 30'00"W 54.02 FT, N 88 DEG 15'30"W 59.49 FT, N 00 DEG 34'46"W 51.05 FT, N 88 DEG 55'52"E 61.40 FTTO POB. MISSAUKEE PARK 2ND ADD.
10/2021 COMBINE WITH NEW PARCEL 009-490-083-50
FORMERLY . SEC 11 T22N R8W LOT 26 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADDITION LYING E OF W LINE LOT 26 EXT TO WATERS EDGE & W OF E LINE LOT 26 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

REMOVE ALL BLDGS FOR 01
NEW HOUSE ETC @45% FOR 04 COMPLETE FOR 05 (VERY NICE)
TILE FLOORS, GRANITE COUNTERS, IN FLOOR HEAT 2 STONE FPO

10/2021 TAXPAYER REQUEST TO COMBINE NEW PARCEL 009-490-083-50, GARAGE PARCEL ACROSS THE ST.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
BACK 50' @ 500	51.05	62.17	0.9948	0.8190	500	100	20,796
101 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =		260,796

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		49.73	42 50	1,044
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 10000		10,000.00	1 95	9,500
Total Estimated Land Improvements True Cash Value =				10,544

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 1440 SF Floor Area = 2760 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Basement	1,440	
1 Story	Siding	Overhang	600	
Total:			414,804	331,843

Other Additions/Adjustments				
Recreation Room			960	25,738 20,590
Basement, Outside Entrance, Below Grade			1	3,813 3,050
Plumbing				
Average Fixture(s)			1	2,094 1,675
Porches				
WCP (1 Story)			280	13,434 10,747
CCP (1 Story)			96	3,656 2,925
Deck				
Treated Wood			360	6,221 4,977
Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			900	50,544 40,435

Parcel Number: 009-490-026-00		Page: 2	
Door Opener	2	1,317	1,054
Class: C Exterior: Pole (Unfinished)			
Base Cost	1600	37,840	30,272
Water/Sewer			
Public Sewer	1	1,877	1,502
Water Well, 100 Feet	1	6,387	5,110
Built-Ins			
Appliance Allow.	1	3,899	3,119
Fireplaces			
Exterior 2 Story	1	10,141	8,113
Local Cost Items			
SANITARY SEWER	1	0	0
		*90% Good	
Totals:		581,765	465,412
Notes:			
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:		791,200	

2026	Est. T.C.V. 009-490-026-00				=	1,062,540
Est. TCV/Total Floor Area = 384.98, Most recent sale 12/01/1997 for 123,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	499,500	499,500	499,500	281,714	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	31,800	0	0	7,606	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	531,300	531,300	531,300	289,320	289,320	289,320

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-490-027-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WINKLE GERALD & BEVERLY
W LAKE ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 27 MISSAUKEE PARK 2ND ADD. & L206P529 , L206P529

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			240,000

2026 Est. T.C.V. 009-490-027-00 = 240,000

Est. TCV/Total Floor Area = 86.96, Most recent sale 10/14/2022 for 254,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
125,000	125,000	125,000	67,659	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-5,000	0	0	1,826	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
120,000	120,000	120,000	69,485	69,485	69,485

009-490-028-00	2026 Est. T.C.V.	WINKLE GERALD I & BEVERLY L TRUST
Property Class: 401		7116 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 28 & 29 & THAT PART OF SEC 11 LYINGN OF PLAT OF MISSAUKEE
PARK SECOND ADD LYING E OF W LINE LOT 28 EXT TO WATERS EDGE & W OF W LINE LOT 30
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

HAS SMALL PORTION W MICH BSM'T..DID ALL AS CRAWL.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B100'@5000/FF	110.00	100.00	0.9672	0.7079	5000 100	376,596
110 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =						376,596

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Vnyl, 2 Rail		17.83	424 50	3,780
D/W/P: 4in Ren. Conc.		8.17	1338 50	5,465
Wood Frame		22.54	560 50	6,311
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 10000		10,000.00	1 95	9,500
Total Estimated Land Improvements True Cash Value =				25,056

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1955

(11) Heating System: Forced Heat & Cool
Ground Area = 2244 SF Floor Area = 2805 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	2,244		
Total:				381,135	247,704

Other Additions/Adjustments

Exterior				
Brick Veneer		160	2,650	1,722

Plumbing				
Average Fixture(s)		1	1,422	924
3 Fixture Bath		2	8,956	5,821

Porches				
WGEP (1 Story)		400	27,824	18,086
WCP (1 Story)		21	1,554	1,010

Deck				
Treated Wood		108	2,618	1,702
Composite		1211	18,359	11,933
Composite		560	8,490	5,518

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		676	32,326	21,012
Door Opener		1	527	343

Water/Sewer				
Public Sewer		1	1,465	952
Water Well, 100 Feet		1	5,734	3,727

Built-Ins				
Appliance Allow.		1	2,713	1,763

Fireplaces

Parcel Number: 009-490-028-00

Page: 2

Exterior 2 Story	1	7,869	5,115	
Breezeways				
Frame Wall	316	21,330	13,864	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
Totals:		524,972	341,196	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 580,033

2026 Est. T.C.V. 009-490-028-00				=	981,685
Est. TCV/Total Floor Area = 349.98					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
462,300	462,300	462,300	266,247	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,500	0	7,188	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
490,800	490,800	490,800	273,435	273,435	273,435

009-490-030-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VISSIA ALAN J & JUDITH C
7110 W LAKE ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 30 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADDITION LYING E OF W LINE LOT 30 EXT TO WATERS EDGE & W OF E LINE LOT 30
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

ADD 5 FT ABANDONED WALKWAY FOR 99
ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000

Land Improvement Cost Estimates			
Description		Rate	Size % Good Cash Value
Residential Local Cost Land Improvements			
Description		Rate	Size % Good Cash Value
LAND IMPROVE 1000		1,000.00	1 95 950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1946

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1032 SF Floor Area = 1032 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,032		
Total:			121,943	73,165	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Porches					
CGEP (1 Story)			129	8,608	5,165
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 100 Feet			1	5,415	3,249
Built-Ins					
Appliance Allow.			1	1,897	1,138
Fireplaces					
Exterior 1 Story			1	5,597	3,358
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:			145,945	87,566	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 148,862

2026 Est. T.C.V. 009-490-030-00					=	389,812
Est. TCV/Total Floor Area = 377.72, Most recent sale 04/29/2014 for 1						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
185,700	185,700	185,700	68,036	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	0	1,836	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-490-030-00

Page: 2

194,900	194,900	194,900	69,872	69,872	0

03/24/2026
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Valuation Report

DB: Lake2026

009-490-031-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NEUMAIEER ALBERT F & MARILYN TRUST
7100 W LAKE ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 31 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADDITION LYING E OF W LINE LOT 31 EXT TO WATERS EDGE & W OF E LINE LOT 31
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	288	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1642 SF Floor Area = 2155 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	240			
1.5 Story	Siding	Crawl Space	786			
1 Story	Siding	Crawl Space	616			*84% Good
Total:				265,489	177,391	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Porches

CCP (1 Story)	64	1,984	1,190

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	672	26,665	15,999
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	2	1,054	632

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		312,412	205,544	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 349,425

Parcel Number: 009-490-031-00

Page: 2

2026	Est.	T.C.V.	009-490-031-00	=	591,325	
Est. TCV/Total Floor Area = 274.40, Most recent sale 10/01/1999 for 200,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	282,000	282,000	282,000	157,157	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,700	0	0	4,243	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	295,700	295,700	295,700	161,400	161,400	0

03/24/2026
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Valuation Report

DB: Lake2026

009-490-032-00	2026 Est. T.C.V.	CHAMBERS JASON & HOLLY L
Property Class: 401		7074 W LAKE ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W LOT 32 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADDITION LYING E OF W LINE LOT 32 EXT TO WATERS EDGE & W OF E LINE LOT 32
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	357	50	1,155
Wood Frame	24.12	140	50	1,688
Total Estimated Land Improvements True Cash Value =				2,843

Cost Est. for Res. Bldg: 1	Single Family	1.25S	Cls	C -5	Blt 1952

(11) Heating System: Wall/Floor Furnace

Ground Area = 850 SF Floor Area = 1062 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	850		
Total:			129,016	77,399	

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	853	
Deck				
Treated Wood	210	4,122	2,473	
Treated Wood	170	3,584	2,150	
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	546	20,688	12,413	
Common Wall: 1 Wall	1	-2,421	-1,453	
Door Opener	1	468	281	
Water/Sewer				
Public Sewer	1	1,465	879	
Water Well, 100 Feet	1	5,734	3,440	
Built-Ins				
Appliance Allow.	1	2,713	1,628	
Fireplaces				
Exterior 1 Story	1	6,387	3,832	
Porches				
CCP (1 Story)	8	395	237	
Breezeways				
Frame Wall	125	8,438	5,063	

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		182,011	109,195	

Parcel Number: 009-490-032-00

Page: 2

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

185,632

2026 Est. T.C.V. 009-490-032-00					=	428,475
Est. TCV/Total Floor Area = 403.46, Most recent sale 08/01/1998 for 140,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
210,900	210,900	210,900	132,120	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	3,567	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
214,200	214,200	214,200	135,687	135,687		0

009-490-033-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VELDHEER AARON J & JODI
7070 W LAKE ST
Lake City, MI 49651

. SEC 11 T22N R8W LOT 33 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADDITION & E OF W LINE LOT 33 EXT TO WATERS EDGE & W OF E LINE LOT 33 EXT
TO WATERS EDGE.MISSAUKEE PARK SECOND ADDITION. , L206P529

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800 100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	240,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Dock: Light posts		46.97	320 0	0
D/W/P: 4in Ren. Conc.		8.17	270 0	0
D/W/P: Patio Blocks		15.58	93 0	0
Wood Frame		35.72	60 94	2,014
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =				4,439

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1473 SF Floor Area = 1954 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	832		
1.75 Story	Siding	Crawl Space	641		
Total:				247,795	173,439

Other Additions/Adjustments

Exterior				
Stone Veneer		91	3,329	2,330
Plumbing				
Average Fixture(s)		1	1,422	995
3 Fixture Bath		2	8,956	6,269
Porches				
CCP (1 Story)		38	1,273	891
CGEP (1 Story)		264	15,967	11,177
WPP		180	4,565	3,195
Deck				
Treated Wood		276	4,932	3,452
Treated Wood		180	3,721	2,605
Water/Sewer				
Public Sewer		1	1,465	1,025
Water Well, 100 Feet		1	5,734	4,014
Built-Ins				
Appliance Allow.		1	2,713	1,899
Fireplaces				
Exterior 1 Story		1	6,387	4,471
Local Cost Items				

Parcel Number: 009-490-033-00

Page: 2

SANITARY SEWER	1	0	0	*94% Good
Totals:	308,259	215,762		

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 366,795

2026 Est. T.C.V. 009-490-033-00	=	611,234
Est. TCV/Total Floor Area = 312.81, Most recent sale 07/26/2023 for 790,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
291,000 291,000 291,000 266,822 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 14,600 0 0 7,204 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
305,600 305,600 305,600 274,026 274,026 0		

03/24/2026
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Valuation Report

DB: Lake2026

009-490-034-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WILLIAMSON RICHARD A & KAREN J
7062 W LAKE ST
LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 34 & 35 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADD LYING E OF W LINE LOT 34 EXT TO WATERS EDGE & W OF E LINE LOT 35 EXT TO WATERS EDGE, ALSO W'LY 2.5 FT OF THE 10 FT WALKWAY BETWEEN LOTS 35 & 36. MISSAUKEE PARK SECOND ADDITION. , L206P529

ADD SEWER FOR 05 DEEDED 2.5 FF WALKWAY TO 036-00 FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

W 2.5' OF WALKWAY

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	102.50	100.00	0.7778	1.0000	4800	100		382,694
103 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								382,694

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	610	50	2,007
D/W/P: 4in Ren. Conc.	8.17	901	50	3,680
D/W/P: 3.5 Concrete	6.58	930	50	3,059
Wood Frame	24.96	192	50	2,396
Total Estimated Land Improvements True Cash Value =				11,142

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1950

(11) Heating System: Forced Heat & Cool
Ground Area = 1938 SF Floor Area = 2214 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,102		
1 Story	Siding	Basement	704		
1 Story	Siding	Slab	132		
Total:				305,346	198,450

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	80	2,182	1,418

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	572	23,801	15,471
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Porches

CCP (1 Story)	24	1,185	770

Breezeways

Frame Wall	90	6,075	3,949

Parcel Number: 009-490-034-00

Page: 2

Local Cost Items			
GENERATOR	1	1	1 *100% Good
SANITARY SEWER	1	0	0 *94% Good

Totals:

351,859

228,684

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

388,763

2026 Est. T.C.V. 009-490-034-00				=	782,599
Est. TCV/Total Floor Area = 353.48, Most recent sale 06/05/2015 for 325,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
378,700	378,700	378,700	232,119	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,600	0	0	6,267	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
391,300	391,300	391,300	238,386	238,386	0

3/24/2026
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Valuation Report

DB: Lake2026

009-490-036-00	2026 Est. T.C.V.	NELSON JEAN LYNN
Property Class: 401		7058 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N RBW LOTS 36 & 37 & PART OF WALKWAY BETWEEN LOTS 35 & 36 AS LISTED IN SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-200. MISSAUKEE PARK SECOND ADDITION

ADD 2.5 FF OF WALKWAY FROM 034-00 FOR 05
Uncapped for 2007 by PTA. No name change until deed recorded.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

E 7.5 FT OF 10' WALKWAY

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	107.50	100.00	0.9750	0.7079	5000	100		371,010
108 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 371,010

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	768	71	3,146
Total Estimated Land Improvements True Cash Value =				3,146

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls D 10 Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1216 SF Floor Area = 1991 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	775		
1 Story	Siding	Slab	441		
Total:				205,147	112,832

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543
3 Fixture Bath	1	3,128	1,720

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	844	22,180	12,199

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 100 Feet	1	5,150	2,832

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Porches

CCP (1 Story)	24	1,038	571

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT	192	680	483	*71% Good

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:

245,943 135,378

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 230,143

2026 Est. T.C.V. 009-490-036-00 = 604,299

Est. TCV/Total Floor Area = 303.52						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	291,300	291,300	291,300	169,194	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,800	0	0	4,568	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	302,100	302,100	302,100	173,762	173,762	0

009-490-038-00	2026 Est. T.C.V.	SCHAD JAMES A JR & MITZI M
Property Class: 401		7024 W LAKE ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 38 & 39 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK SECOND ADD LYING E OF W LINE LOT 38 EXT TO WATERS EDGE & W OF E LINE LOT 39 EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

ADD SEWER FOR 0.5

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000	100		353,973
100 Actual Front Feet, 0.23 Total Acres					Total Est.	Land Value =		353,973

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	500	50	2,042
Metal Prefab	14.85	336	50	2,495
Total Estimated Land Improvements True Cash Value =				4,537

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1947

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1758 SF Floor Area = 1758 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,758		
			Total:	220,875	143,568

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	320	5,434	3,532
Treated Wood	960	12,230	7,949

Garages

Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Common Wall: 1 Wall	1	-2,227	-1,448
Door Opener	1	415	270
Base Cost	1140	31,909	20,741

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	520	20,467	13,304

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*94% Good

Totals:	307,431	199,829

Notes:

Parcel Number: 009-490-038-00

Page: 2

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

339,709

2026 Est. T.C.V. 009-490-038-00				=	698,219	
Est. TCV/Total Floor Area = 397.17						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
333,300	333,300	333,300		160,168	2.70	
2026 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	15,800	0		0	4,324	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<- PRE/MBT	
349,100	349,100	349,100		164,492	164,492	164,492

009-490-040-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JOHNROE CRYSTAL L TRUST
7014 W LAKE ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 40 & THAT PART OF SEC 11 LYING N OF PLAT OF MISSAUKEE PARK
SECOND ADDITION LYING E OF W LINE LOT 40 EXT TO WATERS EDGE & W OF E LINE LOT 40
EXT TO WATERS EDGE. MISSAUKEE PARK SECOND ADDITION. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	292 0	0
D/W/P: Patio Blocks		15.58	44 0	0
D/W/P: 4in Concrete		6.96	80 0	0
Wood Frame		22.54	400 94	8,475
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				9,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1128 SF Floor Area = 1848 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,128	
1 Story	Siding	Overhang	720	
Total:			225,010	202,496

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,280	
3 Fixture Bath	1	4,478	4,030	
Porches				
CPP	138	2,806	2,525	
WPP	432	7,690	6,921	
WPP	16	831	748	
Deck				
Treated Wood	140	3,160	2,844	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	738	34,420	30,978	
Common Wall: 1 Wall	1	-2,589	-2,330	
Door Opener	1	527	474	
Water/Sewer				
Public Sewer	1	1,465	1,318	
Water Well, 100 Feet	1	5,734	5,161	
Built-Ins				
Appliance Allow.	1	2,713	2,442	
Fireplaces				
Exterior 1 Story	1	6,387	5,748	
Local Cost Items				

Parcel Number: 009-490-040-00

Page: 2

SANITARY SEWER	1	0	0	*87% Good
Totals:	294,054	264,635		

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 449,880

2026 Est. T.C.V. 009-490-040-00	=	699,305
Est. TCV/Total Floor Area = 378.41, Most recent sale 11/21/2011 for 190,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
334,800 334,800 334,800 193,380 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 14,900 0 0 5,221 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
349,700 349,700 349,700 198,601 198,601 0		

009-490-041-002026 Est. T.C.V. PRUDEN EDWARD R TRUST

Property Class: 401 1800 S GREEN RD

Map #: LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 41 & THAT PART OF SEC 11 LYING N OF LOT 41 MISSAUKEE PARK NO 2 & LYING BETWEEN THE E & W BOUNDARY LINES OF LOT SAID LOT 41 AS EXT TO WATERS OF LAKE MISSAUKEE TOGETHER WITH RIPARIAN RIGHTS ACCRUING THERETO EXC THAT PART OF GOV'T LOT 1 DESCRIBED AS COMM AT SE COR OF SAID SEC 11 TH N 1098.77 FT ALONG E LINEOF SAID SEC 11 TH W 33 FT TO THE INTER- SECTION OF THE W RIGHT OF WAY OF GREEN ROAD & THE N LINE OF A 30 FT WALK AS SHOWN IN THE RECORDED PLAT OF THE SECOND ADD TO MISSAUKEE PARK; ALSO BEING THE POB. TH N 22 DEG 11'21" W 90.59 FT TH N 1 DEG 32'22" E 67.10 FT TH N 52 DEG 19'37" E 6.45 FT TH N 01 DEG 32'22" E 49.78 FT TO A POINT ON THE SHORE OF LAKE MISSAUKEE TH N 55 DEG 07' 03" E 31.65 FT ALONG SAID SHORE LINE TO THE SAID W RIGHT OF WAY OF GREEN RD TH S 222.76 FT ALONG SAID W RIGHT OF WAYTO POB. , L206P529

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	45.00	100.00	1.0376	1.0000	4800	100		224,114
45 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								224,114

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	70	94	1,190
D/W/P: 4in Ren. Conc.	8.17	250	94	1,920

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				5,535

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1940

(11) Heating System: Electric Baseboard
Ground Area = 1300 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,300		
Total:				191,932	136,252

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,010
3 Fixture Bath	1	4,478	3,179

Porches

CCP (1 Story)	169	4,773	3,389
WPP	255	5,271	3,742
WPP	210	4,929	3,500
CCP (1 Story)	66	2,041	1,449

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	568	28,502	20,236
Door Opener	1	527	374

Water/Sewer

Public Sewer	1	1,465	1,040
Water Well, 50 Feet	1	3,344	2,374

Built-Ins

Appliance Allow.	1	2,713	1,926

Fireplaces

Exterior 1 Story	1	6,387	4,535

Parcel Number: 009-490-041-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*89% Good
Totals:		257,784	183,006	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 311,110

2026 Est. T.C.V. 009-490-041-00				=	540,759
Est. TCV/Total Floor Area = 415.97					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
259,500	259,500	259,500	114,912	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,900	0	3,102	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
270,400	270,400	270,400	118,014	118,014	118,014

DB: Lake2026

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-490-042-00

Page: 2

	0	-1,400	0	0	1,985	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	132,200	132,200	132,200	75,528	75,528	0

03/24/2026

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Valuation Report

DB: Lake2026

009-490-044-00

2026 Est. T.C.V.

NIETLING ROSS A & BARBARA J

Property Class: 401

1840 S GREEN RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 44 & 45 & S 1/2 OF LOT 43 & N 1/2 OF LOT 46 MISSAUKEE
PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	113.50	0.7186	0.9489	1800	100		61,369
C40'@500/FF	100.00	113.50	0.7186	0.9489	500	100		34,094
150 Actual Front Feet, 0.39 Total Acres								95,463
Total Est. Land Value =								

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	514	0	0
D/W/P: Brick on Sand	18.00	480	94	8,122
Wood Frame	23.72	288	50	3,415

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				14,037

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = 912 SF Floor Area = 912 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	912		
Total:				123,688	74,212

Other Additions/Adjustments

Exterior

Brick Veneer

92

1,524

914

Plumbing

Average Fixture(s)

1

1,422

853

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

480

18,926

11,356

Water/Sewer

Public Sewer

1

1,465

879

Water Well, 100 Feet

1

5,734

3,440

Built-Ins

Appliance Allow.

1

2,713

1,628

Deck

w/Roof (Roof portion)

240

3,828

2,297

Breezeways

Frame Wall

120

8,100

4,860

Local Cost Items

SANITARY SEWER

1

0

0

*86% Good

Totals:

167,400

100,439

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

123,540

Parcel Number: 009-490-044-00

Page: 2

2026 Est. T.C.V. 009-490-044-00						
= 233,040						
Est. TCV/Total Floor Area = 255.53						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	121,200	121,200	121,200	47,645	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,700	0	0	1,286	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	116,500	116,500	116,500	48,931	48,931	48,931

DB: Lake2026

009-490-047-00	2026 Est. T.C.V.	ANDREWS ROGER N & KATHRYN S
Property Class: 401		1850 S GREEN RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 47 & S 1/2 OF LOT 46 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	117.00	0.8546	0.9561	500	100		20,427
A40'@1800/	25.00	117.00	0.8546	0.9561	1800	50	S1/2 LOT 46	18,384
75 Actual Front Feet, 0.20 Total Acres					Total	Est.	Land Value =	38,811

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	215	71	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Wall/Floor Furnace

Ground Area = 616 SF Floor Area = 616 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	616		
			Total:	76,082	49,453

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	77	5,951	3,868
WGEP (1 Story)	280	18,326	11,912

Deck

Treated Wood w/Roof (Deck Portion)	55	1,752	1,139
Treated Wood w/Roof (Roof portion)	55	966	628

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	16,805	10,923

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	129,679	84,291

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 103,678

2026 Est. T.C.V. 009-490-047-00 = 143,429

Est. TCV/Total Floor Area = 232.84, Most recent sale 10/01/1995 for 34,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
74,700	74,700	74,700	37,093	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,000	0	0	1,001	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-490-047-00

Page: 2

71,700	71,700	71,700	38,094	38,094	38,094

009-490-048-002026 Est. T.C.V.009-490-048-00

Property Class: 4017025 W MISSAUKEE BLVD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

2020-02008 J MISC 2021-01158 L-2 P 0227 PLAT AMEND LOT 98 NUMBER DESCRIBED AS CONTAINING ORIGINAL LOTS 48 & 49 AND THE EAST 1/2 OF VACATED ALLEY AND ADJOINING PORTION OF VACATED RAILROAD ST. AMEND PLAT OF SECOND ADDITION TO MISSAUKEE PARK.

FORMERLY 2010-00564. SEC 11 T22N R8W LOTS 48 & 49 MISSAUKEE PARK 2ND ADD AND ALL OF THE DEBTORS RIGHT OF WAY (CADILLAC & LAKE CITY RAILWAY CO.) LYING SOUTH OF RAILROAD STREET AND EAST OF THE CENTER OF ALLEY EXTENDED AND WEST OF THE EAST LOT LINE OF LOT 49 EXTENDED, PLAT OF MISSAUKEE PARK SECOND ADDITION, SECTION 11 TOWN 22 NORTH, RANGE 8 WEST

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	149.49	141.67	0.7192	1.0030	500	100		53,918
149 Actual Front Feet, 0.49 Total Acres								53,918
Total Est. Land Value =								53,918

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	52	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1946

(11) Heating System: Wall/Floor Furnace

Ground Area = 627 SF Floor Area = 627 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	627		
Total:				92,211	59,942

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,422

924

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost

529

27,122

17,629

Water/Sewer

Public Sewer

1

1,465

952

Water Well, 100 Feet

1

5,734

3,727

Built-Ins

Appliance Allow.

1

2,713

1,763

Totals:

130,667

84,937

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

104,473

2026	Est. T.C.V. 009-490-048-00				=	159,361
Est. TCV/Total Floor Area = 254.16, Most recent sale 02/24/2010 for 22,500						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	86,500	86,500	86,500	33,415	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,800	0	0	902	0

Parcel Number: 009-490-048-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	79,700	79,700	79,700	34,317	34,317	0

03/24/2026
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Valuation Report

DB: Lake2026

009-490-050-00

2026 Est. T.C.V.

ANDERSEN CHRISTIAN J TRUST

Property Class: 401

7049 W MISSUAKEE BLVD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

2020-02008 JMISC 2021-01158 AMEND MISSAUKEE PARK 2ND ADD LOT NUMBER 99 DESCRIBED
AS CONTAINING ORIGINAL LOTS 50, 51, 52 AND THE WEST 1/2 OF ADJOINING VACATED
ALLEY AND THE ADJOINING PORTION OF VACATED RAILROAD ST LYING BETWEEN THE
SOUTHERLY EXTENSIONS OF THE CENTERLINE OF THE VACATED ALLEY AND THE EAST LINE OF
LOT 50.
FORMERLY . SEC 11 T22N R8W LOTS 50, 51 & 52 MISSAUKEE PARK 2ND ADD.

2020-02008 JMISC VACATE ALLY. FILED COPY OF RECORDED AMENDED PLAT NOT YET
RECEIVED.
ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

3 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	134.78	146.08	0.7381	1.0107	500	100		50,272
135 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 50,272

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	100	50	308
Total Estimated Land Improvements True Cash Value =				308

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1963

(11) Heating System: Wall/Floor Furnace

Ground Area = 520 SF Floor Area = 520 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	520		
Total:				65,423	39,252

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,185

711

Porches

CGEP (1 Story)

200

11,616

6,970

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

816

24,529

14,717

Water/Sewer

Public Sewer

1

1,300

780

Water Well, 50 Feet

1

3,344

2,006

Built-Ins

Appliance Allow.

1

1,897

1,138

Local Cost Items

SANITARY SEWER

1

0

0

*94% Good

Totals:

109,294

65,574

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 80,657

2026 Est. T.C.V. 009-490-050-00 = 131,237

Est. TCV/Total Floor Area = 252.38, Most recent sale 12/21/2022 for 150,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
71,300	71,300	71,300	57,266	2.70

Parcel Number: 009-490-050-00

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-5,700	0	0	1,546	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	65,600		65,600	65,600	58,812	58,812	0

009-490-053-002026 Est. T.C.V. DEBOER JULIE A
Property Class: 4017058 W MISSAUKEE BLVD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W W 1/2 OF LOTS 53 & 54 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C40'@500/FF	100.00	120.00	0.7953	0.9622	500	100	38,260
100 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =		38,260

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
Metal Prefab	16.47	90	71 1,052
Total Estimated Land Improvements True Cash Value =			1,052

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Forced Air w/ Ducts
Ground Area = 832 SF Floor Area = 832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	832	
Total:			104,396	67,856

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	770	

Porches				
CPP	32	867	564	
CPP	20	518	337	

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	572	21,341	13,872	
Door Opener	1	468	304	

Water/Sewer				
Public Sewer	1	1,300	845	
Water Well, 50 Feet	1	3,344	2,174	

Built-Ins				
Appliance Allow.	1	1,897	1,233	

Local Cost Items				
SANITARY SEWER	1	0	0	*86% Good
Totals:		135,316	87,955	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 108,185

2026 Est. T.C.V. 009-490-053-00					=	147,497
Est. TCV/Total Floor Area = 177.28, Most recent sale 12/16/2021 for 128,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
78,300	78,300	78,300		59,447	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-4,600	0		0	1,605	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
73,700	73,700	73,700		61,052	61,052	0

009-490-053-50	2026 Est. T.C.V.	DODDE JADE MARIE						
Property Class: 401		7044 W MISSAUKEE BLVD						
Map #:	LAKE TOWNSHIP	Lake City, MI 49651						
. SEC 11 T22N R8W E 1/2 OF LOTS 53 & 54 MISSAUKEE PARK 2ND ADD.								
Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	100.00	120.00	0.7953	0.9622	500	100		38,260
100 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			38,260
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete					6.16	160	0	0
Residential Local Cost Land Improvements								
Description					Rate	Size	% Good	Cash Value
LAND IMPROVE 1000					1,000.00	1	95	950
Total Estimated Land Improvements					True Cash Value =			950
Cost Est. for Res. Bldg: 1 Single Family 1S					Cls	CD	Blt 1967	
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 806 SF Floor Area = 806 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Building Areas								
Stories	Exterior	Foundation			Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space			806			
					Total:	101,580	66,027	
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)			1		1,185	770		
Garages								
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
Base Cost			528		20,217	13,141		
Door Opener			1		468	304		
Water/Sewer								
Public Sewer			1		1,300	845		
Water Well, 50 Feet			1		3,344	2,174		
Built-Ins								
Appliance Allow.			1		1,897	1,233		
Fireplaces								
Exterior 1 Story			1		5,597	3,638		
Porches								
CPP			16		414	269		
Local Cost Items								
SANITARY SEWER			1		0	0	*84% Good	
					Totals:	136,002	88,401	
Notes:								
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:					108,733			

2026 Est. T.C.V. 009-490-053-50					=	147,943		
Est. TCV/Total Floor Area = 183.55, Most recent sale 09/25/2020 for 90,000								
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM		
78,600	78,600		78,600	35,612		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	-4,600	0	0	961	0		

Parcel Number: 009-490-053-50

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	74,000	74,000	74,000	36,573	36,573	36,573

009-490-055-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KLINE JEANNE M
1855 S VIOLET AVE
Lake City, MI 49651

. SEC 11 T22N R8W LOT 55 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.9457	0.9622	500	100		22,750
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								22,750

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	192 45	532
D/W/P: 3.5 Concrete		6.16	80 45	222
Wood Frame		31.15	64 45	897
Total Estimated Land Improvements True Cash Value =				1,651

Cost Est. for Res. Bldg: 1

Single Family 1S

Cls CD

Blt 1970

(11) Heating System: Wall/Floor Furnace
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	480	
			Total:	60,857 39,556
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
Deck				
Treated Wood			120	2,776 1,804
Water/Sewer				
Public Sewer			1	1,300 845
Water Well, 100 Feet			1	5,415 3,520
Built-Ins				
Appliance Allow.			1	1,897 1,233
Fireplaces				
Interior 1 Story			1	4,610 2,996
Local Cost Items				
SANITARY SEWER			1	0 0 *94% Good
			Totals:	78,040 50,724

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 62,390

2026 Est. T.C.V. 009-490-055-00		=	86,791
Est. TCV/Total Floor Area = 180.81, Most recent sale 06/21/2012 for 40,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
46,300	46,300	46,300	22,458 2.70
2026 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	-2,900	0	0 606 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
43,400	43,400	43,400	23,064 23,064 23,064

03/24/2026

12:44 PM

Valuation Report

DB: Lake2026

009-490-056-00

2026 Est. T.C.V.

NARVA BERNARD E &
7055 W LAKE ST
LAKE CITY, MI 49651

Property Class: 401

Map #:

LAKE TOWNSHIP

. SEC 11 T22N R8W LOTS 56 & 57 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *
Description Frontage Depth Front Depth Rate %Adj. Reason Value
A40'@1800/ 40.33 124.00 0.8157 0.9701 1800 100 LOT 57 57,453
C40'@500/FF 50.00 120.00 0.8157 0.9622 500 100 19,623
90 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 77,075

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value
D/W/P: 3.5 Concrete 6.58 430 0 0
Wood Frame 27.96 120 71 2,382

Residential Local Cost Land Improvements

Description Rate Size % Good Cash Value
LAND IMPROVE 1000 1,000.00 2 95 1,900
Total Estimated Land Improvements True Cash Value = 4,282

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1654 SF Floor Area = 1654 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost
1 Story Siding Crawl Space 1,654
Total: 216,856 140,956

Other Additions/Adjustments

Plumbing
Average Fixture(s) 1 1,422 924

Porches
WCP (1 Story) 32 2,480 1,612

Deck
Treated Wood 32 1,353 879

Garages
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 720 27,972 18,182
Common Wall: 1/2 Wall 1 -1,294 -841

Water/Sewer
Public Sewer 1 1,465 952
Water Well, 50 Feet 1 3,344 2,174

Built-Ins
Appliance Allow. 1 2,713 1,763

Local Cost Items
SANITARY SEWER 1 0 0 *84% Good

Totals: 256,311 166,601

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 204,919

2026 Est. T.C.V. 009-490-056-00 = 286,276

Est. TCV/Total Floor Area = 173.08

2025 Assessed MBOR S.E.V. Base for Cap IRM
145,900 145,900 145,900 60,490 2.70

Parcel Number: 009-490-056-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,800	0	0	1,633	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	143,100	143,100	143,100	62,123	62,123	62,123

009-490-058-002026 Est. T.C.V.VELDHEER AARON J & JODI
Property Class: 401W LAKE ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W W 40 FT OF LOTS 58 & 59 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	73.00	40.00	0.8604	0.7311	500	100		22,959
73 Actual Front Feet,	0.07	Total Acres			Total Est. Land Value =			22,959

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	625	0	0
D/W/P: Patio Blocks	15.58	95	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1967

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			431	13,158	10,526
Door Opener			1	527	422
Totals:				13,685	10,948

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 13,466

2026 Est. T.C.V. 009-490-058-00					=	38,850
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/26/2023 for 790,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
22,300	22,300	22,300	22,300	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,900	0	0	-2,900	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
19,400	19,400	19,400	22,902	19,400	0	

009-490-058-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WILLIAMSON RICHARD A & KAREN J
7063 W LAKE ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W E 80 FT OF LOTS 58 & 59 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	80.00	50.09	0.7071	0.7734	500	100		21,876
C40'@500/FF	80.00	50.00	0.7071	0.7731	500	100		21,865
160 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 43,741

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	900 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2009

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Storage Over Garage		276	3,654	3,289
Door Opener		1	527	474
Base Cost		1102	38,383	34,545
Totals:			42,564	38,308

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 47,119

2026 Est. T.C.V. 009-490-058-50					=	91,810
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
51,800	51,800	51,800	24,985	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,900	0	0	674	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,900	45,900	45,900	25,659	25,659	0	

03/24/2026

12:44 PM

Valuation Report

DB: Lake2026

009-490-060-00

2026 Est. T.C.V.

VELDHEER AARON J & JODI

Property Class: 402

W MISSAUKEE BLVD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 60 & 61 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

LOTS 60 & 61

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

A40'@1800/

50.00

120.00

0.7953

0.9622

1800

100

68,869

C40'@500/FF

50.00

120.00

0.7953

0.9622

500

100

19,130

100 Actual Front Feet, 0.28 Total Acres

Total Est. Land Value =

87,999

2026 Est. T.C.V. 009-490-060-00

=

87,999

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/26/2023 for 790,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

45,900

45,900

45,900

27,837

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

-1,900

0

0

751

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

44,000

44,000

44,000

28,588

28,588

0

009-490-062-00	2026 Est. T.C.V.	HUXTABLE THOMAS E
Property Class: 401		7077 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 11 T22N R8W LOTS 62, 63 & 64 MISSAUKEE PARK 2ND ADD.		
2026-00094 RESOLUTION MISSAUKEE CNTY ROAD COMMISSION		
Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS		
* Factors * 3 LOTS		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A40'@1800/	50.00 120.00 0.7186 0.9622 1800 100	62,230
C40'@500/FF	50.00 120.00 0.7186 0.9622 500 100	17,286
C40'@500/FF	50.00 120.00 0.7186 0.9622 500 100	17,286
150 Actual Front Feet, 0.41 Total Acres	Total Est. Land Value =	96,802
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.16 360 0	0
D/W/P: Asphalt Paving	2.89 3970 0	0
Wood Frame	25.60 100 94	2,406
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00 1 95	2,375
Total Estimated Land Improvements True Cash Value =		4,781
Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1964		
(11) Heating System: No Heating/Cooling		
Ground Area = 0 SF Floor Area = 0 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories Exterior Foundation	Size Cost New	Depr. Cost
Other Additions/Adjustments		
Garages		
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	396 14,719	9,567
Water/Sewer		
Public Sewer	1 1,300	845
Water Well, 50 Feet	1 3,344	2,174
Local Cost Items		
SANITARY SEWER	1 0	0 *94% Good
Totals:	19,363	12,586
Notes:		
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 15,481		
2026 Est. T.C.V. 009-490-062-00 = 117,064		
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/12/2009 for 5,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
62,200 62,200 62,200 12,747 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -3,700 0 0 344 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
58,500 58,500 58,500 13,091 13,091 0		

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-490-065-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HEEREN ERIC
1935 S MAYFLOWER AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 65 & S 25 FT OF LOT 66 MISSAUKEE PARK 2ND ADD.

2026-00094 RESOLUTION MISSAUKEE CNTY ROAD COMMISSION

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	64.00	122.00	0.8891	0.9662	500	100		27,490
64 Actual Front Feet, 0.18 Total Acres								27,490

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	20.50	16	0	0
D/W/P: 3.5 Concrete	6.58	576	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 720 SF Floor Area = 720 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
Total:				108,222	64,928

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Deck

Treated Wood	120	2,840	1,704
Pine w/Roof (Deck Portion)	100	1,964	1,178
Pine w/Roof (Roof portion)	100	1,792	1,075
Treated Wood	224	4,305	2,583

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	816	30,445	18,267
Common Wall: 1 Wall	1	-2,589	-1,553

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
Totals:		168,026	100,810	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 123,996

Parcel Number: 009-490-065-00

Page: 2

2026 Est. T.C.V. 009-490-065-00					=	152,436
Est. TCV/Total Floor Area = 211.72, Most recent sale 02/16/2007 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
80,800	80,800	80,800	37,737	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,600	0	0	1,018	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
76,200	76,200	76,200	38,755	38,755	38,755	

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-490-066-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MILLER PAUL & JAMES
1905 S MAYFLOWER AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W N 25 FT OF LOT 66 & ENTIRE LOT 67 MISSAUKEE PARK 2ND ADD.

2026-00094 RESOLUTION MISSAUKEE CNTY ROAD COMMISSION

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.8546	0.9622	500	100		20,557
C40'@500/FF	25.00	120.00	0.8546	0.9622	500	100		10,278
75 Actual Front Feet, 0.21 Total Acres								
Total Est. Land Value =								30,835

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	560	50	809
Wood Frame	25.60	100	50	1,280
Total Estimated Land Improvements True Cash Value =				2,089

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1438 SF Floor Area = 1438 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,438		
Total:				162,380	105,547

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,185

770

Porches

WCP (1 Story)

28

2,101

1,366

WCP (1 Story)

48

2,883

1,874

Deck

Treated Wood

343

5,557

3,612

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

330

14,906

9,689

Common Wall: 1 Wall

1

-2,421

-1,574

Water/Sewer

Public Sewer

1

1,300

845

Water Well, 100 Feet

1

5,415

3,520

Built-Ins

Appliance Allow.

1

1,897

1,233

Fireplaces

Exterior 1 Story

1

5,597

3,638

Local Cost Items

SANITARY SEWER

1

0

0

*87% Good

Totals:

200,800

130,520

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

160,540

2026 Est. T.C.V. 009-490-066-00

=

193,464

Est. TCV/Total Floor Area = 134.54, Most recent sale 07/03/2025 for 185,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	100,900	100,900	100,900	77,066	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,200	0	0	19,634	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	96,700	96,700	96,700	79,146	96,700	0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-490-068-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHAEDING LAURA
7117 W MISSAUKEE BLVD
Lake City, MI 49651

. SEC 11 T22N R8W LOT 68 MISSAUKEE PARK 2ND ADD.

2026-00094 RESOLUTION MISSAUKEE CNTY ROAD COMMISSION

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.9457	0.9622	500	100		22,750
50 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								22,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	630	0	0
Wood Frame	26.22	96	71	1,787

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,737

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = 672 SF Floor Area = 672 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
Total:				83,747	50,247

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,185

711

Porches

CGEP (1 Story)

120

8,194

4,916

Deck

Treated Wood

140

3,090

1,854

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

440

15,818

9,491

Water/Sewer

Public Sewer

1

1,300

780

Water Well, 50 Feet

1

3,344

2,006

Built-Ins

Appliance Allow.

1

1,897

1,138

Fireplaces

Exterior 1 Story

1

5,597

3,358

Breezeways

Frame Wall

168

9,878

5,927

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals:

134,050

80,428

Notes:

Parcel Number: 009-490-068-00

Page: 2

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

98,926

2026	Est. T.C.V. 009-490-068-00				=	124,413
Est. TCV/Total Floor Area = 185.14, Most recent sale 03/19/2004 for 0						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	65,400	65,400	65,400	31,445	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,200	0	0	849	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	62,200	62,200	62,200	32,294	32,294	0

NEUMAIEER ALBERT F & MARILYN TRUST
W LAKE ST
LAKE CITY, MI 49651

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	41,200		41,200	41,200	8,948	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-3,600	0	0	241	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	37,600		37,600	37,600	9,189	9,189	0

009-490-069-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VISSIA ALAN J & JUDITH C
7111 W LAKE ST
Lake City, MI 49651

. SEC 11 T22N R8W W 40 FT; OF LOTS 69, 70 & 71 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	40.00	115.00	1.0000	0.9520	1800	100		68,545
40 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 68,545

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		34.86	40 71	990
Total Estimated Land Improvements True Cash Value =				990

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1967

(11) Heating System: Wall/Floor Furnace

Ground Area = 572 SF Floor Area = 572 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	572	
Total:			71,243	46,307
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
Water/Sewer				
Public Sewer			1	1,300 845
Water Well, 100 Feet			1	5,415 3,520
Built-Ins				
Appliance Allow.			1	1,897 1,233
Local Cost Items				
SANITARY SEWER			1	0 0 *86% Good
Totals:			81,040	52,675

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 64,791

2026 Est. T.C.V. 009-490-069-50					=	134,326
Est. TCV/Total Floor Area = 234.84, Most recent sale 09/05/2002 for 25,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
65,800	65,800	65,800	17,847	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	0	481	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
67,200	67,200	67,200	18,328	18,328	0	

009-490-072-002026 Est. T.C.V.WINDLE GERARD I & BEVERLY L TRUST

Property Class: 402W LAKE ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W E 1/2 OF LOTS 72 & 73 MISSAUKEE PARK 2ND ADD.

CALCULATED FF BASED ON LAKE ST FRONTGE..BEST FOR OWNER
REFER TO LOTCALC

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					E 1/2 LOTS 72&73				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	54.35	60.00	0.7837	0.8091	1800	100		62,032	
C40'@500/FF	51.70	60.00	0.7837	0.8091	500	100		16,391	
106 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			78,423	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	80	50	723
D/W/P: 4in Concrete	6.96	600	50	2,088
Total Estimated Land Improvements True Cash Value =				2,811

2026 Est. T.C.V. 009-490-072-00					=	81,234	
Est. TCV/Total Floor Area = 142.02							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
42,200	42,200	42,200		3,803	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	-1,600	0	0	102	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,600	40,600	40,600		3,905	3,905	3,905	

009-490-072-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WINDLE GERARD I & BEVERLY L TRUST
W LAKE ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W W 1/2 OF LOTS 72 & 73 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					W1/2 LOTS 72&73				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	51.70	60.00	0.7887	0.8091	1800	100		59,382	
C40'@500/FF	51.70	60.00	0.7887	0.8091	500	100		16,495	
103 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value =	75,877

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1080	50	3,326
Total Estimated Land Improvements True Cash Value =				3,326

Cost Est. for Res. Bldg: 1

Single Family

GRG

Cls CD

Blt 1987

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,428	20,342
Totals:				25,428	20,342

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 25,021

2026 Est. T.C.V. 009-490-072-50				=	104,224
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
54,500	54,500	54,500	14,315	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,400	0	0	386	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,100	52,100	52,100	14,701	14,701	14,701

009-490-074-002026 Est. T.C.V.ZUKER TRUST
Property Class: 4017123 W MISSAUKEE BLVD
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 11 T22N R8W LOT 74 MISSAUKEE PARK 2ND ADD.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
C40'@500/FF	50.00	120.00	0.9457	0.9622	500 100	22,750
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =						22,750

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Metal Prefab	13.12	100 56	735
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 100	1,000
Total Estimated Land Improvements True Cash Value =			1,735

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1946

(11) Heating System: Wall/Floor Furnace

Ground Area = 732 SF Floor Area = 732 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	732	
Total:			83,358	50,015
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 988	593
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			416 13,062	7,837
Water/Sewer				
Public Sewer			1 1,152	691
Water Well, 50 Feet			1 3,344	2,006
Built-Ins				
Appliance Allow.			1 1,607	964
Fireplaces				
Direct-Vented Gas			1 2,048	1,229
Local Cost Items				
SANITARY SEWER			1 0	0 *94% Good
Totals:			105,559	63,335

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 77,902

2026 Est. T.C.V. 009-490-074-00					=	102,387
Est. TCV/Total Floor Area = 139.87, Most recent sale 12/30/2010 for 48,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
53,800	53,800	53,800	25,237	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,600	0	681	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
51,200	51,200	51,200	25,918	25,918	0	

009-490-075-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ADAM DAVID W & COREY A
1916 S MAYFLOWER AVE
Lake City, MI 49651

. SEC 11 T22N R8W LOTS 75 & 76 MISSAUKEE PARK 2ND ADD.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					LOTS 75 & 76				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	50.00	120.00	0.7953	0.9622	500	100		19,130	
C40'@500/FF	50.00	120.00	0.7953	0.9622	500	100		19,130	
100 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			38,260	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	16.52	198	50	1,635
D/W/P: Patio Blocks	14.26	60	50	428
D/W/P: Crushed Rock	2.18	667	50	727
Metal Prefab	18.34	70	50	642
Total Estimated Land Improvements True Cash Value =				3,432

Cost Est. for Res. Bldg: 1 Single Family 1S

(11) Heating System: Wall/Floor Furnace
Ground Area = 1016 SF Floor Area = 1016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,016		
			Total:	117,721	70,633
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Porches					
CPP			136	2,493	1,496
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	21,439	12,863
Door Opener			1	468	281
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 50 Feet			1	3,344	2,006
Built-Ins					
Appliance Allow.			1	1,897	1,138
Local Cost Items					
SANITARY SEWER			1	0	0
					*94% Good
			Totals:	149,847	89,908

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 110,587

2026 Est. T.C.V. 009-490-075-00					=	152,279
Est. TCV/Total Floor Area = 149.88, Most recent sale 02/01/1999 for 43,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
80,500	80,500		80,500	38,184	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,400	0	0	1,030	0

Parcel Number: 009-490-075-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	76,100	76,100	76,100	39,214	39,214	0

03/24/2026

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Valuation Report

DB: Lake2026

009-490-077-00

2026 Est. T.C.V.

TACOMA RANDY L & KATHY K

Property Class: 401

7112 RAILROAD ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 77 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	51.00	121.00	0.9411	0.9642	500	100		23,138
51 Actual Front Feet, 0.14 Total Acres								23,138
Total Est. Land Value =								23,138

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1176 SF Floor Area = 1176 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,176		
Total:				162,732	105,776

Other Additions/Adjustments

Exterior

Brick Veneer

168

2,560

1,664

Plumbing

Average Fixture(s)

1

1,185

770

3 Fixture Bath

1

3,721

2,419

2 Fixture Bath

1

2,502

1,626

Porches

WCP (1 Story)

66

3,589

2,333

Deck

Treated Wood

228

4,254

2,765

Treated Wood

244

4,446

2,890

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

672

21,329

13,864

Water/Sewer

Public Sewer

1

1,300

845

Water Well, 50 Feet

1

3,344

2,174

Built-Ins

Appliance Allow.

1

1,897

1,233

Fireplaces

Wood Stove

1

2,107

1,370

Breezeways

Frame Wall

132

7,762

5,045

Local Cost Items

SANITARY SEWER

1

0

0

*90% Good

Parcel Number: 009-490-077-00

Page: 2

Totals:

222,728

144,774

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

178,072

2026	Est. T.C.V. 009-490-077-00			=	202,160	
Est. TCV/Total Floor Area = 171.90						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	104,100	104,100	104,100	48,646	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,000	0	0	1,313	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	101,100	101,100	101,100	49,959	49,959	49,959

03/24/2026

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Valuation Report

DB: Lake2026

009-490-078-00

2026 Est. T.C.V.

ERVANS WANDA KAY & ERVANS JEREMIAH

Property Class: 401

1931 S ROSE ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 78 EXC N 5 FT THEREOF MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	79.00	121.00	0.8435	0.9642	500	100		32,127
79 Actual Front Feet, 0.22 Total Acres								32,127
Total Est. Land Value =								32,127

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	140	0	0
D/W/P: Asphalt Paving	3.10	320	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1966

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1028 SF Floor Area = 1028 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	884		
1 Story	Siding	Crawl Space	144		
Total:				162,028	105,318

Other Additions/Adjustments

Recreation Room	884	16,769	10,900
Plumbing			
Average Fixture(s)	1	1,422	924
Porches			
CPP	64	1,544	1,004
Deck			
Treated Wood	96	2,414	1,569
Treated Wood	112	2,694	1,751
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	21,479	13,961
Water/Sewer			
Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174
Built-Ins			
Appliance Allow.	1	2,713	1,763
Fireplaces			
Exterior 1 Story	1	6,387	4,152
Breezeways			
Frame Wall	140	9,450	6,142
Local Cost Items			
SANITARY SEWER	1	0	0
*90% Good			
Totals:		231,709	150,610

Parcel Number: 009-490-078-00

Page: 2

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

185,250

2026 Est. T.C.V. 009-490-078-00				=	218,327	
Est. TCV/Total Floor Area = 212.38						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
113,500	113,500	113,500		52,055	2.70	
2026 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-4,300	0		0	1,405	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
109,200	109,200	109,200		53,460	53,460	0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-490-079-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

B-H TRUST
1915 S ROSE AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 79 & N 5 FT OF LOT 78 MISSAUKEE PARK 2ND ADD. JUDGMENT
LIBER 248P185

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	55.00	120.00	0.9235	0.9622	1800	100		87,968
55 Actual Front Feet, 0.15 Total Acres								87,968
Total Est. Land Value =								87,968

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	35.67	40	46	656

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,606

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls BC

Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = 768 SF Floor Area = 768 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
Total:				133,077	99,807

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,570

Deck

Treated Wood	196	4,194	3,145

Garages

Class: BC Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	480	29,808	22,356

Water/Sewer

Public Sewer	1	1,877	1,408
Water Well, 100 Feet	1	6,387	4,790

Built-Ins

Appliance Allow.	1	3,899	2,924

Fireplaces

Exterior 1 Story	1	8,363	6,272

Breezeways

Frame Wall	308	28,031	21,023

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		217,730	163,295	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 200,853

2026 Est. T.C.V. 009-490-079-00

= 290,427

Est. TCV/Total Floor Area = 378.16, Most recent sale 10/24/2022 for 325,900

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-490-079-00

Page: 2

	148,700	148,700	148,700	108,146	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,500	0	0	2,919	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	145,200	145,200	145,200	111,065	111,065	111,065

Parcel Number: 009-490-080-00

Page: 2

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

300,034

2026	Est.	T.C.V.	009-490-080-00	=	396,909
Est. TCV/Total Floor Area = 183.84, Most recent sale 10/07/2016 for 98,000					
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM
	200,600	200,600	200,600	110,381	2.70
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment
	0	-2,100	0	0	2,980
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-
	198,500	198,500	198,500	113,361	113,361

009-490-082-00	2026 Est. T.C.V.	P & A ENTERPRISES INC
Property Class: 401		1875 S ROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 82 MISSAUKEE PARK 2ND ADD. L248P185

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	48.00	120.00	0.9554	0.9622	1800	100		79,429
48 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			79,429

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Metal Prefab	16.47	90	46	682
Total Estimated Land Improvements True Cash Value =				682

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1959

(11) Heating System: Forced Air w/ Ducts

Ground Area = 704 SF Floor Area = 704 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	704		
			Total:	90,001	58,500
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Deck					
Treated Wood			90	2,280	1,482
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			496	17,196	11,177
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 100 Feet			1	5,415	3,520
Built-Ins					
Appliance Allow.			1	1,897	1,233
Local Cost Items					
SANITARY SEWER			1	0	0
					*84% Good
			Totals:	119,274	77,527

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 95,358

2026 Est. T.C.V. 009-490-082-00				=	175,469
Est. TCV/Total Floor Area = 249.25, Most recent sale 08/05/2011 for 30,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,900	88,900	88,900	27,522	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	743	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
87,700	87,700	87,700	28,265	28,265	0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-490-083-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

P & A ENTERPRISES INC
1857 S ROSE AVE
Lake City, MI 49651

SEC 11 T22N R8W PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P86 BEG AT
NW COR OF LOT 83, TH N 88 DEG 55'52"E 58.66 FT, S 00 DEG 34'46"E 51.05 FT, N 88
DEG 15'30"W 59.87 FT, N 00 DEG 48'30"E 48.14 FT TO POB. MISSAUKEE PARK 2ND ADD.
SPLIT ON 08/11/2021 PART TO 009-490-083-50; FORMERLY LOT 83 MISSAUKEE PARK 2ND
ADD.

Split/Comb. on 08/09/2021 completed 08/09/2021 TIM ;
Parent Parcel(s): 009-490-083-00;
Child Parcel(s): 009-490-083-50;

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	48.14	61.03	0.9547	0.8126	1800	100		67,223
48 Actual Front Feet, 0.07 Total Acres Total Est. Land Value =								67,223

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	800	50	2,588
Wood Frame	25.60	100	50	1,280
Total Estimated Land Improvements True Cash Value =				3,868

Cost Est. for Res. Bldg: 1 Single Family 1S
(11) Heating System: Forced Air w/ Ducts
Ground Area = 704 SF Floor Area = 704 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich Bsmnt.	704		
Total:				94,992	63,360

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1185711

Water/Sewer

Public Sewer

Water Well, 100 Feet

1300780

54153249

Built-Ins

Appliance Allow.

118971138

Porches

WGEP (1 Story)

2022271336

Deck

Treated Wood

20877526

Local Cost Items

SANITARY SEWER

100*90% Good

Totals:

10789364735

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 79,624

2026 Est. T.C.V. 009-490-083-00 = 150,715
Est. TCV/Total Floor Area = 214.08, Most recent sale 05/09/2005 for 73,000
2025 Assessed MBOR S.E.V. Base for Cap IRM
76,300 76,300 76,300 35,425 2.70

Parcel Number: 009-490-083-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	956	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	75,400	75,400	75,400	36,381	36,381	0

009-490-084-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HASTINGS LINN G
7175 W LAKE ST
LAKE CITY, MI 49651

LOT 84 EXCEPT THE EAST 60 FEET THEREOF SEC 11 T22N R8W

SPLIT ON 08/03/2012 FROM 009-490-085-00;
FORMERLY . SEC 11 T22N R8W LOTS 84 & 85 MISSAUKEE PARK 2ND ADD.

NEW BRICK FIREPLACE FOR 97
ADD SEWER FOR 05

Split/Comb. on 08/03/2012 completed 08/03/2012 TIM
Parent Parcel(s): 009-490-084-00;
Child Parcel(s): 009-490-085-00;

ASSESS LOTS SEPARATELY;

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	44.50	60.00	0.9737	0.8091	1800	100		63,105	
45 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			63,105	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	169	0	0
D/W/P: 4in Concrete	6.96	20	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2008

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,380	25,542
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:				28,380	25,542

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 31,417

2026 Est. T.C.V. 009-490-084-00					=	95,472
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/01/2002 for 88,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
48,700	48,700	48,700	9,837	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,000	0	0	265	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,700	47,700	47,700	10,102	10,102	0	

MCCURDY JOHN & DONNA
7175 W LAKE ST
LAKE CITY, MI 49651

Notes:

Parcel Number: 009-490-085-00

Page: 2

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

102,790

2026 Est. T.C.V. 009-490-085-00						=	175,998
Est. TCV/Total Floor Area = 209.52, Most recent sale 08/31/2012 for 60,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
89,800	89,800	89,800	33,242	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-1,800	0	0	897	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
88,000	88,000	88,000	34,139	34,139		0	

009-490-086-00	2026 Est. T.C.V.	PIERCE DARRELL & DORIS
Property Class: 401		7195 W MISSAUKEE BLVD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 11 T22N R8W E 1/2 OF LOT 86 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors * E1/2 LOT 86									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	50.00	60.00	0.9457	0.8091	1800	100		68,869	
50 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			68,869	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	1300	50	4,205
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements True Cash Value =				5,696

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
Total:			137,116	89,125	

Other Additions/Adjustments

Plumbing						
Average Fixture(s)			1	1,185	770	
Porches						
CGEP (1 Story)			50	4,369	2,840	
Water/Sewer						
Public Sewer			1	1,300	845	
Water Well, 100 Feet			1	5,415	3,520	
Built-Ins						
Appliance Allow.			1	1,897	1,233	
Local Cost Items						
SANITARY SEWER			1	0	0	*87% Good
Totals:			151,282	98,333		

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 120,950

2026 Est. T.C.V. 009-490-086-00	=	195,515			
Est. TCV/Total Floor Area = 203.66, Most recent sale 07/18/2006 for 15,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
97,500	97,500	97,500	36,322	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	980	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
97,800	97,800	97,800	37,302	37,302	0

009-490-086-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PIERCE DARRELL & DORIS
7205 W MISSAUKEE BLVD
LAKE CITY, MI 49651

. SEC 11 T22N R8W W 1/2 OF LOT 86 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
			* Factors *		W1/2 LOT			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	60.00	0.9457	0.8091	1800	100		68,869
50 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			68,869

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
D/W/P: Patio Blocks		14.26	200	50 1,426
Wood Frame		34.86	28	71 693
Total Estimated Land Improvements True Cash Value =				2,119

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 616 SF Floor Area = 616 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	616		
			Total:	80,086	48,052
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Porches					
WCP (1 Story)			96	4,444	2,666
Deck					
Treated Wood			36	1,423	854
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 100 Feet			1	5,415	3,249
Built-Ins					
Appliance Allow.			1	1,897	1,138
Fireplaces					
Exterior 1 Story			1	5,597	3,358
Local Cost Items					
SANITARY SEWER			1	0	0 *90% Good
Totals:				101,347	60,808

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 74,794

2026 Est. T.C.V. 009-490-086-50				=	145,782
Est. TCV/Total Floor Area = 236.66					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
73,400	73,400	73,400	22,458	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	606	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,900	72,900	72,900	23,064	23,064	0

009-490-087-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GEESEMAN LARRY
1916 S ROSE AVE
Lake City, MI 49651

LOT 87 MISSAUKEE PARK 2ND ADD.

OLD CABIN MOVED FROM JENNINGS 1PS ADD'N @45% FOR 03
COMPLETE FOR 04 .CHG 1+ STY TO BI-LEVEL COMPLETE UP & DOWN PER TOM FOR 06.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
C40'@500/FF	50.00	120.00	0.9457	0.9622	500	100	22,750
50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =		22,750

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D

Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 933 SF Floor Area = 933 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	621		
Bi-Level	Siding	Slab	312		
Total:				107,470	64,483

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	988	593	

Water/Sewer					
Public Sewer		1	1,152	691	
Water Well, 100 Feet		1	5,150	3,090	

Built-Ins					
Appliance Allow.		1	1,607	964	

Porches					
WGEP (1 Story)		16	1,851	1,721	*93% Good

Local Cost Items					
SANITARY SEWER		1	0	0	*89% Good

Totals:			118,218	71,542	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 87,997

2026 Est. T.C.V. 009-490-087-00				=	110,747
Est. TCV/Total Floor Area = 118.70					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
57,700	57,700	57,700	31,475	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	849	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
55,400	55,400	55,400	32,324	32,324	0

009-490-088-00	2026 Est. T.C.V.	DVORAK MARK PATRICK
Property Class: 401		1918 S ROSE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 88 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C40'@500/FF	50.00	120.00	0.9457	0.9622	500	100	22,750
50 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =		22,750

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1214 50	4,959
Total Estimated Land Improvements True Cash Value =			4,959

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2022

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,344
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Door Opener			1	527 511
Base Cost			2304	80,248 77,841
Totals:				76,297 74,008

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 91,030

2026 Est. T.C.V. 009-490-088-00					=	118,739
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/11/2016 for 7,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
64,400	64,400	64,400	47,399	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,000	0	0	1,279	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,400	59,400	59,400	48,678	48,678	0	

03/24/2026

Valuation Report

12:44 PM

DB: Lake2026

009-490-089-00

2026 Est. T.C.V.

DVORAK MARK & KAREN

Property Class: 402

S ROSE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 89 & 90 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

LOTS 89 & 90

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

C40'@500/FF

50.00

120.00

0.8080

0.9622

500

100

19,437

C40'@500/FF

43.83

121.00

0.8080

0.9642

500

100

17,075

89 Actual Front Feet, 0.27 Total Acres

Total Est. Land Value =

36,512

2026 Est. T.C.V. 009-490-089-00

=

36,512

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/03/2023 for 20,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

21,900

21,900

21,900

10,000

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

-3,600

0

0

270

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

18,300

18,300

18,300

10,270

10,270

0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-490-091-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LOONEY SELWYN E
7206 W RAILROAD ST
LAKE CITY, MI 49651

SEC 11 T22N R8W LOTS 91 & 92 MISSAUKEE PARK 2ND ADD.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		2 LOTS				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.7669	0.9622	500	100		18,447
C40'@500/FF	65.67	121.00	0.7669	0.9642	500	100		24,277
116 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =			42,724

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	500	0	0
D/W/P: Asphalt Paving	3.10	1200	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,665

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1104 SF Floor Area = 1104 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
Total:				165,717	132,569

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165
2 Fixture Bath	1	2,996	2,397

Deck

Treated Wood	168	3,558	2,846
Treated Wood	80	2,182	1,746

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Built-Ins

Appliance Allow.	1	2,713	2,170

Garages

Class: C Exterior: Pole (Unfinished)

Base Cost	1280	30,272	24,218

Local Cost Items

SANITARY SEWER	1	0	0	*85% Good
Totals:		225,015	180,008	

Notes: MODULAR - BOCA

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.140 => TCV: 205,209

2026 Est. T.C.V. 009-490-091-00 = 251,598

Est. TCV/Total Floor Area = 227.90, Most recent sale 01/25/2005 for 82,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
113,500	113,500	113,500	54,040	2.70

Parcel Number: 009-490-091-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,300	0	0	1,459	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	125,800	125,800	125,800	55,499	55,499	55,499

009-490-093-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KEGERREIS BRETT & OLIVIA
7211 W MISSAUKEE BLVD
LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 93 MISSAUKEE PARK 2ND ADD.
10/23/23 SEPARATE THE ASSESSMENT OF PLATTED LOT 93 FROM 94 & 95.
FORMERLY SEC 11 T22N R8W LOTS 93, 94 & 95 MISSAUKEE PARK 2ND ADD.

Split/Comb. on 10/26/2023 completed 10/26/2023 TIM ;
Parent Parcel(s): 009-490-093-00;
Child Parcel(s): 009-490-094-00;

10/2023 SEPARATE THE ASSESSMENTS OF LOT 93 FROM 94 & 95 OF THE PLATTED
SUBDIVISION.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	120.00	0.9457	0.9622	500	100		22,750
50 Actual Front Feet, 0.14	Total Acres			Total Est. Land Value =				22,750

2026 Est. T.C.V. 009-490-093-00 =								22,750
Est. TCV/Total Floor Area = 20.61, Most recent sale 10/16/2024 for 299,000								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
13,700	13,700		13,700		13,700		2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment		Losses
	0		-2,300	0	0	-2,300		0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-		PRE/MBT
11,400	11,400		11,400		14,069	11,400		0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-490-094-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KEGERREIS BRETT & OLIVIA
7211 W MISSAUKEE BLVD
LAKE CITY, MI 49651

SSEC 11 T22N R8W LOTS 94 & 95 MISSAUKEE PARK 2ND ADD.
SPLIT ON 10/26/2023 FROM 009-490-093-00;

Split/Comb. on 10/26/2023 completed 10/26/2023 TIM ;
Parent Parcel(s): 009-490-093-00;
Child Parcel(s): 009-490-094-00;

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

HOUSE ON LOT LINE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	50.00	120.00	0.7953	0.9622	1800	100		68,869
C40'@500/FF	50.00	120.00	0.7953	0.9622	500	100		19,130
100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								87,999

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	313	50	1,030
Total Estimated Land Improvements True Cash Value =				1,030

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1989

(11) Heating System: Forced Heat & Cool
Ground Area = 1612 SF Floor Area = 1612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	260		
1 Story	Siding	Crawl Space	1,352		
Total:				216,701	151,691

Other Additions/Adjustments

Exterior

Brick Veneer

150

2,484

1,739

Plumbing

Average Fixture(s)

1

1,422

995

3 Fixture Bath

1

4,478

3,135

2 Fixture Bath

1

2,996

2,097

Deck

Treated Wood

252

4,642

3,249

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

528

22,551

15,786

Common Wall: 1/2 Wall

1

-1,294

-906

Door Opener

1

527

369

Water/Sewer

Public Sewer

1

1,465

1,025

Water Well, 100 Feet

1

5,734

4,014

Built-Ins

Appliance Allow.

1

2,713

1,899

Fireplaces

Prefab 1 Story

1

2,542

1,779

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Parcel Number: 009-490-094-00

Page: 2

Totals:

266,961

186,872

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.140 => TCV:

213,034

2026	Est. T.C.V. 009-490-094-00				=	302,063	
Est. TCV/Total Floor Area = 187.38, Most recent sale 10/16/2024 for 299,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	136,300	136,300	136,300	136,300	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	14,700	0	0	3,680	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	151,000	151,000	151,000	139,980	139,980	0	

009-490-096-002026 Est. T.C.V.BERRY TIMOTHY J TRUST

Property Class: 4011849 S GOLDENROD AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 96 MISSAUKEE PARK 2ND ADD.

SHARES WELL & CS W/097-00

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A40'@1800/	41.00	120.00	0.9938	0.9622	1800	100		70,573	
41 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 70,573	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	600	81	2,994
Total Estimated Land Improvements True Cash Value =				2,994

Cost Est. for Res. Bldg: 1 Single Family LOGCls CDBlt 1958

(11) Heating System: Forced Hot Water
Ground Area = 984 SF Floor Area = 984 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	984		
			Total:	123,141	73,884

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,185	711		

Deck					
Treated Wood	230	4,280	3,467	*81% Good	

Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	352	13,665	11,069	*81% Good	

Water/Sewer					
Public Sewer	1	1,300	780		
Water Well, 100 Feet	1	5,415	3,249		

Built-Ins					
Appliance Allow.	1	1,897	1,138		

Fireplaces					
Exterior 1 Story	1	5,597	3,358		

Local Cost Items					
SANITARY SEWER	1	0	0	*87% Good	

			Totals:	156,480	97,656

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 120,117

2026 Est. T.C.V. 009-490-096-00					=	193,684
Est. TCV/Total Floor Area = 196.83, Most recent sale 12/01/2007 for 115,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
98,800	98,800	98,800	40,294	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,000	0	0	1,087	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
96,800	96,800	96,800	41,381	41,381	0	

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-490-097-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BERRY TIMOTHY J TRUST
W LAKE ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 97 MISSAUKEE PARK 2ND ADD.

SHARES WE;; & CS W/096

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A40'@1800/	41.00	120.00	0.9938	0.9622	1800	100		70,573
41 Actual Front Feet,	0.11	Total Acres	Total Est. Land Value =				70,573	

2026 Est. T.C.V. 009-490-097-00 = 70,573

Est. TCV/Total Floor Area = 71.72, Most recent sale 12/19/2007 for 0

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
35,300	35,300	35,300	9,821	2.70	

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	265	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
35,300	35,300	35,300	10,086	10,086	0

009-500-001-00	2026 Est. T.C.V.	MURRAY SHAWN & TREASURE						
Property Class: 401		7074 W WHITE BIRCH AVE						
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651						
. SEC 2 T22N R8W LOT 1 NANCY PLAT.								
Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	80.00	150.00	0.9042	0.9042	3800	100		248,552
80 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			248,552
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete					6.16	156	0	0
Residential Local Cost Land Improvements								
Description					Rate	Size	% Good	Cash Value
LAND IMPROVE 1000					1,000.00	1	95	950
Total Estimated Land Improvements					True Cash Value =			950
Cost Est. for Res. Bldg: 1 Single Family 1.5S								
						Cls	CD	Blt 1974
(11) Heating System: Electric Baseboard								
Ground Area = 858 SF Floor Area = 1287 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
Building Areas								
Stories	Exterior	Foundation			Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement			858			
					Total:	154,510	92,706	
Other Additions/Adjustments								
Basement, Outside Entrance, Below Grade					1	2,293	1,376	
Plumbing								
Average Fixture(s)					1	1,185	711	
2 Fixture Bath					1	2,502	1,501	
Porches								
WPP					444	6,962	4,177	
Water/Sewer								
Public Sewer					1	1,300	780	
Water Well, 50 Feet					1	3,344	2,006	
Built-Ins								
Appliance Allow.					1	1,897	1,138	
Fireplaces								
Wood Stove					1	2,107	1,264	
Garages								
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
Basement Garage: 1.5Car					1	2,864	1,718	
Local Cost Items								
SANITARY SEWER					1	0	0	*81% Good
Totals:						178,964	107,377	
Notes:								
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:						182,541		

Parcel Number: 009-500-001-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,100	0	0	3,560	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	216,000	216,000	216,000	135,414	135,414	0

009-500-002-002026 Est. T.C.V. STROM CALVIN E TRUST

Property Class: 401S ROBB TRL

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 2 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	70.00	168.00	0.9475	0.9408	3800	100		237,109	
70 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								237,109	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	480	50	1,961
Total Estimated Land Improvements True Cash Value =				1,961

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2004

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			784	29,604 23,683
Storage Over Garage			392	5,190 4,152
Door Opener			1	527 422
Totals:			35,321	28,257

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 48,037

2026 Est. T.C.V. 009-500-002-00					=	287,107
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
148,900	148,900	148,900	58,852	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,300	0	0	1,589	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
143,600	143,600	143,600	60,441	60,441	0	

009-500-003-002026 Est. T.C.V.

Property Class: 401STROM CALVIN E TRUST

Map #:LAKE TOWNSHIP229 S ROBB TRL

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 3 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	65.00	165.00	0.9724	0.9349	3800	100		224,538	
65 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 224,538	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	921	50	3,030
Total Estimated Land Improvements True Cash Value =				3,030

Cost Est. for Res. Bldg: 1Single Family 1SCls C 5 Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 888 SF Floor Area = 888 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	888		
			Total:	151,790	98,660
Other Additions/Adjustments					
Recreation Room			960	18,211	9,105
Exterior					
Brick Veneer			48	795	517
Basement, Outside Entrance, Below Grade			1	2,727	1,773
Plumbing					
Average Fixture(s)			1	1,422	924
2 Fixture Bath			1	2,996	1,947
Deck					
Treated Wood			476	7,050	4,582
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	2,713	1,763
Fireplaces					
Exterior 1 Story			1	6,387	4,152
Local Cost Items					
SANITARY SEWER			1	0	0
					*94% Good
			Totals:	198,900	126,549

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 215,133

2026 Est. T.C.V. 009-500-003-00					=	442,701
Est. TCV/Total Floor Area = 498.54						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
215,800	215,800	215,800	101,983	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,600	0	0	2,753	0

Parcel Number: 009-500-003-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	221,400	221,400	221,400	104,736	104,736	0

03/24/2026

Valuation Report

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DB: Lake2026

009-500-004-00

2026 Est. T.C.V.

STROM HARRIET

Property Class: 401

217 S ROBB TRL

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	70.00	148.00	0.9475	0.9000	3800	100		226,820
70 Actual Front Feet, 0.24 Total Acres								226,820

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	102	0	0
D/W/P: 4in Concrete	6.96	264	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1240 SF Floor Area = 1240 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,240		
Total:				182,785	118,821

Other Additions/Adjustments

Recreation Room	720	13,658	6,829
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	40	2,880	1,872

Deck

Treated Wood	312	5,341	3,472
Treated Wood	312	5,341	3,472

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	468	18,594	12,086

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403
2nd on Same Stack	1	4,280	2,782

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

254,263

163,234

Parcel Number: 009-500-004-00

Page: 2

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 277,498

2026	Est. T.C.V. 009-500-004-00					=	505,268
Est. TCV/Total Floor Area = 407.47, Most recent sale 10/01/1997 for 177,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	244,500	244,500	244,500	130,140	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	8,100	0	0	3,513	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	252,600	252,600	252,600	133,653	133,653	133,653	

009-500-005-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STROM HARRIET
S ROBB TRL
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 5 NANCY PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	60.00	132.00	1.0000	0.8647	3800	100		197,140	
60 Actual Front Feet,	0.18	Total Acres	Total Est. Land Value =				197,140		

2026 Est. T.C.V. 009-500-005-00					=	197,140		
Est. TCV/Total Floor Area = 158.98								
2025	Assessed		MBOR		S.E.V.		Base for Cap	IRM
	103,800		103,800		103,800		38,050	2.70
2026	New	Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
	0		-5,200	0		0	1,027	0
2026	Assessed		MBOR		S.E.V.		Capped	->Taxable<- PRE/MBT
	98,600		98,600		98,600		39,077	39,077

009-500-006-00	2026 Est. T.C.V.	ORAZEN KERRIE L TRUST
Property Class: 401		101 ROBB TRL
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 6 NANCY PLAT.

NEW LOG HOME & GRG U/C FOR 99 COMP TO 65% FOR 00 ALL COMP FOR 01
CHANGE EXISTING 480 SQ FT ATTACHED GRG TO 1+STY/SLAB FOR 06.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	76.00	114.00	0.9206	0.8214	3800	100		218,384
76 Actual Front Feet, 0.20 Total Acres					Total Est.		Land Value =	218,384

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 5 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 1974 SF Floor Area = 2961 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Crawl Space	1,494		
1.5 Story	Pine Logs	Slab	480		
			Total:	363,539	272,632

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	2	8,956	6,717

Porches

WCP	(1 Story)	31	2,424	1,818
WCP	(1 Story)	120	5,836	4,377
WPP		86	2,922	2,191

Deck

Treated Wood	430	6,592	4,944

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	250	13,980	10,485
Storage Over Garage	250	3,310	2,482
No Concrete Floor	250	-1,628	-1,221

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Local Cost Items

GENERATOR	1	1	1	
SANITARY SEWER	1	0	0	*88% Good

Totals: 423,653 317,716

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 540,117

2026 Est. T.C.V. 009-500-006-00 = 758,501

Est. TCV/Total Floor Area = 256.16, Most recent sale 02/10/2023 for 629,900

Parcel Number: 009-500-006-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	349,100	349,100	349,100	327,136	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	14,100	16,100	0	14,100	8,832	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	379,300	379,300	379,300	350,068	350,068	0	

Parcel Number: 009-500-007-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:						340,410
2026 Est. T.C.V. 009-500-007-00						= 381,765
Est. TCV/Total Floor Area = 148.78, Most recent sale 04/01/1999 for 20,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
161,800	161,800	161,800	93,902	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,100	0	0	2,535	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
190,900	190,900	190,900	96,437	96,437	96,437	

009-500-008-002026 Est. T.C.V.

Property Class: 401TILLER JAMES & DEBRA ET AL

Map #:LAKE TOWNSHIP7114 W WHITE BIRCH AVE

Lake City, MI 49651

. SEC 2 T22N R8W LOT 8 NANCY PLAT.

NEW 1 1/2 STY FOR 95..NO PERMIT
NEW GRG W/LIVING ABOVE FOR 99

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					BACK LOT				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	60.00	78.11	1.0394	0.8367	650	100		33,917	
60 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			33,917	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements			True Cash Value =	1,900

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = 728 SF Floor Area = 1596 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	728		
1 Story	Siding	Overhang	504		
Total:				177,002	132,753

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,422	1,066
3 Fixture Bath			1	4,478	3,358

Deck					
Treated Wood			208	4,093	3,070

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			672	32,189	24,142
Door Opener			1	527	395

Water/Sewer					
Public Sewer			1	1,465	1,099
Water Well, 100 Feet			1	5,734	4,300

Built-Ins					
Appliance Allow.			1	2,713	2,035

Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good

Totals: 229,623 172,218

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 211,828

2026 Est. T.C.V. 009-500-008-00					=	247,645
Est. TCV/Total Floor Area = 155.17, Most recent sale 06/07/2012 for 80,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
106,100	106,100	106,100	60,682	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-500-008-00

Page: 2

	0	17,700	0	0	1,638	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	123,800	123,800	123,800	62,320	62,320	0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-510-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BODE ISAAC L & MOLLIE NICOLE
8434 W CAMPFIRE CT
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 1 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	121.60	206.41	1.1325	0.7658	110	100		11,601
122 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								11,601

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1600	0	0
D/W/P: 3.5 Concrete	6.58	150	0	0
D/W/P: Crushed Rock	2.26	356	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
Total:				162,198	105,423

Other Additions/Adjustments

Recreation Room	1076	20,412	13,268
Basement, Outside Entrance, Below Grade	1	2,727	1,773
Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727
Deck			
Treated Wood	424	6,530	4,244
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	624	30,457	19,797
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343
Built-Ins			
Appliance Allow.	1	2,713	1,763
Totals:		239,298	155,538

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 191,312

2026 Est. T.C.V. 009-510-001-00 = 207,663

Est. TCV/Total Floor Area = 216.32, Most recent sale 03/18/2022 for 180,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
89,500	89,500	89,500	81,758	2.70

Parcel Number: 009-510-001-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,300	0	0	2,207	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	103,800	103,800	103,800	83,965	83,965	83,965

009-510-002-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BODE ISAAC L & MOLLIE NICOLE
W CAMPFIRE CT
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 2 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	78.54	272.71	1.2632	0.8211	110	100		8,961
79 Actual Front Feet, 0.49 Total Acres					Total Est. Land Value =			8,961

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.32	264	50	2,814
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,764

2026 Est. T.C.V. 009-510-002-00				=	12,725
Est. TCV/Total Floor Area = 13.26, Most recent sale 03/18/2022 for 180,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,500	5,500	5,500	5,500	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	148	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,400	6,400	6,400	5,648	5,648	5,648

009-510-003-002026 Est. T.C.V.HILLMAN ANDREW J
Property Class: 4018462 W CAMPFIRE CT
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 3 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	78.54	404.29	1.2632	0.9060	110	100	9,888
79 Actual Front Feet, 0.73 Total Acres					Total Est. Land Value =		9,888

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	400	50	1,294
Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				2,552

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,120	
Total:			156,213	124,971
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 948
3 Fixture Bath			1	3,721 2,977
Water/Sewer				
1000 Gal Septic			1	4,386 3,509
Water Well, 100 Feet			1	5,415 4,332
Porches				
WCP (1 Story)			120	5,254 4,203
Deck				
Treated Wood			100	2,400 1,920
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			576	23,910 19,128
Common Wall: 1 Wall			1	-2,589 -2,071
Built-Ins				
Appliance Allow.			1	1,897 1,518
Totals:			201,792	161,435

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 198,565

2026 Est. T.C.V. 009-510-003-00					=	211,005
Est. TCV/Total Floor Area = 188.40, Most recent sale 01/01/1996 for 9,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,000	90,000	90,000	55,679	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	1,503	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,500	105,500	105,500	57,182	57,182	57,182	

009-510-004-00	2026 Est. T.C.V.	HUGHES JEFFREY
Property Class: 401		8465 W CAMPFIRE CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 4 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	78.54	388.35	1.2632	0.8969	110	100		9,789
79 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =	9,789

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C -5 Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = 1664 SF Floor Area = 1664 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,664		
			Total:	213,049	170,434

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	100	2,461	1,969
Treated Wood	9	403	322
Treated Wood	16	716	573

Built-Ins

Appliance Allow.	1	2,713	2,170

Totals:	235,665	188,526

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 186,641

2026 Est. T.C.V. 009-510-004-00 = 196,430

Est. TCV/Total Floor Area = 118.05, Most recent sale 01/12/2010 for 0

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	75,900		75,900	75,900	32,992	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		22,300	0	0	890	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	98,200		98,200	98,200	33,882	33,882	0

03/24/2026

Valuation Report

12:44 PM

DB: Lake2026

009-510-005-00

2026 Est. T.C.V.

LIZOTTE SHIRLEY A

Property Class: 402

W CAMPFIRE CT

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 5 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 110/	78.54	345.44	1.2632	0.8711	110 100		9,507
79 Actual Front Feet, 0.62 Total Acres					Total Est. Land Value =		9,507

2026 Est. T.C.V. 009-510-005-00

=

9,507

Est. TCV/Total Floor Area = 5.71

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,900	3,900	3,900	2,534	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	900	0	0	68	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,800	4,800	4,800	2,602	2,602	2,602

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:						239,059
2026 Est. T.C.V. 009-510-006-00						= 250,389
Est. TCV/Total Floor Area = 168.95						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
107,300	107,300	107,300	61,669	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,900	0	0	1,665	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,200	125,200	125,200	63,334	63,334	63,334	

03/24/2026

12:44 PM

Valuation Report

DB: Lake2026

009-510-007-00

2026 Est. T.C.V.

LIZOTTE SHIRLEY A

Property Class: 402

S NORTH COUNTRY DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 7 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	125.00	148.00	1.1247	0.7047	110	100		10,898
125 Actual Front Feet, 0.42 Total Acres								10,898
Total Est. Land Value =								10,898

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements True Cash Value =				1,491

2026 Est. T.C.V. 009-510-007-00

=

12,389

Est. TCV/Total Floor Area = 8.36

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

5,200

5,200

5,200

2,913

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

1,000

0

0

78

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

6,200

6,200

6,200

2,991

2,991

2,991

009-510-008-00	2026 Est. T.C.V.	MERRITT SCOTT D
Property Class: 401		5114 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 8 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	105.00	283.36	1.1748	0.8290	110	100	11,248
105 Actual Front Feet, 0.68 Total Acres					Total Est. Land Value =		11,248

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1272 SF Floor Area = 1320 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	672		
1 Story	Siding	Slab	600		
1 Story	Siding	Overhang	48		
Total:				190,176	123,614

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
Water/Sewer					
1000 Gal Septic			1	4,689	3,048
Water Well, 50 Feet			1	3,344	2,174
Porches					
CCP (1 Story)			120	3,497	2,273
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			396	18,580	12,077
Common Wall: 1 Wall			1	-2,589	-1,683
Built-Ins					
Appliance Allow.			1	2,713	1,763
Totals:				221,832	144,190

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 177,354

2026 Est. T.C.V. 009-510-008-00				=	188,602
Est. TCV/Total Floor Area = 142.88					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
79,900	79,900	79,900	49,295	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,400	0	0	1,330	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,300	94,300	94,300	50,625	50,625	50,625

009-510-009-002026 Est. T.C.V.SPANN BRET & THERESA
Property Class: 4015128 S NORTH COUNTRY DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 9 NORTH COUNTRY SUB.

NEW MHD FOR 02

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	107.00	221.34	1.1693	0.7793	110	100		10,725	
107 Actual Front Feet, 0.54 Total Acres			Total Est. Land Value =				10,725		

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	814	50	3,325
D/W/P: Crushed Rock	2.26	72	50	81
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				5,083

Cost Est. for Res. Bldg: 1 Single Family HUDCls CBlt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Crawl Space	1,344	Depr. Cost
Total:			180,715	144,572

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,138	
3 Fixture Bath	1	4,478	3,582	
Water/Sewer				
1000 Gal Septic	1	4,689	3,751	
Water Well, 100 Feet	1	5,734	4,587	
Deck				
Treated Wood	61	1,904	1,523	
Treated Wood	200	3,984	3,187	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	678	26,828	21,462	
Door Opener	1	527	422	
Built-Ins				
Appliance Allow.	1	2,713	2,170	
Totals:			232,994	186,394

Notes: YEAR 2000 REDMAN S/N 11262619

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 184,530

2026 Est. T.C.V. 009-510-009-00					=	200,338
Est. TCV/Total Floor Area = 149.06, Most recent sale 08/22/2014 for 30,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
78,700	78,700	78,700	36,728	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,500	0	0	991	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,200	100,200	100,200	37,719	37,719	37,719	

009-510-010-00	2026 Est. T.C.V.	VANDERLAAN JON & GISELLE
Property Class: 401		5148 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SECS 34 & 27 T22N R8W LOT 10 NORTH COUNTRY SUB.		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	114.00 180.33 1.1509 0.7404 110 100	10,686
114 Actual Front Feet, 0.47 Total Acres	Total Est. Land Value =	10,686
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17 220 0	0
Wood Frame	28.80 100 50	1,440
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00 1 95	950
Total Estimated Land Improvements True Cash Value =		2,390
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1994		
(11) Heating System: Forced Heat & Cool		
Ground Area = 1168 SF Floor Area = 1168 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Crawl Space 1,168	
	Total: 163,974	122,980
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,422	1,066
3 Fixture Bath	1 4,478	3,358
Water/Sewer		
1000 Gal Septic	1 4,689	3,517
Water Well, 100 Feet	1 5,734	4,300
Deck		
Treated Wood	288 5,069	3,802
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	576 23,910	17,932
Common Wall: 1 Wall	1 -2,589	-1,942
Door Opener	1 527	395
Built-Ins		
Appliance Allow.	1 2,713	2,035
Porches		
CPP	20 548	411
	Totals: 210,475	157,854
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		194,160

2026 Est. T.C.V. 009-510-010-00	=	207,236
Est. TCV/Total Floor Area = 177.43, Most recent sale 06/06/2023 for 248,000		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
89,200	89,200 89,200 81,242 2.70	
2026	New Eq. Adjustment Loss Additions Tax Adjustment Losses	
0	14,400 0 0 2,193 0	

Parcel Number: 009-510-010-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	103,600	103,600	103,600	83,435	83,435	83,435

009-510-011-002026 Est. T.C.V.VANDEPOL AMY JEAN TRUST

Property Class: 4015168 S NORTH COUNTRY DR

Map #:LAKE TOWNSHIPLake City, MI 49651

. SECS 34 & 27 T22N R8W LOT 11 NORTH COUNTRY SUB.

1S CR FOR 04

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	110.00	160.00	1.1612	0.7186	110	100		10,097	
110 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =			10,097	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1700	50	6,230
Total Estimated Land Improvements True Cash Value =				6,230

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = 913 SF Floor Area = 913 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	913	
Total:			116,054	92,842

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	948	
Water/Sewer				
1000 Gal Septic	1	4,386	3,509	
Water Well, 100 Feet	1	5,415	4,332	

Deck				
Treated Wood	96	2,355	1,884	
Treated Wood	96	2,355	1,884	

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	352	15,488	12,390	
Common Wall: 1 Wall	1	-2,421	-1,937	
Door Opener	1	468	374	

Built-Ins				
Appliance Allow.	1	1,897	1,518	
Totals:			147,182	117,744

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 144,825

2026 Est. T.C.V. 009-510-011-00					=	161,152
Est. TCV/Total Floor Area = 176.51, Most recent sale 02/28/2020 for 118,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
69,800	69,800	69,800	54,010	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	0	1,458	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
80,600	80,600	80,600	55,468	55,468	55,468	

009-510-012-00	2026 Est. T.C.V.	HANNA ELIZABETH
Property Class: 401		5190 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 12 NORTH COUNTRY SUB.

NEW MHD FOR 99 NEW GRG FOR 00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	110.00	160.00	1.1612	0.7186	110 100	10,097
110 Actual Front Feet,	0.40	Total Acres	Total Est. Land Value =			10,097

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	50	2,451
Wood Frame	24.62	200	50	2,462
Total Estimated Land Improvements True Cash Value =				4,913

Cost Est. for Res. Bldg: 1	Single Family	HUD	Cls	C	Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,232	
Total:			195,961	148,929

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	1,081	
3 Fixture Bath	1	4,478	3,403	
Separate Shower	1	1,310	996	

Water/Sewer				
1000 Gal Septic	1	4,689	3,564	
Water Well, 100 Feet	1	5,734	4,358	

Deck				
Treated Wood	176	3,664	2,785	

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	23,910	18,172	
Common Wall: 1.5 Wall	1	-3,883	-2,951	
Door Opener	1	527	401	

Built-Ins				
Appliance Allow.	1	2,713	2,062	

Totals:	240,525	182,800

Notes: HUD MANUFACTURED - 2015-03442 AFFMAN 1998 FLEETWOOD INFLW55AB05345BJ1

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV:	180,972

2026 Est. T.C.V. 009-510-012-00 = 195,982						
Est. TCV/Total Floor Area = 159.08, Most recent sale 09/17/2015 for 62,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,300	76,300	76,300	38,264	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,700	0	0	1,033	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,000	98,000	98,000	39,297	39,297	39,297	

009-510-013-00	2026 Est. T.C.V.	SECRETARY OF VETERANS AFFAIRS
Property Class: 401		5210 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SECS 34 & 27 T22N R8W LOT 13 NORTH COUNTRY SUB.		
NEW HOUSE @50% FOR 01 NEW GRG + HOUSE COMP FOR 02		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage	Depth
A 200' @ 110/	110.00	160.00
110 Actual Front Feet,	0.40	Total Acres
Rate	%Adj.	Reason
110	100	
Total Est. Land Value =		Value
		10,097
Land Improvement Cost Estimates		
Description	Rate	Size % Good
D/W/P: 4in Ren. Conc.	8.17	1500 50
Wood Frame	23.72	288 50
Metal Prefab	15.09	300 50
Total Estimated Land Improvements True Cash Value =		11,805
Cost Est. for Res. Bldg: 1 Single Family 1S		
Cls C -5 Blt 2000		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1848 SF Floor Area = 1848 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Building Areas		
Stories	Exterior	Foundation
1 Story	Siding	Basement
1 Story	Siding	Crawl Space
Size		Cost New
1,560		Depr. Cost
288		
Total:		253,792
		177,661
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422
3 Fixture Bath	1	4,478
		995
		3,135
Water/Sewer		
1000 Gal Septic	1	4,689
Water Well, 100 Feet	1	5,734
		3,282
		4,014
Deck		
Treated Wood	96	2,414
Treated Wood	340	5,654
		1,690
		3,958
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	728	28,188
Common Wall: 1 Wall	1	-2,589
Door Opener	1	527
		19,732
		-1,812
		369
Built-Ins		
Appliance Allow.	1	2,713
		1,899
Carports		
Aluminum	216	3,087
		2,161
Totals:		310,109
		217,084
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		267,013

Parcel Number: 009-510-013-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,500	0	0	2,046	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	144,500	144,500	144,500	77,835	77,835	0

009-510-014-00	2026 Est. T.C.V.	FULLER SINDY
Property Class: 401		5232 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 34 & 27 T22N R8W LOT 14 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	110.00	167.33	1.1612	0.7267	110	100	10,211
110 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =							10,211

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1500 50	6,127
D/W/P: 3.5 Concrete		6.58	500 50	1,645
Total Estimated Land Improvements True Cash Value =				7,772

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = 1644 SF Floor Area = 1644 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,644		
Total:				251,188	200,949

Other Additions/Adjustments

Recreation Room	300	5,691	4,553

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Deck

Treated Wood	160	3,446	2,757

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	575	23,886	19,109
Common Wall: 2 Wall	1	-5,177	-4,142
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Porches

CCP (1 Story)	24	1,185	948

Totals:	299,782	239,824

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:	294,984

2026 Est. T.C.V. 009-510-014-00		=	312,967
Est. TCV/Total Floor Area = 190.37, Most recent sale 01/02/2026 for 335,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
134,100	134,100	134,100	108,338 2.70
2026 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	22,400	0	0 2,925 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT

Parcel Number: 009-510-014-00

Page: 2

156,500	156,500	156,500	111,263	111,263	111,263

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-510-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SAUL JOSHUA & BRANDY
5250 S NORTH COUNTRY DR
Lake City, MI 49651

. SECS 34 & 27 T22N R8W LOT 15 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	172.90	1.1362	0.7327	110	100		10,989
120 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								10,989

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1200	50	4,902
D/W/P: 3.5 Concrete	6.58	150	50	493
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				8,012

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1536 SF Floor Area = 1536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,536		
Total:				236,927	201,388

Other Additions/Adjustments

Recreation Room	715	13,564	11,529

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

CCP (1 Story)	36	1,218	1,035
CPP	140	2,839	2,413

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	24,455
Common Wall: 2 Wall	1	-5,177	-4,400
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:

297,705

253,049

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 311,250

2026 Est. T.C.V. 009-510-015-00 = 330,251

Est. TCV/Total Floor Area = 215.01, Most recent sale 05/19/2025 for 350,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
135,100	135,100	135,100	73,817	2.70

2026

New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-510-015-00

Page: 2

	7,600	22,400	0	7,600	83,683	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	165,100	165,100	165,100	83,410	165,100	165,100

DB: Lake2026

009-510-017-00	2026 Est. T.C.V.	POTESTA PAUL & SHARON
Property Class: 401		8435 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 34 & 27 T22N R8W LOTS 16 & 17. NORTH COUNTRY SUB.

GAVE 5% CLASS DED FOR CONST QUALITY
HAS UGS

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	156.00	0.9765	0.7141	110	100	LOT 16	9,204
A 200' @ 110/	100.00	157.00	0.9765	0.7152	110	100	LOT 17	7,682
220 Actual Front Feet, 0.79 Total Acres					Total	Est.	Land Value =	16,886

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2700	50	9,396
Total Estimated Land Improvements True Cash Value =				9,396

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,400		
			Total:	208,245	156,171

Other Additions/Adjustments

Recreation Room	1100	20,867	15,650

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Porches

WCP	(1 Story)	160	7,272	5,454
CCP	(1 Story)	30	1,044	783

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	768	35,382	26,536
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals:	289,784	217,323

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 267,307

2026 Est. T.C.V. 009-510-017-00 = 293,589

Est. TCV/Total Floor Area = 209.71

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	126,000	126,000	126,000	76,552	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,800	0	0	2,066	0

Parcel Number: 009-510-017-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
146,800	146,800	146,800	78,618	78,618	78,618

009-510-018-00	2026 Est. T.C.V.	FRALEY CHRISTINE
Property Class: 401		8405 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 18 NORTH COUNTRY SUB.

UNCAPPED FOR 04 BY LTR 10-18-05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	105.00	159.00	1.1748	0.7175	110	100		9,735
105 Actual Front Feet, 0.38	Total Acres		Total Est. Land Value =				9,735	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	20.50	382	50	3,915
D/W/P: 3.5 Concrete	6.58	60	50	197
Wood Frame	24.83	195	50	2,421
Total Estimated Land Improvements True Cash Value =				6,533

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1144 SF Floor Area = 1144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,144		
			Total:	148,877	111,663

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Deck

Treated Wood	192	3,882	2,911

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	400	18,692	14,019
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals:	188,425	141,322

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 173,826

2026 Est. T.C.V. 009-510-018-00 = 190,094

Est. TCV/Total Floor Area = 166.17, Most recent sale 05/12/2017 for 89,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
81,800	81,800	81,800	59,505	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,200	0	0	1,606	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,000	95,000	95,000	61,111	61,111	61,111

009-510-019-002026 Est. T.C.V.GOULDER JOAN M

Property Class: 4018395 W WHISPERING PINE CIR S

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 19 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	110.00	161.00	1.1612	0.7197	110	100	10,113
110 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =							10,113

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	674	50	2,753
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				4,430

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 10 Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
Total:				191,192	172,077
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,280
3 Fixture Bath			1	4,478	4,030
Water/Sewer					
1000 Gal Septic			1	4,689	4,220
Water Well, 100 Feet			1	5,734	5,161
Deck					
Treated Wood			240	4,500	4,050
Treated Wood			120	2,840	2,556
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			576	28,771	25,894
Common Wall: 1 Wall			1	-2,589	-2,330
Built-Ins					
Appliance Allow.			1	2,713	2,442
Totals:				243,750	219,380

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV: 217,186

2026 Est. T.C.V. 009-510-019-00				=	231,729
Est. TCV/Total Floor Area = 185.68, Most recent sale 08/12/2021 for 125,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,900	90,900	90,900	72,292	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,000	0	0	1,951	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,900	115,900	115,900	74,243	74,243	74,243

009-510-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROOT RENTALS LLC
W WHISPERING PINE CIR S
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 20 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	162.00	1.1892	0.7208	110	100	9,430
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =							9,430

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	336	50	1,231
D/W/P: 3.5 Concrete	6.16	40	50	123
D/W/P: 3.5 Concrete	6.16	40	50	123
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/06'/211	20.20	200	50	2,020
Total Estimated Land Improvements True Cash Value =				3,497

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2013

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1848 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,848	
Total:			208,557	187,702
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	1,066
3 Fixture Bath		1	3,721	3,349
Water/Sewer				
1000 Gal Septic		1	4,386	3,947
Water Well, 50 Feet		1	3,344	3,010
Deck				
Treated Wood		280	4,869	4,382
Treated Wood		96	2,355	2,119
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		784	26,625	23,962
Totals:			255,042	229,537
Notes:				

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 261,672

2026 Est. T.C.V. 009-510-020-00					=	274,599
Est. TCV/Total Floor Area = 148.59, Most recent sale 06/20/2013 for 6,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
126,000	126,000	126,000	54,005	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,300	0	0	1,458	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
137,300	137,300	137,300	55,463	55,463	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-510-021-00

2026 Est. T.C.V.

ROOT RENTALS LLC

Property Class: 401

W WHISPERING PINE CIR S

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 21 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	162.00	1.1892	0.7208	110	100		9,430
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	9,430

2026 Est. T.C.V. 009-510-021-00

=

9,430

Est. TCV/Total Floor Area = 5.10

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,900	3,900	3,900	1,898	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	51	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,700	4,700	4,700	1,949	1,949	0

009-510-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ENGLISH NICOLE K TRUST
8333 W WHISPERING PINE CIR S
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 22 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	162.00	1.1892	0.7208	110	100	9,430
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =							9,430

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2021

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3	Fixture Bath		1	-4,478 -4,344
Garages				
Class: C Exterior: Pole (Unfinished)				
Base	Cost		1600	37,840 36,705
Totals:			33,362	32,361

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 39,804

2026 Est. T.C.V. 009-510-022-00					=	49,234
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/10/2014 for 3,700						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,700	21,700	21,700	17,698	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	477	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,600	24,600	24,600	18,175	18,175	18,175	

03/24/2026

Valuation Report

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DB: Lake2026

009-510-023-00

2026 Est. T.C.V.

OTBERG KRISTOPHER L & WAGONER BRITT

Property Class: 402

W WHISPERING PINE CIR S

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 23 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	164.00	1.1892	0.7231	110	100		9,459
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	9,459

2026 Est. T.C.V. 009-510-023-00 = 9,459

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/30/2021 for 251,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,900	3,900	3,900	2,273	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	61	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,700	4,700	4,700	2,334	2,334	2,334

03/24/2026
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Valuation Report

DB: Lake2026

009-510-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

OTBERG KRISTOPHER L & WAGONER BRITT
8295 W WHISPERING PINE CIR S
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 24 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	183.00	1.1892	0.7431	110	100		9,721
100 Actual Front Feet, 0.42 Total Acres								9,721
Total Est. Land Value =								9,721

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1330 SF Floor Area = 1330 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,330		
Total:				214,680	182,454

Other Additions/Adjustments

Recreation Room	790	14,986	12,738
Plumbing			
Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613
Water/Sewer			
1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874
Porches			
CCP (1 Story)	42	1,380	1,173
Deck			
Treated Wood	80	2,182	1,855
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	483	21,233	18,048
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448
Built-Ins			
Appliance Allow.	1	2,713	2,306
Fireplaces			
Direct-Vented Gas	1	2,963	2,519
Totals:		278,876	237,022

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 291,537

2026 Est. T.C.V. 009-510-024-00 = 302,198

Est. TCV/Total Floor Area = 227.22, Most recent sale 12/30/2021 for 251,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-510-024-00

Page: 2

	129,000	129,000	129,000	110,939	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,100	0	0	2,995	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	151,100	151,100	151,100	113,934	113,934	113,934

009-510-025-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SKIERA JAMES H & CHRISTY
W WHISPERING PINE CIR S
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 25 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	100.00	246.00	1.1892	0.8002	110	100		10,468	
100 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								10,468	

2026 Est. T.C.V. 009-510-025-00					=	10,468	
Est. TCV/Total Floor Area = 7.87							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
4,300	4,300		4,300	1,898	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	900	0	0	51	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,200	5,200		5,200	1,949	1,949	1,949	

03/24/2026

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Valuation Report

DB: Lake2026

009-510-026-00

2026 Est. T.C.V.

SKIERA JAMES M

Property Class: 401

8269 W WHISPERING PINE CIR S

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 26 NORTH COUNTRY SUB.

CHG GRG TO LIVING..NEW GRG FOR 01

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	137.00	157.00	1.0992	0.7152	110	100		11,848
137 Actual Front Feet, 0.49 Total Acres								11,848
Total Est. Land Value =								11,848

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	75	0	0
D/W/P: 4in Ren. Conc.	8.17	1245	0	0
Wood Frame	26.29	160	50	2,103

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	3	95	2,850
Total Estimated Land Improvements True Cash Value =				4,953

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1776 SF Floor Area = 1776 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,248		
1 Story	Siding	Slab	528		
Total:				252,652	164,223

Other Additions/Adjustments

Exterior

Brick Veneer

208

3,444

2,239

Plumbing

Average Fixture(s)

1

1,422

924

3 Fixture Bath

1

4,478

2,911

Water/Sewer

1000 Gal Septic

1

4,689

3,048

Water Well, 100 Feet

1

5,734

3,727

Deck

Treated Wood

320

5,434

3,532

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

728

28,188

18,322

Common Wall: 1 Wall

1

-2,589

-1,683

Door Opener

1

527

343

Built-Ins

Appliance Allow.

1

2,713

1,763

Totals:

306,692

199,349

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

245,199

2026 Est. T.C.V. 009-510-026-00

=

262,000

Est. TCV/Total Floor Area = 147.52

Parcel Number: 009-510-026-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	111,900	111,900	111,900	65,206	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,100	0	0	1,760	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	131,000	131,000	131,000	66,966	66,966	66,966

009-510-027-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SKIERA JAMES M
W FRIENDLY CT
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 27 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	225.00	1.1612	0.7825	110	100		10,995
110 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	10,995

2026 Est. T.C.V. 009-510-027-00							=	10,995
Est. TCV/Total Floor Area =	6.19							
2025 Assessed	MBOR	S.E.V.		Base for Cap	IRM			
4,500	4,500	4,500		2,534	2.70			
2026 New Eq. Adjustment		Loss		Additions	Tax Adjustment	Losses		
0	1,000	0		0	68	0		
2026 Assessed	MBOR	S.E.V.		Capped	->Taxable<-	PRE/MBT		
5,500	5,500	5,500		2,602	2,602	2,602		

009-510-028-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SKIERA JAMES M & CHRISTY
W FRIENDLY CT
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 28 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	100.00	210.00	1.1892	0.7692	110	100		10,062	
100 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								10,062	

2026 Est. T.C.V. 009-510-028-00					=	10,062		
Est. TCV/Total Floor Area = 5.67, Most recent sale 06/01/1996 for 5,000								
2025 Assessed		MBOR	S.E.V.	Base for Cap		IRM		
4,100		4,100	4,100	1,898		2.70		
2026 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses
0		900		0		51		0
2026 Assessed		MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
5,000		5,000	5,000	1,949		1,949		1,949

009-510-029-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SKIERA JAMES M & CHRISTY
W FIRENDLY CT
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 29 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/	90.00	168.00	1.2209	0.7274	110	100			8,793
90 Actual Front Feet,	0.35	Total Acres			Total Est.	Land Value	=		8,793

2026 Est. T.C.V. 009-510-029-00									
=									
8,793									
Est. TCV/Total Floor Area = 4.95									
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM		
3,600	3,600		3,600		1,898		2.70		
2026	New	Eq. Adjustment	Loss		Additions		Tax Adjustment		Losses
0		800	0		0		51		0
2026 Assessed	MBOR		S.E.V.		Capped		->Taxable<-		PRE/MBT
4,400	4,400		4,400		1,949		1,949		1,949

BLOHM NATHAN & PAITON
8210 FRIENDLY CT
LAKE CITY, MI 49651

Est. TCV/Total Floor Area = 188.91, Most recent sale 02/13/2025 for 285,000

Parcel Number: 009-510-030-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	80,400	80,400	80,400	51,690	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	9,800	15,600	0	9,800	44,310	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	105,800	105,800	105,800	62,885	105,800	105,800

009-510-031-002026 Est. T.C.V.FEISTER MICHAEL L & CATHY
Property Class: 401FRIENDLY CT
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 31 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	132.00	145.20	1.1095	0.7014	110	100	11,299
132 Actual Front Feet, 0.44 Total Acres Total Est. Land Value =							11,299

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
Wood Frame	24.96	192	94 4,504
Total Estimated Land Improvements True Cash Value =			4,504

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2025

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Deck				
Treated Wood			176	3,664 3,627
w/Roof (Roof portion)			288	4,406 4,362
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			864	21,548 21,333
Totals:			29,618	29,322

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 36,066

2026 Est. T.C.V. 009-510-031-00					=	51,869
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2002 for 158,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,600	17,600	17,600	14,755	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
6,200	2,100	0	6,200	398	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
25,900	25,900	25,900	21,353	21,353	21,353	

03/24/2026

Valuation Report

DB: Lake2026

12:44 PM

009-510-032-00

2026 Est. T.C.V.

FEISTER MICHAEL L & CATHY

Property Class: 401

8242 FRIENDLY CT

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 32 NORTH COUNTRY SUB.

FB?

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	163.00	1.1612	0.7220	110	100		10,144
110 Actual Front Feet,	0.41	Total Acres	Total Est. Land Value =				10,144	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1936	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1565 SF Floor Area = 1565 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,565		
Total:				246,914	160,494

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Water/Sewer

1000 Gal Septic	1	4,689	3,048
Water Well, 100 Feet	1	5,734	3,727

Porches

CGEP (1 Story)	270	16,197	10,528
CCP (1 Story)	28	983	639

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	500	21,745	14,134
Door Opener	1	527	343

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Breezeways

Frame Wall	125	8,438	5,485

Totals:

324,798

211,119

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 259,676

Parcel Number: 009-510-032-00

Page: 2

2026	Est. T.C.V. 009-510-032-00				=	271,720	
Est. TCV/Total Floor Area = 173.62							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	114,700	114,700	114,700	69,900	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	21,200	0	0	1,887	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	135,900	135,900	135,900	71,787	71,787	71,787	

03/24/2026

Valuation Report

12:44 PM

DB: Lake2026

009-510-033-00

2026 Est. T.C.V.

FEISTER MICHAEL L & CATHY

Property Class: 402

FRIENDLY CT

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSECS 34 & 27 T22N R8W E'LY 25 FT OF LOT 33. NORTH COUNTRY SUB

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

E 25' OF LOT 33

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

A 200' @ 110/

25.00

186.00

1.6818

0.7462

110

100

PRT OF LOT 33

3,451

25 Actual Front Feet, 0.11 Total Acres

Total Est. Land Value =

3,451

2026 Est. T.C.V. 009-510-033-00

=

3,451

Est. TCV/Total Floor Area = 2.21

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

1,400

1,400

1,400

1,400

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

300

0

0

37

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

1,700

1,700

1,700

1,437

1,437

1,437

3/24/2026 12:44 PM		Valuation Report			DB: Lake2026	
009-510-033-50		2026 Est. T.C.V.		HINKSTON JEFFERY E & TONJA S		
Property Class: 401				8278 W WHISPERING PINE CIR		
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651		
SECS 34 & 27 T22N R8W LOT 33 EXC E'LY 25 FT THOF. NORTH COUNTRY SUB						
Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
A 200' @ 110/	105.00	186.00	1.1748	0.7462	110 100 10,125	
105 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =					10,125	
Land Improvement Cost Estimates						
Description			Rate	Size % Good	Cash Value	
D/W/P: 4in Ren. Conc.			8.17	416 0	0	
Residential Local Cost Land Improvements						
Description			Rate	Size % Good	Cash Value	
LAND IMPROVE 1000			1,000.00	1 95	950	
Total Estimated Land Improvements True Cash Value =					950	
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1995						
(11) Heating System: Forced Air w/ Ducts						
Ground Area = 1216 SF Floor Area = 1824 SF.						
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	1,216			
			Total:	261,501	209,215	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,422	1,138	
3 Fixture Bath			1	4,478	3,582	
2 Fixture Bath			1	2,996	2,397	
Water/Sewer						
1000 Gal Septic			1	4,689	3,751	
Water Well, 100 Feet			1	5,734	4,587	
Porches						
WCP (1 Story)			120	5,836	4,669	
Deck						
Treated Wood			144	3,217	2,574	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			936	33,874	27,099	
Storage Over Garage			936	12,393	9,914	
Built-Ins						
Appliance Allow.			1	2,713	2,170	
Breezeways						
Frame Wall			72	4,860	3,888	
			Totals:	343,713	274,984	
Notes:						
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:				338,230		
2026 Est. T.C.V. 009-510-033-50				= 349,305		
Est. TCV/Total Floor Area = 191.50						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
149,000	149,000	149,000	90,497	2.70		

Parcel Number: 009-510-033-50

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,700	0	0	2,443	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	174,700	174,700	174,700	92,940	92,940	92,940

009-510-034-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HINKSTON JEFFERY E & TONJA S
W WHISPERING PINE CIR N
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 34 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	135.00	187.00	1.1033	0.7472	110	100		12,241
135 Actual Front Feet, 0.58 Total Acres					Total Est. Land Value =			12,241

2026 Est. T.C.V. 009-510-034-00					=	12,241		
Est. TCV/Total Floor Area = 6.71, Most recent sale 04/01/2000 for 176,000								
2025 Assessed		MBOR	S.E.V.	Base for Cap		IRM		
5,000		5,000	5,000	3,168		2.70		
2026 New Eq. Adjustment		Loss	Additions		Tax Adjustment		Losses	
0		1,100	0		85		0	
2026 Assessed		MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
6,100		6,100	6,100	3,253		3,253		3,253

03/24/2026 12:44 PM		Valuation Report			DB: Lake2026	
009-510-035-00		2026 Est. T.C.V.		HITE ANGELA M & WILLIAM E		
Property Class: 401				8290 W WHISPERING PINE CIR N		
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651		
. SECS 34 & 27 T22N R8W LOT 35 NORTH COUNTRY SUB.						
Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
A 200' @ 110/	134.00	153.00	1.1053	0.7106	110 100 11,577	
134 Actual Front Feet, 0.47 Total Acres			Total Est. Land Value =		11,577	
Land Improvement Cost Estimates						
Description			Rate	Size % Good	Cash Value	
D/W/P: 3.5 Concrete			6.58	254 0	0	
D/W/P: Asphalt Paving			3.10	1200 0	0	
Residential Local Cost Land Improvements						
Description			Rate	Size % Good	Cash Value	
LAND IMPROVE 1000			1,000.00	1 95	950	
Total Estimated Land Improvements True Cash Value =					950	
Cost Est. for Res. Bldg: 1 Single Family BI						
			Cls	C	Blt 1978	
(11) Heating System: Forced Heat & Cool						
Ground Area = 1250 SF Floor Area = 1298 SF.						
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	600			
1 Story	Siding	Crawl Space	650			
1 Story	Siding	Overhang	48			
Total:			193,682	135,577		
Other Additions/Adjustments						
Recreation Room			474	8,992	6,294	
Basement, Outside Entrance, Below Grade			1	2,727	1,909	
Plumbing						
Average Fixture(s)			1	1,422	995	
2 Fixture Bath			1	2,996	2,097	
Water/Sewer						
1000 Gal Septic			1	4,689	3,282	
Water Well, 100 Feet			1	5,734	4,014	
Porches						
CCP (1 Story)			36	1,218	853	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			550	23,188	16,232	
Common Wall: 1 Wall			1	-2,589	-1,812	
Built-Ins						
Appliance Allow.			1	2,713	1,899	
Totals:			244,772	171,340		
Notes:						
ECF (4010 RURAL PLATTED SUBDIVISIONS)			1.230 => TCV:	210,748		
2026 Est. T.C.V. 009-510-035-00			=	223,275		
Est. TCV/Total Floor Area = 172.01, Most recent sale 09/29/2025 for 275,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
77,700	77,700	77,700	48,577	2.70		

Parcel Number: 009-510-035-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	23,600	10,300	0	23,600	39,423	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	111,600	111,600	111,600	73,488	111,600	111,600

03/24/2026

12:44 PM

Valuation Report

DB: Lake2026

009-510-036-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOLMES ALVIN J JR & AMANDA MARIE

8304 W WHISPERING PINE CIR N

LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 36 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	96.00	161.00	1.2014	0.7197	110	100		9,131
96 Actual Front Feet, 0.35 Total Acres								9,131
Total Est. Land Value =								9,131

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	66	50	229
D/W/P: Brick on Sand	18.00	260	50	2,340
D/W/P: 4in Ren. Conc.	8.17	890	50	3,635
Wood Frame	35.72	60	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	380	100	5,320
Total Estimated Land Improvements True Cash Value =				12,494

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1120 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,120		
			Total:	167,739	142,580

Other Additions/Adjustments

Recreation Room	1000	18,970	16,124

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806
2 Fixture Bath	1	2,996	2,547

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	120	5,836	4,961
WPP	384	6,847	5,820

Deck

Treated Wood	128	2,977	2,530

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	784	29,604	25,163

Built-Ins

Appliance Allow.	1	2,713	2,306
Totals:		254,005	215,906

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 265,564

Parcel Number: 009-510-036-00

Page: 2

2026	Est.	T.C.V.	009-510-036-00	=	287,189	
Est. TCV/Total Floor Area = 256.42, Most recent sale 03/16/2022 for 249,900						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	123,100	123,100	123,100	111,554	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,500	0	0	3,011	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	143,600	143,600	143,600	114,565	114,565	114,565

009-510-037-00	2026 Est. T.C.V.	TIGHE JUSTIN & JESSICA
Property Class: 401		8320 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SECS 34 & 27 T22N R8W LOT 37 NORTH COUNTRY SUB.		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	100.00 234.59 1.1892 0.7908 110 100	10,344
100 Actual Front Feet, 0.54 Total Acres	Total Est. Land Value =	10,344
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58 200 0	0
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00 1 95	950
Total Estimated Land Improvements True Cash Value =		950
Cost Est. for Res. Bldg: 1 Single Family BI		
	Cls C 5 Blt 1977	
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1172 SF Floor Area = 1222 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Basement 600	
1 Story	Siding Basement 572	
1 Story	Siding Overhang 50	
	Total:	196,931 128,025
Other Additions/Adjustments		
Basement Living Area	600 21,102	13,716
Basement, Outside Entrance, Below Grade	1 2,727	1,773
Plumbing		
Average Fixture(s)	1 1,422	924
2 Fixture Bath	1 2,996	1,947
Water/Sewer		
1000 Gal Septic	1 4,689	3,048
Water Well, 100 Feet	1 5,734	3,727
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	528 22,551	14,658
Common Wall: 1 Wall	1 -2,589	-1,683
Built-Ins		
Appliance Allow.	1 2,713	1,763
Fireplaces		
Exterior 1 Story	1 6,387	4,152
Porches		
CCP (1 Story)	24 1,185	770
	Totals:	265,848 172,820
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		212,569
2026 Est. T.C.V. 009-510-037-00 = 223,863		
Est. TCV/Total Floor Area = 183.19, Most recent sale 06/16/2006 for 136,250		

Parcel Number: 009-510-037-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	95,700	95,700	95,700	59,943	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,200	0	0	1,618	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	111,900	111,900	111,900	61,561	61,561	61,561

03/24/2026
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Valuation Report

DB: Lake2026

009-510-038-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

MCGINESS WILLIAM & MARCIA TRUST
8348 W WHISPERING PINE CIR N
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 38 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	95.95	211.33	1.2016	0.7704	110	100		9,770
96 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								9,770

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	277	0	0
D/W/P: 4in Ren. Conc.	8.17	1134	0	0
D/W/P: Brick on Sand	18.00	111	0	0
D/W/P: Patio Blocks	15.58	440	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,677

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1716 SF Floor Area = 1716 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,324		
1 Story	Siding	Basement	392		
Total:				254,598	178,217

Other Additions/Adjustments

Exterior			
Brick Veneer	200	3,312	2,318
Plumbing			
Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097
Water/Sewer			
1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	550	23,188	16,232
Common Wall: 1 Wall	1	-2,589	-1,812
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	26,665	18,665
Built-Ins			
Appliance Allow.	1	2,713	1,899
Fireplaces			
Interior 1 Story	1	5,235	3,664
Totals:		325,573	227,898

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 280,315

2026 Est. T.C.V. 009-510-038-00 = 296,762

Est. TCV/Total Floor Area = 172.94						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	126,700	126,700	126,700	75,303	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,700	0	0	2,033	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	148,400	148,400	148,400	77,336	77,336	77,336

009-510-039-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GOSSETT TRAVIS & SAMANTHA
8358 W WHISPERING PINE CIR N
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 39 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	100.00	145.00	1.1892	0.7011	110	100	9,172
100 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =							9,172

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1116 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1977

(11) Heating System: Forced Heat & Cool
Ground Area = 1144 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	572		
1 Story	Siding	Crawl Space	572		
1 Story	Siding	Overhang	44		
Total:			188,749	122,669	
Other Additions/Adjustments					
Recreation Room			462	8,764	5,697
Plumbing					
Average Fixture(s)			1	1,422	924
Water/Sewer					
1000 Gal Septic			1	4,689	3,048
Water Well, 50 Feet			1	3,344	2,174
Deck					
Treated Wood			88	2,306	1,499
Treated Wood			308	5,295	3,442
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1008	35,855	23,306
Built-Ins					
Appliance Allow.			1	2,713	1,763
Porches					
CPP			20	548	356
Totals:			253,685	164,878	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 202,800

2026	Est. T.C.V. 009-510-039-00					=	213,872	
Est. TCV/Total Floor Area = 180.03, Most recent sale 10/15/2021 for 191,000								
2025	Assessed		MBOR		S.E.V.		Base for Cap	IRM
	91,700		91,700		91,700		80,135	2.70
2026	New Eq. Adjustment		Loss		Additions		Tax Adjustment	Losses

Parcel Number: 009-510-039-00

Page: 2

	0	15,200	0	0	2,163	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	106,900	106,900	106,900	82,298	82,298	82,298

03/24/2026
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Valuation Report

DB: Lake2026

009-510-040-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ODELL KELSEY & FAGERMAN AUSTIN
8383 W BLUE RD
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 40 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	164.00	1.1892	0.7231	110	100		9,459
100 Actual Front Feet, 0.38 Total Acres								9,459
Total Est. Land Value =								9,459

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Modular	21.87	200	50	2,187
Total Estimated Land Improvements True Cash Value =				2,187

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE

Cls C 5 Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
Total:			177,867	151,184	

Other Additions/Adjustments

Recreation Room	524	9,940	8,449
Basement, Outside Entrance, Above Grade	1	1,980	1,683

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	196	8,373	7,117

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Basement Garage: 1 Car	1	2,778	2,361
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306
Totals:		220,501	187,423

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 213,662

2026 Est. T.C.V. 009-510-040-00 = 225,308

Est. TCV/Total Floor Area = 216.64, Most recent sale 11/10/2023 for 210,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
102,600	102,600	102,600	92,790	2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0	10,100	0	0	2,505	0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

112,700	112,700	112,700	95,295	95,295	95,295

009-510-042-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PRAHL EVAN DAVID
W WHISPERING PINE CIRCLE N
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 42 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/	105.00	141.00	1.1748	0.6963	110	100			9,447
105 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =									9,447

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		23.39	160 50	1,871
Total Estimated Land Improvements True Cash Value =				1,871

2026 Est. T.C.V. 009-510-042-00					=	11,318
Est. TCV/Total Floor Area = 10.88, Most recent sale 01/16/2026 for 225,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
4,800	4,800	4,800	2,934		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900		0	0	79	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
5,700	5,700	5,700	3,013	3,013		3,013

009-510-043-002026 Est. T.C.V.PRAHL EVAN DAVID

Property Class: 4018398 W WHISPERING PINE CIR N

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 43 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	116.00	130.00	1.1459	0.6823	110	100	9,976
116 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =		9,976

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	152	71	710
Total Estimated Land Improvements True Cash Value =				710

Cost Est. for Res. Bldg: 1 Single Family BI Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1464 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Bi-Level	Siding	Bi-Lev. 40%	960	
1 Story	Siding	Overhang	120	
Total:			186,779	130,743
Other Additions/Adjustments				
Exterior				
Brick Veneer		160	2,650	1,855
Plumbing				
Average Fixture(s)		1	1,422	995
2 Fixture Bath		1	2,996	2,097
Water/Sewer				
1000 Gal Septic		1	4,689	3,282
Water Well, 50 Feet		1	3,344	2,341
Porches				
CCP (1 Story)		48	1,531	1,072
Deck				
Treated Wood		436	6,649	4,654
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	23,910	16,737
Common Wall: 1 Wall		1	-2,589	-1,812
Built-Ins				
Appliance Allow.		1	2,713	1,899
Totals:			234,094	163,863

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 201,551

2026 Est. T.C.V. 009-510-043-00					=	212,237
Est. TCV/Total Floor Area = 144.97, Most recent sale 01/16/2026 for 225,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,000	91,000	91,000	66,836	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,100		0	0	1,804	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-510-043-00

Page: 2

106,100	106,100	106,100	68,640	68,640	68,640

009-510-044-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

OAKLAND TERRY JO
8376 W WHISPERING PINE CIR N
LAKE CITY, MI 49651

LOTS 41 & 44. NORTH COUNTRY SUB.

00 COMBOW/041-00 FOR 01

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	105.00	285.00	1.1748	0.8302	110	100	LOT 44	11,265	
105 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			11,265	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	840	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family BI

Cls C

Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 970 SF Floor Area = 1869 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Bi-Level	Siding	Bi-Lev. 80%	970			
1 Story	Siding	Overhang	82			
1 Story	Siding	Overhang	41			
Total:				202,271	131,476	

Other Additions/Adjustments			
Basement, Outside Entrance, Above Grade	1	1,980	1,287
Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
Water/Sewer			
1000 Gal Septic	1	4,689	3,048
Water Well, 50 Feet	1	3,344	2,174
Porches			
CPP	126	2,597	1,688
Deck			
Treated Wood	548	7,727	5,023
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	15,541
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	2	1,054	685
Built-Ins			
Appliance Allow.	1	2,713	1,763
Fireplaces			
Wood Stove	1	2,503	1,627
Totals:		256,099	166,464

Notes:

Parcel Number: 009-510-044-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

204,751

2026 Est. T.C.V. 009-510-044-00					=	218,391	
Est. TCV/Total Floor Area = 116.85, Most recent sale 09/08/2015 for 106,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
93,900	93,900		93,900	69,235	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,300	0	0	1,869	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
109,200	109,200		109,200	71,104	71,104	0	

009-510-045-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ROYAL JENNIFER L
5085 S NORTH COUNTRY DR
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 45 NORTH COUNTRY SUB.

STATE REC 5-97 BUT UPDATE OK

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	110.00	155.00	1.1612	0.7129	110	100	10,017
110 Actual Front Feet, 0.39 Total Acres				Total Est. Land Value =			10,017

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.89	792 0	0
Wood Frame		20.80	320 50	3,328
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				4,278

Cost Est. for Res. Bldg: 1 Single Family TRI Cls CD Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1196 SF Floor Area = 1842 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Crawl Space	1,196		
1 Story	Siding	Overhang	48		
Total:				199,167	129,458

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	770
2 Fixture Bath		1	2,502	1,626

Water/Sewer				
1000 Gal Septic		1	4,386	2,851
Water Well, 50 Feet		1	3,344	2,174

Porches				
CCP (1 Story)		96	2,609	1,696
CGEP (1 Story)		16	1,673	1,087

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		528	20,217	13,141
Common Wall: 1 Wall		1	-2,421	-1,574

Built-Ins				
Appliance Allow.		1	1,897	1,233

Fireplaces				
Exterior 1 Story		1	5,597	3,638

Totals: 240,156 156,100

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 192,003

2026 Est. T.C.V. 009-510-045-00 = 206,298
Est. TCV/Total Floor Area = 112.00, Most recent sale 08/12/2011 for 88,500
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-510-045-00

Page: 2

	88,000	88,000	88,000	50,210	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,100	0	0	1,355	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	103,100	103,100	103,100	51,565	51,565	51,565

DB: Lake2026

009-510-046-00	2026 Est. T.C.V.	BURNS GERALD P SR
Property Class: 401		8375 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 46 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	158.00	1.1892	0.7164	110	100		9,371
100 Actual Front Feet, 0.36 Total Acres					Total Est.	Land Value =		9,371

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1300	71	6,073
Total Estimated Land Improvements True Cash Value =				6,073

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1104 SF Floor Area = 1104 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
			Total:	174,437	122,106

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Porches

CCP (1 Story)	84	2,536	1,775
CPP	96	2,067	1,447

Deck

Treated Wood	160	3,446	2,412

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812

Built-Ins

Appliance Allow.	1	2,713	1,899

Totals:	218,971	153,279

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 188,533

2026 Est. T.C.V. 009-510-046-00 = 203,977

Est. TCV/Total Floor Area = 184.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
86,800	86,800	86,800	52,032	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,200	0	0	1,404	0

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	102,000	102,000	102,000	53,436	53,436	53,436

009-510-047-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BURNS GERALD P SR
8375 W WHISPERING PINE CIR N
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 47 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	100.00	162.00	1.1892	0.7208	110	100		9,430	
100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								9,430	

2026 Est. T.C.V. 009-510-047-00 = 9,430

Est. TCV/Total Floor Area = 8.54

2025 Assessed		MBOR	S.E.V.	Base for Cap		IRM	
3,900		3,900	3,900	2,534		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	800	0	0	68	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
4,700	4,700		4,700	2,602	2,602	0	

009-510-048-00	2026 Est. T.C.V.	HEJNAL DARREN & LAURA
Property Class: 401		8333 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SECS 34 & 27 T22N R8W LOT 48 NORTH COUNTRY SUB.		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	155.00 114.57 1.0658 0.6610 110 100	12,012
155 Actual Front Feet, 0.41 Total Acres	Total Est. Land Value =	12,012
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
D/W/P: 3.5 Concrete	6.58	150 0 0
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 1000	1,000.00	1 95 950
Total Estimated Land Improvements	True Cash Value =	950
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls C 5	Blt 1979
(11) Heating System: Forced Heat & Cool		
Ground Area = 1248 SF Floor Area = 1248 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1 Story	Siding Basement	1,248
	Total:	208,062 135,235
Other Additions/Adjustments		
Recreation Room	1248	23,675 15,389
Plumbing		
Average Fixture(s)	1	1,422 924
3 Fixture Bath	1	4,478 2,911
Water/Sewer		
1000 Gal Septic	1	4,689 3,048
Water Well, 50 Feet	1	3,344 2,174
Deck		
Treated Wood	150	3,300 2,145
Treated Wood	144	3,217 2,091
Treated Wood	80	2,182 1,418
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	440	19,950 12,967
Common Wall: 1 Wall	1	-2,589 -1,683
Built-Ins		
Appliance Allow.	1	2,713 1,763
Local Cost Items		
GENERATOR	1	1 1 *100% Good
	Totals:	274,444 178,383
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		
		219,411

Parcel Number: 009-510-048-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,100	0	0	2,432	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	116,200	116,200	116,200	92,541	92,541	92,541

009-510-049-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HEJNAL DARREN & LAURA
W WHISPERING PINE CIR N
LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 49 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	110.00	189.00	1.1612	0.7492	110	100	10,526
110 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =		10,526

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	32.26	80 50	1,290
Total Estimated Land Improvements True Cash Value =			1,290

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1999

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			672	26,665 22,665
Totals:			26,665	22,665

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 27,878

2026 Est. T.C.V. 009-510-049-00				=	39,694
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/07/2022 for 267,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
17,700	17,700	17,700	17,700	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100	0	0	477	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,800	19,800	19,800	18,177	18,177	18,177

009-510-050-00	2026 Est. T.C.V.	BERNIER SARAH N
Property Class: 401		8293 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 50 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	86.96	188.03	1.2315	0.7482	110	100		8,814
87 Actual Front Feet, 0.38		Total Acres			Total Est.		Land Value =	8,814

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =			940

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	142,865	114,292

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 50 Feet	1	3,344	2,675

Porches

WCP (1 Story)	96	4,444	3,555

Deck

Treated Wood	120	2,776	2,221

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	528	20,217	16,174
Common Wall: 1 Wall	1	-2,421	-1,937
Door Opener	1	468	374

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals:	179,161	143,329

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 176,295

2026 Est. T.C.V. 009-510-050-00 = 186,049

Est. TCV/Total Floor Area = 184.57, Most recent sale 09/12/2008 for 108,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
78,800	78,800	78,800	49,555	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,200	0	0	1,337	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
93,000	93,000	93,000	50,892	50,892	50,892

009-510-051-00	2026 Est. T.C.V.	STARK PHILLIP J & SANDRA J
Property Class: 401		8273 W WHISPERING PINE CIR N
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SECS 34 & 27 T22N R8W LOT 51 NORTH COUNTRY SUB.		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	133.33 107.36 1.1067 0.6504 110 100	10,557
170 Actual Front Feet, 0.28 Total Acres	Total Est. Land Value =	10,557
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 4in Concrete	6.96 737 0	0
D/W/P: Patio Blocks	15.58 24 0	0
D/W/P: 4in Concrete	6.96 750 0	0
Wood Frame	26.29 160 50	2,103
Wood Frame	23.55 304 50	3,579
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00 1 95	2,375
Total Estimated Land Improvements True Cash Value =		8,057
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls C	Blt 1997
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1284 SF Floor Area = 1284 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Basement 1,124	
1 Story	Siding Crawl Space 160	
	Total: 196,189	147,141
Other Additions/Adjustments		
Recreation Room	1000 18,970	14,227
Plumbing		
Average Fixture(s)	1 1,422	1,066
3 Fixture Bath	1 4,478	3,358
Water/Sewer		
1000 Gal Septic	1 4,689	3,517
Water Well, 100 Feet	1 5,734	4,300
Porches		
CPP	30 879	659
WCP (1 Story)	80 4,489	3,367
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	624 25,272	18,954
Common Wall: 1 Wall	1 -2,589	-1,942
Door Opener	1 527	395
Built-Ins		
Appliance Allow.	1 2,713	2,035
	Totals: 262,773	197,077
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		242,405
2026 Est. T.C.V. 009-510-051-00 = 261,019		
Est. TCV/Total Floor Area = 203.29, Most recent sale 10/01/2008 for 126,900		

Parcel Number: 009-510-051-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	112,000	112,000	112,000	64,163	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,500	0	0	1,732	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	130,500	130,500	130,500	65,895	65,895	65,895

009-510-052-002026 Est. T.C.V.ACKER DAVID & VANESSA

Property Class: 4018276 W WHISPERING PINE CIR S

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 52 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	118.79	150.00	1.1391	0.7071	110	100		10,525
142 Actual Front Feet, 0.37 Total Acres					Total Est. Land Value =			10,525

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1100	0	0
Fencing: Wire Mesh, #9	3.73	600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1996

(11) Heating System: Forced Heat & Cool
Ground Area = 1330 SF Floor Area = 1330 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,330		
Total:				184,825	147,860

Other Additions/Adjustments

Recreation Room	1330	24,179	19,343

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Water/Sewer

1000 Gal Septic	1	4,386	3,509
Water Well, 100 Feet	1	5,415	4,332

Porches

WCP (1 Story)	52	3,019	2,415

Deck

Treated Wood	216	4,104	3,283

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	506	19,638	15,710
Common Wall: 1.5 Wall	1	-3,628	-2,902
Door Opener	1	468	374

Built-Ins

Appliance Allow.	1	1,897	1,518

Totals:	249,209	199,367

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:	245,221

2026 Est. T.C.V. 009-510-052-00 = 257,646

Est. TCV/Total Floor Area = 193.72, Most recent sale 05/06/2022 for 232,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
110,200	110,200	110,200	99,697	2.70

Parcel Number: 009-510-052-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,600	0	0	2,691	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	128,800	128,800	128,800	102,388	102,388	102,388

009-510-053-00	2026 Est. T.C.V.	STAHL AARON I
Property Class: 401		8308 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SECS 34 & 27 T22N R8W LOT 53 NORTH COUNTRY SUB.		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	83.29 200.52 1.2448 0.7603 110 100	8,672
83 Actual Front Feet, 0.38 Total Acres	Total Est. Land Value =	8,672
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58 24 0	0
D/W/P: 4in Ren. Conc.	8.17 1100 0	0
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00 1 100	2,500
Total Estimated Land Improvements True Cash Value =		2,500
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1990		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1128 SF Floor Area = 1128 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Building Areas		
Stories Exterior Foundation	Size Cost New Depr. Cost	
1 Story Siding Basement	1,128	
Total:	177,636	124,345
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,422	995
Water/Sewer		
1000 Gal Septic	1 4,689	3,282
Water Well, 50 Feet	1 3,344	2,341
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	384 18,236	12,765
Common Wall: 1 Wall	1 -2,589	-1,812
Built-Ins		
Appliance Allow.	1 2,713	1,899
Totals:	205,451	143,815
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		176,892
2026 Est. T.C.V. 009-510-053-00 = 188,064		
Est. TCV/Total Floor Area = 166.72, Most recent sale 07/21/2008 for 90,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
79,500 79,500 79,500 52,556 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 14,500 0 0 1,419 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
94,000 94,000 94,000 53,975 53,975 53,975		

009-510-054-00	2026 Est. T.C.V.	ENGLISH NICOLE K TRUST
Property Class: 401		8330 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 54 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	150.00	1.1612	0.7071	110	100		9,935
110 Actual Front Feet, 0.38 Total Acres					Total Est. Land Value =			9,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2960	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,427

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1709 SF Floor Area = 1709 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,042		
1 Story	Siding	Crawl Space	667		
Total:				245,104	208,339

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 50 Feet	1	3,344	2,842

Porches

WCP (1 Story)	95	4,912	4,175

Deck

Treated Wood	100	2,461	2,092

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	2	1,054	896
Base Cost	1365	47,543	40,412

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals: 315,131 267,862

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 329,470

2026	Est. T.C.V. 009-510-054-00					=	345,832
Est. TCV/Total Floor Area = 202.36, Most recent sale 09/26/2008 for 111,500							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	147,300	147,300	147,300	85,692	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-510-054-00

Page: 2

	0	25,600	0	0	2,313	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	172,900	172,900	172,900	88,005	88,005	88,005

03/24/2026

12:44 PM

Valuation Report

DB: Lake2026

009-510-055-00

2026 Est. T.C.V.

BUTTIS ROBERT J SR & REBECCA S

Property Class: 401

8350 W WHISPERING PINE CIR S

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 55 NORTH COUNTRY SUB.

NEW HOME FOR 97 COMP FOR 98

ATTACH GRG TO LIVING +6100 ADD NEW GRG FOR 01+6000

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	150.00	1.1612	0.7071	110	100		9,935
110 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								9,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2900	0	0
Fencing: Wire Mesh, #9	3.78	250	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,196		
1 Story	Siding	Slab	484		
Total:				241,401	205,191

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 50 Feet	1	3,344	2,842

Porches

WCP (1 Story)	120	5,836	4,961

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	26,365	22,410
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:

	290,775	247,159

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 304,006

2026 Est. T.C.V. 009-510-055-00 = 316,316

Est. TCV/Total Floor Area = 188.28, Most recent sale 02/01/1997 for 79,677

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
134,200	134,200	134,200	85,744	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-510-055-00

Page: 2

	0	24,000	0	0	2,315	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	158,200	158,200	158,200	88,059	88,059	88,059

009-510-056-00	2026 Est. T.C.V.	SCHOLTEN DRUSCILLA
Property Class: 401		8378 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 56 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	150.00	1.1612	0.7071	110	100		9,935
110 Actual Front Feet, 0.38 Total Acres					Total Est. Land Value =			9,935

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	276	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				2,677

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 2020

(11) Heating System: Forced Heat & Cool
Ground Area = 2040 SF Floor Area = 2040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,040		
Total:				287,873	273,516

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,422	1,351		
3 Fixture Bath	1	4,478	4,254		
Water/Sewer					
1000 Gal Septic	1	4,689	4,455		
Water Well, 100 Feet	1	5,734	5,447		
Porches					
WCP (1 Story)	240	9,430	8,958		
WGEP (1 Story)	264	19,359	18,391		
Deck					
Treated Wood	48	1,667	1,584		
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	644	31,189	29,630		
Common Wall: 1 Wall	1	-2,589	-2,460		
Door Opener	1	527	501		
Built-Ins					
Appliance Allow.	1	2,713	2,577		
Local Cost Items					
GENERATOR	1	1	1	*100% Good	
Totals:				366,493	348,205

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 396,954

Parcel Number: 009-510-056-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	187,100	187,100	187,100	148,906	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,700	0	0	4,020	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	204,800	204,800	204,800	152,926	152,926	152,926

009-510-057-00	2026 Est. T.C.V.	HUNDT ROBERT H & CHERYL L
Property Class: 401		8396 W WHISPERING PINE CIR S
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SECS 34 & 27 T22N R8W LOT 57 NORTH COUNTRY SUB.		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	110.00 150.00 1.1612 0.7071 110 100	9,935
110 Actual Front Feet, 0.38 Total Acres	Total Est. Land Value =	9,935
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 4in Concrete	6.96 180 0	0
Wood Frame	28.29 112 50	1,584
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00 1 95	950
Total Estimated Land Improvements True Cash Value =		2,534
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2006		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1080 SF Floor Area = 1080 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Crawl Space 1,080	
	Total: 148,856	126,527
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,422	1,209
Water/Sewer		
1000 Gal Septic	1 4,689	3,986
Water Well, 100 Feet	1 5,734	4,874
Porches		
WCP (1 Story)	216 8,893	7,559
Deck		
Treated Wood	100 2,461	2,092
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	576 23,910	20,323
Common Wall: 1 Wall	1 -2,589	-2,201
Door Opener	1 527	448
Built-Ins		
Appliance Allow.	1 2,713	2,306
	Totals: 196,616	167,123
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 205,561		

2026 Est. T.C.V. 009-510-057-00	=	218,030
Est. TCV/Total Floor Area = 201.88, Most recent sale 06/06/2014 for 92,900		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
93,600	93,600 93,600 59,046 2.70	
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 15,400 0 0 1,594 0		
2026 Assessed	MBOR S.E.V. Capped ->Taxable<- PRE/MBT	

Parcel Number: 009-510-057-00

Page: 2

109,000	109,000	109,000	60,640	60,640	60,640

009-510-058-002026 Est. T.C.V.MAJOR THOMAS E & BEVERLY
Property Class: 4018414 W WHISPERING PINE CIR S
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 58 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100	10,605
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =							10,605

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.47	3500 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1995

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1728 SF Floor Area = 1728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,728	
Total:			196,962	157,569
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath		1	3,721	2,977
Water/Sewer				
1000 Gal Septic		1	4,386	3,509
Water Well, 50 Feet		1	3,344	2,675
Porches				
WCP (1 Story)		96	4,444	3,555
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		576	19,077	15,262
Built-Ins				
Appliance Allow.		1	1,897	1,518
Totals:			233,831	187,065

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 230,090

2026 Est. T.C.V. 009-510-058-00				=	243,195
Est. TCV/Total Floor Area = 140.74, Most recent sale 04/01/1996 for 71,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
103,500	103,500	103,500	59,338	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	18,100	0	0	1,602	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
121,600	121,600	121,600	60,940	60,940	60,940

009-510-059-00	2026 Est. T.C.V.	ROOT RENTALS LLC
Property Class: 401		5201 S NORTH COUNTRY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 34 & 27 T22N R8W LOT 59 NORTH COUNTRY SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	156.00	152.00	1.0641	0.7095	110	100	12,954
156 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =							12,954

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Crushed Rock		2.26	200 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1620 SF Floor Area = 1620 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,620	
Total:			212,787	170,229
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,138
3 Fixture Bath		1	4,478	3,582
Water/Sewer				
1000 Gal Septic		1	4,689	3,751
Water Well, 100 Feet		1	5,734	4,587
Deck				
Treated Wood		220	4,255	3,404
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		585	24,166	19,333
Built-Ins				
Appliance Allow.		1	2,713	2,170
Fireplaces				
Prefab 1 Story		1	2,542	2,034
Totals:			262,786	210,228
Notes: 1995 REDMAN				
ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV:				208,126

2026 Est. T.C.V. 009-510-059-00		=	222,030
Est. TCV/Total Floor Area = 137.06, Most recent sale 12/13/2013 for 33,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
86,500	86,500	86,500	41,208 2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	24,500	0	1,112 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
111,000	111,000	111,000	42,320 42,320 0

009-520-001-002026 Est. T.C.V.LAMPSON DUANE C

Property Class: 4016507 W NORTHSORE DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 1 NORTH LAWN BEACH. & 2015-03812 ALL LANDS LYING EAST OF LOT 1 IN THE PLAT OF NORTH LAWN BEACH AND WEST OF THE EAST LINE OF GOVERNMENT LOT 2 OF SECTION 36, T23N, RSW EXTENDED, IF ANY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 67' @ 4100/FF	68.00	129.00	0.9571	0.8577	4100	100		228,883	
68 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 228,883	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	120	50	490
D/W/P: 4in Concrete	6.96	40	50	139
Wood Frame	24.71	198	50	2,446
Metal Prefab	19.52	90	50	878
Total Estimated Land Improvements True Cash Value =				3,953

Cost Est. for Res. Bldg: 1Single Family1SClsCBlt 1971

(11) Heating System: Electric Baseboard

Ground Area = 1272 SFFloor Area = 1272 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Slab	1,272	
Total:			165,533	107,596
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422
				924
Deck				
Treated Wood			190	3,855
				2,506
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			480	21,144
Door Opener			1	527
				343
Water/Sewer				
Public Sewer			1	1,465
Water Well, 100 Feet			1	5,734
				3,727
Built-Ins				
Appliance Allow.			1	2,713
				1,763
Fireplaces				
Wood Stove			1	2,503
				1,627
Local Cost Items				
SANITARY SEWER			1	0
				0
				*81% Good
Totals:			204,896	133,182

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 226,410

2026 Est. T.C.V. 009-520-001-00				
				= 459,246
Est. TCV/Total Floor Area = 361.04, Most recent sale 08/22/2022 for 420,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
216,000	216,000	216,000	174,146	2.70

Parcel Number: 009-520-001-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,600	0	0	4,701	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	229,600	229,600	229,600	178,847	178,847	0

009-520-002-002026 Est. T.C.V.JOHNSTON TIMOTHY & LORI TRUST

Property Class: 4016521 W NORTHSORE DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 2 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	66.00	142.00	0.9672	0.8870	4100	100	232,156
66 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		232,156

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2035	50	8,313
Total Estimated Land Improvements True Cash Value =				8,313

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1997

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			630	25,452	16,544
Totals:				25,452	16,544

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 28,125

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C 5 Blt 2025

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1772 SF Floor Area = 1772 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,772		
Total:				233,480	231,114

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Porches

CCP (1 Story)	384	9,876	9,777
CCP (1 Story)	64	1,984	1,964

Water/Sewer

Public Sewer	1	1,465	1,450
Water Well, 100 Feet	1	5,734	5,677

Built-Ins

Appliance Allow.	1	2,713	2,686

Fireplaces

Direct-Vented Gas	1	2,963	2,933

Parcel Number: 009-520-002-00

Page: 2

Totals:

264,115

261,442

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

444,451

2026 Est. T.C.V. 009-520-002-00				=	713,045	
Est. TCV/Total Floor Area = 402.40, Most recent sale 11/30/2017 for 229,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
200,500	200,500	200,500	158,132	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
151,400	4,600	0	151,400	4,269	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
356,500	356,500	356,500	313,801	313,801	0	

009-520-003-002026 Est. T.C.V.COLON ROSS H & MARIJO
Property Class: 4016533 W NORTHSORE DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 3 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	66.00	157.00	0.9672	0.9188	4100	100		240,461
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								240,461

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	26.22	96	74	1,863
Total Estimated Land Improvements True Cash Value =				1,863

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1964

(11) Heating System: Forced Heat & Cool

Ground Area = 992 SF Floor Area = 992 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	224		*87% Good
Total:			124,941	87,051	

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,185	770	
Porches					
CPP		192	3,291	2,139	
Deck					
Treated Wood		608	8,074	7,913	*98% Good
Treated Wood		280	4,869	4,772	*98% Good

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		576	25,960	16,874
Door Opener		1	468	304

Water/Sewer				
Public Sewer		1	1,300	845
Water Well, 100 Feet		1	5,415	3,520

Built-Ins				
Appliance Allow.		1	1,897	1,233

Fireplaces				
Exterior 1 Story		1	5,597	3,638

Local Cost Items				
SANITARY SEWER	1	0	0	*81% Good
Totals:	182,997	129,059		

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 219,400

2026 Est. T.C.V. 009-520-003-00					=	461,724
Est. TCV/Total Floor Area = 465.45						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
218,500	218,500	218,500	113,956	2.70		

Parcel Number: 009-520-003-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	12,400	0	0	3,076	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	230,900	230,900	230,900	117,032	117,032	117,032

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-520-004-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

COLLINS LARRY N & LOU D TRUSTS
6537 W NORTHSORE DR
LAKE CITY, MI 49651

. LOT 4 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	88.00	175.00	0.8745	0.9543	4100	100		301,130
88 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 301,130

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	768	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1956

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1610 SF Floor Area = 1610 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,610		
Total:				204,426	132,876

Other Additions/Adjustments

Exterior

Brick Veneer

932

15,434

10,032

Plumbing

Average Fixture(s)

1

1,422

924

3 Fixture Bath

1

4,478

2,911

Deck

Treated Wood

248

4,593

2,985

Treated Wood

240

4,500

4,365

*97% Good

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

720

25,214

16,389

Door Opener

1

527

343

Water/Sewer

Public Sewer

1

1,465

952

Water Well, 100 Feet

1

5,734

3,727

Built-Ins

Appliance Allow.

1

2,713

1,763

Fireplaces

Exterior 1 Story

1

6,387

4,152

Local Cost Items

SANITARY SEWER

1

0

0

*81% Good

Totals:

276,893

181,419

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

308,412

2026 Est. T.C.V. 009-520-004-00

=

611,442

Est. TCV/Total Floor Area = 379.78						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	288,200	288,200	288,200	138,056	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,500	0	0	3,727	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	305,700	305,700	305,700	141,783	141,783	141,783

03/24/2026

Valuation Report

DB: Lake2026

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009-520-005-00

2026 Est. T.C.V.

PERSONKE MICHAEL D & KELLY M TRUST

Property Class: 401

6563 W NORTHSHORE DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 5 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	103.00	191.00	0.8277	0.9840	4100	100		343,940
103 Actual Front Feet, 0.45 Total Acres								343,940
Total Est. Land Value =								343,940

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1260	0	0
D/W/P: 3.5 Concrete	6.58	132	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 1923 SF Floor Area = 1923 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,347		
1 Story	Siding	Slab	576		
Total:				231,464	150,474

Other Additions/Adjustments

Exterior

Stone Veneer

304

11,120

7,228

Plumbing

Average Fixture(s)

1

1,422

924

3 Fixture Bath

1

4,478

2,911

Porches

WPP

40

1,978

1,286

WCP (1 Story)

32

2,480

1,612

CGEP (1 Story)

336

19,333

12,566

Deck

Treated Wood

144

3,217

2,091

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

1012

32,566

21,168

Water/Sewer

Public Sewer

1

1,465

952

Water Well, 100 Feet

1

5,734

3,727

Built-Ins

Appliance Allow.

1

2,713

1,763

Fireplaces

Exterior 1 Story

1

6,387

4,152

Wood Stove

1

2,503

1,627

Local Cost Items

SANITARY SEWER

1

0

0

*81% Good

Parcel Number: 009-520-005-00

Page: 2

Totals:

326,860

212,481

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

361,218

2026	Est. T.C.V. 009-520-005-00				=	707,533	
Est. TCV/Total Floor Area = 367.93, Most recent sale 09/19/2024 for 650,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	332,200	332,200	332,200	332,200	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	21,600	0	0	8,969	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	353,800	353,800	353,800	341,169	341,169	0	

009-520-006-00	2026 Est. T.C.V.	HOLDSHIP MARK R LIVING TRUST
Property Class: 401		6601 W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 6 & E 11 FT OF LOT 7 NORTH LAWN BEACH.
Split on 11/12/2009 into 009-520-007-00;

NEW 28X46 GRG FOR 96
REMOVED 95 & 96 HS @ 12-96 BOR
CHG 308 SQ FT GRG TO 1S/SL FOR 07.

Split/Comb. on 11/12/2009 completed 11/12/2009 RAY ;
Parent Parcel(s): 009-520-006-00;
Child Parcel(s): 009-520-007-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	111.00	219.70	0.8063	1.0334	4100	100	379,207
111 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =							379,207

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	17.83	100	0	0
D/W/P: 4in Ren. Conc.	8.17	2725	50	11,131
D/W/P: 4in Concrete	6.96	2404	50	8,366
Total Estimated Land Improvements True Cash Value =				19,497

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2023

(11) Heating System: Forced Heat & Cool
Ground Area = 2658 SF Floor Area = 4584 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,360		
1.75 Story	Siding	Crawl Space	754		
1 Story	Siding	Crawl Space	328		
1 Story	Siding	Crawl Space	216		
Total:			577,841	566,201	

Other Additions/Adjustments

Exterior			
Stone Veneer	200	7,316	7,170

Plumbing			
Average Fixture(s)	1	1,422	1,394
3 Fixture Bath	3	13,434	13,165

Water/Sewer			
2000 Gal Septic	1	9,318	9,132
Water Well, 100 Feet	1	5,734	5,619

Porches			
CCP (1 Story)	112	3,282	3,216

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Storage Over Garage	234	3,098	3,036
Common Wall: 1 Wall	1	-2,589	-2,537
Door Opener	2	1,054	1,033
Base Cost	1716	72,776	71,320

Built-Ins			
Appliance Allow.	1	2,713	2,659

Parcel Number: 009-520-006-00

Page: 2

Deck				
w/Roof (Roof portion)	104	1,856	1,819	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
	Totals:	697,256	683,228	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 1,161,488

2026 Est. T.C.V. 009-520-006-00			=	1,560,192
Est. TCV/Total Floor Area = 340.36, Most recent sale 11/13/2009 for 282,900				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
715,900	715,900	715,900	585,701	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	64,200	0	15,813	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
780,100	780,100	780,100	601,514	601,514

009-520-007-002026 Est. T.C.V.RAINBOLT JIM K & JOANNE M TRUST

Property Class: 4016611 W NORTHSORE DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 7 EXC E 11 FT NORTH LAWN BEACH.
Split on 11/12/2009 from 009-520-006-00;

NEW 28X46 GRG FOR 96
REMOVED 95 & 96 HS @ 12-96 BOR
CHG 308 SQ FT GRG TO 1S/SL FOR 07.

Split/Comb. on 11/12/2009 completed 11/12/2009 RAY ;
Parent Parcel(s): 009-520-006-00;
Child Parcel(s): 009-520-007-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	90.70	260.75	0.8653	1.0973	4100	100	353,101
91 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =							353,101

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		10.25	1400 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 2013

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1533 SF Floor Area = 2683 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding	Crawl Space	1,533	
Total:			376,118	330,984

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	2,094	1,843
3 Fixture Bath		1	6,585	5,795

Porches				
CCP (1 Story)		52	2,084	1,834
WSEP (1 Story)		145	10,859	9,556

Deck				
Treated Wood		456	7,255	6,384

Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		649	39,829	35,050
Common Wall: 1 Wall		1	-3,005	-2,644
Door Opener		1	659	580
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)				
Door Opener		2	1,317	1,159
Base Cost		1305	58,751	51,701

Water/Sewer				
Public Sewer		1	1,877	1,652
Water Well, 100 Feet		1	6,387	5,621

Fireplaces

Parcel Number: 009-520-007-00		Page: 2	
Prefab 2 Story	1	4,445	3,912
Totals:		515,255	453,427

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 770,826

2026	Est. T.C.V. 009-520-007-00				=	1,126,302	
Est. TCV/Total Floor Area = 419.79, Most recent sale 06/07/2010 for 185,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	519,000	519,000	519,000	295,914	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	44,200	0	0	7,989	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	563,200	563,200	563,200	303,903	303,903	303,903	

12/24/2026

Valuation Report

DB: Lake2026

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2026 Est. T.C.V.

VAN BEEK PAUL M & CRYSTAL J

Property Class: 401

6621 W NORTHSORE DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 8 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	102.00	276.00	0.8305	1.1193	4100	100		388,763
102 Actual Front Feet, 0.65 Total Acres								388,763

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1963

(11) Heating System: Electric Wall Heat

Ground Area = 1460 SF Floor Area = 1460 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,460		
Total:				180,486	117,330

Other Additions/Adjustments

Exterior			
Brick Veneer	508	8,412	5,468
Plumbing			
Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
Porches			
WGEP (1 Story)	119	11,500	7,475
CPP	19	520	338
Deck			
Treated Wood	485	7,134	4,637
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	484	19,041	12,377
Water/Sewer			
Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174
Built-Ins			
Appliance Allow.	1	2,713	1,763
Fireplaces			
Interior 1 Story	1	5,235	3,403
Local Cost Items			
SANITARY SEWER	1	0	0
Totals:			
		245,750	159,752

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 271,578

Parcel Number: 009-520-008-00

Page: 2

2026	Est.	T.C.V.	009-520-008-00	=	661,281	
Est. TCV/Total Floor Area = 452.93						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	312,400	312,400	312,400	155,852	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,200	0	0	4,208	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	330,600	330,600	330,600	160,060	160,060	0

03/24/2026

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Valuation Report

DB: Lake2026

009-520-009-00

2026 Est. T.C.V.

HIRSCHMAN JAMES & LAURA

Property Class: 401

6639 W NORTH SHORE DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 9 NORTH LAWN BEACH.

24X36 GRG FOR 98

ADD 1S/CR FOR 00

28X30 GRG FOR 03

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	101.00	252.00	0.8334	1.0843	4100	100		374,176
101 Actual Front Feet, 0.58 Total Acres								374,176
Total Est. Land Value =								374,176

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2695	50	11,009
D/W/P: Patio Blocks	15.58	320	50	2,493
D/W/P: 3.5 Concrete	6.58	186	50	612
D/W/P: Brick on Sand	18.00	192	50	1,728
Total Estimated Land Improvements True Cash Value =				15,842

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = 2568 SF Floor Area = 2568 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,488		
1 Story	Siding	Slab	504		
1 Story	Siding	Crawl Space	576		
Total:				325,219	211,392

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	28	983	639
WGEP (1 Story)	168	14,273	9,277

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Door Opener	1	527	343
Base Cost	1704	59,350	38,577

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152
Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER

1

0

0

*81% Good

Totals:

428,050

278,231

Parcel Number: 009-520-009-00

Page: 2

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

472,993

2026 Est. T.C.V. 009-520-009-00					=	863,011
Est. TCV/Total Floor Area = 336.06, Most recent sale 09/30/2014 for 340,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
403,600	403,600	403,600	244,046	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,900	0	0	6,589	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
431,500	431,500	431,500	250,635	250,635		0

009-520-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WELLER GEOFFREY R & TERRI L
6659 W NORTHSHORE DR
LAKE CITY, MI 49651

. LOT 10 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	100.00	194.00	0.8363	0.9894	4100	100		339,240
100 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								339,240

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	920 0	0
D/W/P: Brick on Sand		18.00	236 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2014

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2234 SF Floor Area = 2742 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,458	
1.25 Story	Siding	Crawl Space	776	
1 Story	Siding	Overhang	314	
Total:			353,984	318,590
Other Additions/Adjustments				

Plumbing				
Average Fixture(s)		1	1,422	1,280
3 Fixture Bath		2	8,956	8,060
2 Fixture Bath		1	2,996	2,696
Separate Shower		1	1,310	1,179

Porches				
WCP (1 Story)		209	8,719	7,847
WSEP (1 Story)		184	10,087	9,078

Deck				
Treated Wood		472	7,009	6,308

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Common Wall: 1 Wall		1	-2,589	-2,330
Door Opener		2	1,054	949
Base Cost		1256	53,267	47,940

Water/Sewer				
Public Sewer		1	1,465	1,318
Water Well, 100 Feet		1	5,734	5,161

Built-Ins				
Appliance Allow.		1	2,713	2,442

Fireplaces				
Direct-Vented Gas		1	2,963	2,667

Local Cost Items				
GENERATOR		1	1	1 *100% Good
SOLAR POWER SYSTEM		1	1	1 *100% Good

Parcel Number: 009-520-010-00

Page: 2

SANITARY SEWER	1	0	0	*81% Good
Totals:	459,092	413,187		

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 702,418

2026 Est. T.C.V. 009-520-010-00	=	1,044,158
Est. TCV/Total Floor Area = 380.80		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
483,800 483,800 483,800	301,798	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 38,300 0	0	8,148 0
2026 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
522,100 522,100 522,100	309,946 309,946	309,946

03/24/2026

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Valuation Report

DB: Lake2026

009-520-011-00

2026 Est. T.C.V.

FEDEWA ANTHONY L & DEBRA G

Property Class: 401

6677 W NORTHSORE DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 11 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	88.00	135.00	0.8745	0.8715	4100	100		274,984
89 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value = 274,984

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	678	50	2,769
Total Estimated Land Improvements True Cash Value =				2,769

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10 Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = 1700 SF Floor Area = 2845 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,700		
1 Story	Siding	Overhang	295		
Total:				357,097	321,395

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	2	8,956	8,060
2 Fixture Bath	1	2,996	2,696
Separate Shower	1	1,310	1,179

Porches

CCP (1 Story)	158	4,489	4,040
WPP	54	2,300	2,070
WGEP (1 Story)	148	13,089	11,780
WCP (1 Story)	101	5,067	4,560
WPP	63	2,529	2,276

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	589	29,209	26,288
Common Wall: 2 Wall	1	-5,177	-4,659
Door Opener	1	527	474

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Built-Ins

Appliance Allow.	1	2,713	2,442

Fireplaces

Prefab 2 Story	1	3,109	2,798

Totals:

436,835

393,158

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 668,369

2026 Est. T.C.V. 009-520-011-00

=

946,122

Est. TCV/Total Floor Area = 332.56

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-520-011-00

Page: 2

	435,600	435,600	435,600	299,694	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,500	0	0	8,091	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	473,100	473,100	473,100	307,785	307,785	307,785

009-520-012-00	2026 Est. T.C.V.	POLLOCK GREGORY P & GINA M
Property Class: 401		6695 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 12 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	89.00	112.00	0.8711	0.8163	4100	100	259,481
89 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =							259,481

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	198 66	805
Wood Frame		23.39	160 50	1,871
Total Estimated Land Improvements True Cash Value =				2,676

Cost Est. for Res. Bldg: 1	Single Family	HUD	Cls CD	Blt 2014

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1404 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,404		
			Total:	164,705	148,235
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	1,066
Deck					
Treated Wood			97	2,367	2,130
Treated Wood			9	395	355
Water/Sewer					
Public Sewer			1	1,300	1,170
Water Well, 100 Feet			1	5,415	4,873
Local Cost Items					
SANITARY SEWER			1	0	0 *81% Good
			Totals:	175,367	157,829
Notes: HUD					

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 268,309

2026 Est. T.C.V. 009-520-012-00					=	530,466
Est. TCV/Total Floor Area = 377.82, Most recent sale 06/25/2024 for 540,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
247,900	247,900	247,900	247,900	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,300	0	0	6,693	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
265,200	265,200	265,200	254,593	254,593	0	

009-520-013-002026 Est. T.C.V.NIELSEN DAVID & CAROL TRUST

Property Class: 4016870 W NORTHSHORE DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 13 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	65.00	150.00	0.9724	0.9042	4100	100		234,316
65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								234,316

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.47	591 0	0
Metal Prefab		15.08	120 50	905
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =				1,845

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1144 SF Floor Area = 1144 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,144	
Total:			137,975	89,683

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	770
Porches				
CPP		128	2,368	1,539
CGEP (1 Story)		140	9,078	5,901
WPP		53	2,024	1,316

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		616	22,441	14,587
Door Opener		1	468	304

Water/Sewer				
Public Sewer		1	1,300	845
Water Well, 50 Feet		1	3,344	2,174

Built-Ins				
Appliance Allow.		1	1,897	1,233

Local Cost Items				
SANITARY SEWER		1	0	0 *81% Good
Totals:			182,080	118,352

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 201,198

2026 Est. T.C.V. 009-520-013-00					=	437,359
Est. TCV/Total Floor Area = 382.31, Most recent sale 02/27/2026 for 440,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
205,500	205,500	205,500	132,683	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,200		0	0	3,582	0

Parcel Number: 009-520-013-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	218,700	218,700	218,700	136,265	136,265	136,265

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-520-014-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NIELSEN DAVID & CAROL TRUST
6852 W NORTHSORE DR
LAKE CITY, MI 49651

. LOT 14 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	64.00	194.00	0.9777	0.9894	4100	100		253,819
64 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			253,819

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 2106 SF Floor Area = 2106 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,106		
Total:				233,277	151,629

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Porches

WCP (1 Story)	90	4,313	2,803

Deck

Treated Wood	252	4,536	2,087	*46% Good

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	13,141
Common Wall: 1 Wall	1	-2,421	-1,574

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Direct-Vented Gas	1	2,107	1,370

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:

273,476

176,897

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

300,725

2026 Est. T.C.V. 009-520-014-00

=

556,894

Est. TCV/Total Floor Area = 264.43, Most recent sale 06/15/2015 for 240,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-520-014-00

Page: 2

	259,600	259,600	259,600	163,435	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,800	0	0	4,412	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	278,400	278,400	278,400	167,847	167,847	0

009-520-015-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PETTIT FAMILY LIVING TRUST
6840 W NORTHSORE DR
LAKE CITY, MI 49651

. LOT 15 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	64.00	228.00	0.9777	1.0469	4100	100		268,578
64 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								268,578

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
Total:				128,622	77,173

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	711

Porches				
WCP (1 Story)		120	5,254	3,152
WPP		80	2,550	1,530

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		576	19,077	11,446

Water/Sewer				
Public Sewer		1	1,300	780
Water Well, 100 Feet		1	5,415	3,249

Built-Ins				
Appliance Allow.		1	1,897	1,138

Fireplaces				
Interior 1 Story		1	4,610	2,766

Local Cost Items				
SANITARY SEWER		1	0	0 *81% Good

Totals:			169,910	101,945

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 173,307

2026 Est. T.C.V. 009-520-015-00					=	444,235
Est. TCV/Total Floor Area = 420.68						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
217,100	217,100	217,100	95,277	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,000	0	2,572	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-520-015-00

Page: 2

222,100	222,100	222,100	97,849	97,849	0

009-520-016-002026 Est. T.C.V.VANWASHENOVA JEFFEY & ANGELA
Property Class: 4016829 W NORTHSORE DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 16 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	80.00	200.00	0.9398	0.9249	1600	100		111,259
80 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =								111,259

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	532 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 94	1,880
Total Estimated Land Improvements True Cash Value =				1,880

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Electric Baseboard
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	752		
1 Story	Siding	Slab	480		
Total:			144,598	79,530	

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	652

Porches				
CPP		84	1,720	946

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		400	14,808	8,144
Door Opener		1	468	257

Water/Sewer				
Public Sewer		1	1,300	715
Water Well, 100 Feet		1	5,415	2,978

Built-Ins				
Appliance Allow.		1	1,897	1,043

Fireplaces				
Exterior 1 Story		1	5,597	3,078

Local Cost Items				
SANITARY SEWER		1	0	0 *81% Good

Totals: 176,988 97,343

Notes: COTTAGE STYLE

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 165,484

2026 Est. T.C.V. 009-520-016-00					=	278,623
Est. TCV/Total Floor Area = 226.16, Most recent sale 06/09/2017 for 167,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
220,300	220,300	220,300	105,224	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-520-016-00

Page: 2

	0	-81,000	0	0	2,841	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	139,300	139,300	139,300	108,065	108,065	0

009-520-017-00	2026 Est. T.C.V.	MARLOW JAMES R & CHERYL TRUST
Property Class: 401		6811 W NORTHSHORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 17 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C 67' @ 1600/FF	60.00	240.00	1.0394	0.9858	1600	100	98,365
60 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =		98,365

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.		31.56	15 50	236
Wood Frame		24.12	140 50	1,688
Total Estimated Land Improvements True Cash Value =				1,924

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 696 SF Floor Area = 696 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	696	
Total:			89,095	49,003
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	652
Porches				
CCP (1 Story)		144	3,794	2,087
CPP		16	414	228
Deck				
Treated Wood		64	1,908	1,049
Treated Wood		144	3,146	1,730
Water/Sewer				
Public Sewer		1	1,300	715
Water Well, 50 Feet		1	3,344	1,839
Built-Ins				
Appliance Allow.		1	1,897	1,043
Fireplaces				
Exterior 1 Story		1	5,597	3,078
Local Cost Items				
SANITARY SEWER		1	0	0 *81% Good
Totals:			111,680	61,424

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 104,421

2026 Est. T.C.V. 009-520-017-00			=	204,710
Est. TCV/Total Floor Area = 294.12				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
180,000	180,000	180,000	69,761	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	-77,600	0	0	1,883 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
102,400	102,400	102,400	71,644	71,644 0

009-520-018-002026 Est. T.C.V.HALL DAVID H & MARILYN M
Property Class: 4016797 W NORTHSORE DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 18 NORTH LAWN BEACH.

BLDGS REMOVED FOR 03 PER MRS HALL..REBUILDING NEW FOR 04

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	60.00	241.00	1.0394	0.9872	1600	100		98,508
60 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	98,508

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1872 SF Floor Area = 1872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,872		
			Total:	267,936	200,960

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

WCP (1 Story)	360	12,434	9,325

Deck

Treated Wood	48	1,667	1,250

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	20,979
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
Totals:		323,958	242,975	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 413,058

2026 Est. T.C.V. 009-520-018-00	=	513,916
Est. TCV/Total Floor Area = 274.53, Most recent sale 07/01/1996 for 90,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
327,000 327,000 327,000 165,895 2.70		

Parcel Number: 009-520-018-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-70,000	0	0	4,479	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	257,000	257,000	257,000	170,374	170,374	170,374

03/24/2026
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Valuation Report

DB: Lake2026

009-520-019-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHULTZ BONNIE H & LEGGAT JOHN
6783 W NORTHSORE DR
LAKE CITY, MI 49651

. LOT 19 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	60.00	214.00	1.0394	0.9470	1600	100		94,495
60 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =			94,495

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.56	16	0	0
Wood Frame	22.20	192	50	2,131

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				4,481

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1376 SF Floor Area = 1376 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
1 Story	Siding	Crawl Space	336		
Total:				161,889	89,039

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

CCP (1 Story)	71	2,001	1,101
WPP	32	1,605	883

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	20,217	11,119
Door Opener	1	468	257

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Wood Stove	1	2,107	1,159

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
Totals:		196,013	107,807	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 183,272

2026 Est. T.C.V. 009-520-019-00

=

282,248

Est. TCV/Total Floor Area = 205.12

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-520-019-00

Page: 2

	222,200	222,200	222,200	96,118	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-81,100	0	0	2,595	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,100	141,100	141,100	98,713	98,713	98,713

009-520-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PEDLAR TODD J & EMILY S
6771 W NORTHSORE DR
LAKE CITY, MI 49651

. LOT 20 NORTH LAWN BEACH.

OWNS ADJ LOT 21 & LOTS 27 & 28 ACROSS RD (CALDWELL TWP)

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C 67' @ 1600/FF	60.00	197.00	1.0394	0.9200	1600	100		91,797	
60 Actual Front Feet, 0.27 Total Acres					Total Est. Land Value =			91,797	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	646	0	0
D/W/P: Patio Blocks	15.58	120	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 1796 SF Floor Area = 2404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas									
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
1.5 Story	Siding	Crawl Space	1,216						
1 Story	Siding	Crawl Space	320						
1 Story	Siding	Crawl Space	117						
1 Story	Siding	Crawl Space	143						
Total:				306,273	281,750				

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,308	
3 Fixture Bath	1	4,478	4,120	
2 Fixture Bath	1	2,996	2,756	
Water/Sewer				
1000 Gal Septic	1	4,689	4,314	
Water Well, 100 Feet	1	5,734	5,275	
Porches				
CCP (1 Story)	52	1,637	1,506	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	420	23,108	21,259	
Common Wall: 1 Wall	1	-2,589	-2,382	
Door Opener	1	527	485	
Built-Ins				
Appliance Allow.	1	2,713	2,496	
Fireplaces				
Direct-Vented Gas	1	2,963	2,726	
Deck				
Composite	395	6,758	6,217	
Totals:		360,709	331,830	

Notes:

Parcel Number: 009-520-020-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 564,111

2026	Est. T.C.V. 009-520-020-00					=	658,283
Est. TCV/Total Floor Area = 273.83, Most recent sale 09/15/2016 for 75,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	376,600	376,600	376,600	230,276	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-47,500	0	0	6,217	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	329,100	329,100	329,100	236,493	236,493	236,493	

009-520-021-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JVN PROPERTIES LLC
6755 W NORTHSHORE DR
LAKE CITY, MI 49651

. LOT 21 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C 67' @ 1600/FF	66.00	153.00	1.0053	0.8421	1600	100		89,395	
66 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	
								89,395	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	84	0	0
D/W/P: Asphalt Paving	2.89	675	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 1963

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1380 SF Floor Area = 1380 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,380	
			Total:	162,291 97,374

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	711
2 Fixture Bath		1	2,502	1,501
Porches				
CCP (1 Story)		280	6,664	3,998
CPP		336	5,003	3,002
Deck				
Treated Wood		120	2,776	1,666
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		596	19,543	11,726
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		768	26,258	15,755
Door Opener		2	935	561

Water/Sewer				
Public Sewer		1	1,300	780
Water Well, 50 Feet		1	3,344	2,006

Built-Ins				
Appliance Allow.		1	1,897	1,138
Fireplaces				
Interior 1 Story		1	4,610	2,766
Exterior 1 Story		1	5,597	3,358

Local Cost Items				
SANITARY SEWER		1	0	0 *81% Good

Totals: 243,905 146,342

Notes:

Parcel Number: 009-520-021-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 248,781

2026 Est. T.C.V. 009-520-021-00						=	340,076
Est. TCV/Total Floor Area = 246.43, Most recent sale 04/11/2025 for 328,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
229,900	229,900	229,900	90,142		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-59,900	0	0	79,858	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
170,000	170,000	170,000	92,575	170,000		0	

03/24/2026

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Valuation Report

DB: Lake2026

009-520-022-00

2026 Est. T.C.V.

HALE JOSEPH S & SALLY J TRUST

Property Class: 401

6741 W NORTHSHORE DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 22 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 67' @ 1600/FF	60.00	112.00	1.0394	0.7550	1600	100		75,334
60 Actual Front Feet, 0.15 Total Acres								75,334

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	468	0	0
D/W/P: Patio Blocks	14.26	144	0	0
Wood Frame	25.60	100	50	1,280

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				3,630

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1223 SF Floor Area = 1223 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,223		
Total:				146,249	80,437

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	652

Porches

WCP (1 Story)	184	7,224	3,973
WSEP (1 Story)	60	3,872	2,130

Deck

Treated Wood	270	4,755	2,615

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	721	25,141	13,828
Door Opener	1	468	257

Water/Sewer

Public Sewer	1	1,300	715
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,897	1,043

Fireplaces

Exterior 1 Story	1	5,597	3,078

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good

Totals:

201,032

110,567

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

187,964

Parcel Number: 009-520-022-00

Page: 2

2026 Est. T.C.V. 009-520-022-00						
= 266,928						
Est. TCV/Total Floor Area = 218.26						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
199,800	199,800	199,800	66,212	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-66,300	0	0	1,787	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
133,500	133,500	133,500	67,999	67,999	67,999	

03/24/2026
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Valuation Report

DB: Lake2026

009-520-023-00	2026 Est. T.C.V.	THOMSEN ALLEN CHARLES
Property Class: 401		6731 W NORTHSORE DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 23 NORTH LAWN BEACH.

OWNS 001-002-00 ACROSS STREET

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
C 67' @ 1600/FF	62.00	102.00	1.0275	0.7307	1600 100	74,479
62 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =	74,479

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58	100 71	467
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =			1,407

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1969

(11) Heating System: Electric Baseboard

Ground Area = 1110 SF Floor Area = 1110 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,110		
Total:				151,925	91,155

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

CCP (1 Story)	210	5,790	3,474
WGEP (1 Story)	112	11,045	6,627

Deck

Pine w/Roof (Deck Portion)	192	3,105	1,863
Pine w/Roof (Roof portion)	192	3,195	1,917

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141

Local Cost Items

SANITARY SEWER	1	0	0	*81% Good
Totals:		192,235	115,341	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 196,080

2026 Est. T.C.V. 009-520-023-00	=	271,966		
Est. TCV/Total Floor Area = 245.01				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

Parcel Number: 009-520-023-00

Page: 2

	192,400	192,400	192,400	77,320	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-56,400	0	0	2,087	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	136,000	136,000	136,000	79,407	79,407	79,407

009-520-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

JENEMA SALLY T LE &
6721 W NORTHSHORE DR
LAKE CITY, MI 49651

. LOT 24 NORTH LAWN BEACH.

OWNS 001-003-00 ACROSS STREET

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C 67' @ 1600/FF	61.50	87.80	1.0304	0.6933	1600	100		70,301	
62 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			70,301	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	196	0	0
D/W/P: Asphalt Paving	3.10	690	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1968

(11) Heating System: Electric Baseboard
Ground Area = 1124 SF Floor Area = 1124 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,124			
			Total:	153,602	99,841	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,422	924	
3 Fixture Bath			1	4,478	2,911	
Porches						
WPP			553	9,810	6,376	
Water/Sewer						
Public Sewer			1	1,465	952	
Water Well, 100 Feet			1	5,734	3,727	
Built-Ins						
Appliance Allow.			1	2,713	1,763	
Fireplaces						
Interior 1 Story			1	5,235	3,403	
Local Cost Items						
SANITARY SEWER			1	0	0	*81% Good
			Totals:	184,459	119,897	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 203,825

2026 Est. T.C.V. 009-520-024-00					=	276,626	
Est. TCV/Total Floor Area = 246.11, Most recent sale 06/10/2016 for 200,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
184,000	184,000	184,000		177,125	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-45,700	0	0	-38,825	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-520-024-00

Page: 2

138,300	138,300	138,300	181,907	138,300	138,300

009-520-025-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

T J'S TRUCKING INC
W NORTSHORE DR
LAKE CITY, MI 49651

. LOT 25 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C 67' @ 1600/FF	60.00	105.00	1.0394	0.7381	1600	100		73,652	
60 Actual Front Feet,	0.14	Total Acres	Total Est. Land Value =					73,652	

2026 Est. T.C.V. 009-520-025-00					=	73,652		
Est. TCV/Total Floor Area = 65.53								
2025	Assessed		MBOR		S.E.V.		Base for Cap	IRM
	95,800		95,800		95,800		27,944	2.70
2026	New	Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses
	0	-59,000	0		0		754	0
2026	Assessed		MBOR		S.E.V.		Capped	->Taxable<- PRE/MBT
	36,800	36,800	36,800		28,698		28,698	0

009-520-026-002026 Est. T.C.V.FEDEWA ANTHONY & DEBRA
Property Class: 401W NORTHSORE DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 26 NORTH LAWN BEACH.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					MIDWAY HTS BACK LOT RATE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	100.00	221.00	0.8692	1.2041	650	100		68,029	
100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								68,029	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	190	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2014

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	1610	38,077	34,269
	Totals:	38,077	34,269

Notes: NO PLUMBING

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 58,257

2026 Est. T.C.V. 009-520-026-00					=	127,236
Est. TCV/Total Floor Area = 0.00, Most recent sale 01/15/2013 for 5,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
54,200	54,200	54,200	22,015	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,400	0	0	594	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
63,600	63,600	63,600	22,609	22,609	0	

009-520-029-002026 Est. T.C.V.

Property Class: 401FECHTER CHRISTINE ANNE

Map #:LAKE TOWNSHIP6616 W NORTHSHORE DR

LAKE CITY, MI 49651

LOT 29 NORTH LAWN BEACH.
SPLIT ON 08/31/2015 INTO 009-520-030-00;

Split/Comb. on 08/31/2015 completed 09/01/2015 TIM ;
Parent Parcel(s): 009-520-029-00;
Child Parcel(s): 009-520-030-00;

SEPARATE ASSESSMENT OF LOTS 29 FROM 30 & 31

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
F 67' @ 650/	128.67	166.00	0.7958	1.0893	650	100	
97 Actual Front Feet, 0.55 Total Acres					Total Est. Land Value =		72,502

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.14	748	0	0
Wood Frame	43.07	72	50	1,550
Wood Frame	37.74	96	50	1,811
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,311

Cost Est. for Res. Bldg: 1 Single Family GRG Cls BC Blt 2009

(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic			1	5,433
Public Sewer			1	1,877
Water Well, 50 Feet			1	3,351
Porches				
CCP (1 Story)			317	10,724
Garages				
Class: BC Exterior: Pole (Finished)				
Door Opener			1	659
Base Cost			1794	71,473
Built-Ins				
Appliance Allow.			1	3,899
Totals:				97,416

Notes: OCCUPIED AS DWELLING CHANGE IN USE PERMIT NOT ON FILE

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 132,484

2026 Est. T.C.V. 009-520-029-00					=	209,297
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
92,000	92,000	92,000	42,201	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,600	0	0	1,139	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-520-029-00

Page: 2

104,600	104,600	104,600	43,340	43,340	0

009-520-030-002026 Est. T.C.V.009-520-030-00
Property Class: 401
Map #:LAKE TOWNSHIP

WELLER GEOFFREY R & TERRI L
6578 W NORTHSORE DR
LAKE CITY, MI 49651

LOT 30 NORTH LAWN BEACH
SPLIT ON 6/23/2022
FORMERLY LOTS 30 & 31 NORTH LAWN BEACH.
SPLIT ON 08/31/2015 FROM 009-520-029-00;

Split/Comb. on 06/23/2022 completed 06/23/2022 TIM ;
Parent Parcel(s): 009-520-030-00;
Child Parcel(s): 009-520-031-00;

Split/Comb. on 08/31/2015 completed 09/01/2015 TIM ;
Parent Parcel(s): 009-520-029-00;
Child Parcel(s): 009-520-030-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	100.00	166.80	0.8692	1.0912	650	100		61,649	
100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								61,649	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	160	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2017

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-4,030
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Door Opener			2	1,054	949
Base Cost			1120	39,010	35,109
Totals:				35,586	32,028

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 54,448

2026 Est. T.C.V. 009-520-030-00					=	117,047
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/06/2017 for 25,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
49,900	49,900	49,900	15,340	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,600	0	0	414	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
58,500	58,500	58,500	15,754	15,754	0	

009-520-031-002026 Est. T.C.V.

Property Class: 401HIRSCHMAN JIM & LAURA TRUST

Map #:LAKE TOWNSHIP6558 W NORTHSORE DR

LAKE CITY, MI 49651

LOTS 31 NORTH LAWN BEACH.
SPLIT ON 08/31/2015 FROM 009-520-029-00;
SPLIT ON 06/23/2022 FROM 009-520-030-00;

Split/Comb. on 06/23/2022 completed 06/23/2022 TIM ;
Parent Parcel(s): 009-520-030-00;
Child Parcel(s): 009-520-031-00;

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	86.00	180.05	0.9163	1.1207	650	100		57,408	
86 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 57,408	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	805	50	3,288
Total Estimated Land Improvements True Cash Value =				3,288

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2024

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener			3	1,581	1,565
Base Cost			4000	94,600	93,654
Totals:				96,181	95,219

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 161,872

2026 Est. T.C.V. 009-520-031-00					=	222,568
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/23/2022 for 15,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
96,700	96,700	96,700	82,332	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	0	2,222	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,300	111,300	111,300	84,554	84,554	0	

03/24/2026

Valuation Report

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DB: Lake2026

009-530-001-00

2026 Est. T.C.V.

ROBERTS GEROGE D SR & CATHERINE J

Property Class: 401

8020 W RIDGEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 1 OAKRIDGE VIEW. LIBER 202 PAGE 898 EASEMENT

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	77.86	336.00	1.0916	0.8491	5000	100		360,797
68 Actual Front Feet, 0.64 Total Acres								
Total Est. Land Value =								360,797

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	15.10	63	0	0
Wood Frame	39.19	32	46	577

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,527

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1128 SF Floor Area = 1128 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,128		
			Total:	186,521	121,234

Other Additions/Adjustments

Recreation Room	1100	20,867	13,564
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

WCP (1 Story)	208	8,692	5,650

Deck

Treated Wood	440	6,688	4,347
Treated Wood	176	3,664	2,382

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	864	31,804	20,673
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Parcel Number: 009-530-001-00

Page: 2

Totals:

283,569

184,316

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

313,337

2026 Est. T.C.V. 009-530-001-00					=	675,661
Est. TCV/Total Floor Area = 598.99, Most recent sale 08/06/2020 for 390,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
307,700	307,700	307,700	218,014	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,100	0	0	5,886	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
337,800	337,800	337,800	223,900	223,900	0	

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-530-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.
LAKE TOWNSHIP

PORTER JOHN R & KATHLEEN C
8040 W RIDGEVIEW DR
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 2 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

DescriptionFrontageDepthFrontDepthRate %Adj. ReasonValue

B100'@5000/FF80.00278.001.08120.82535000100356,932

80 Actual Front Feet, 0.51 Total AcresTotal Est. Land Value =356,932

Land Improvement Cost Estimates

DescriptionRateSize % GoodCash Value

D/W/P: 4in Concrete6.96253200

Residential Local Cost Land Improvements

DescriptionRateSize % GoodCash Value

LAND IMPROVE 50005,000.001974,850

Total Estimated Land Improvements True Cash Value =4,850

Cost Est. for Res. Bldg: 1 Single Family 1S

ClsC 10Blt 1976

(11) Heating System: Forced Heat & Cool

Ground Area = 1753 SF Floor Area = 1753 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

StoriesExteriorFoundationSizeCost NewDepr. Cost

1 StoryBrickBasement1,753

Total:306,506199,203

Other Additions/Adjustments

Recreation Room136425,87516,819

Basement, Outside Entrance, Below Grade12,7271,773

Plumbing

Average Fixture(s)11,422924

3 Fixture Bath28,9565,821

2 Fixture Bath12,9961,947

Porches

CCP (1 Story)1454,1512,698

WCP (1 Story)1125,5193,587

Deck

Treated Wood2204,2552,766

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost57623,91015,541

Common Wall: 1 Wall1-2,589-1,683

Door Opener21,054685

Water/Sewer

Public Sewer11,465952

Water Well, 50 Feet13,3442,174

Built-Ins

Appliance Allow.12,7131,763

Fireplaces

Interior 2 Story16,5204,238

Local Cost Items

SANITARY SEWER100*84% Good

Parcel Number: 009-530-002-00

Page: 2

Totals:

398,824

259,208

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

440,654

2026 Est. T.C.V. 009-530-002-00				=	802,436	
Est. TCV/Total Floor Area = 457.75, Most recent sale 07/15/2010 for 325,000						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
363,300	363,300	363,300		209,496	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	37,900	0	0	5,656	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
401,200	401,200	401,200		215,152	215,152	215,152

009-530-003-002026 Est. T.C.V.HENNING JOHN G TRUST

Property Class: 4018060 W RIDGEVIEW DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 3 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	77.00	263.00	1.0958	0.8185	5000	100	345,289
77 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =							345,289

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1331 0	0
D/W/P: 4in Ren. Conc.		8.17	353 0	0
D/W/P: Patio Blocks		15.58	161 0	0
D/W/P: 4in Ren. Conc.		8.17	3600 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	2 95	9,500
Total Estimated Land Improvements True Cash Value =				9,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = 1375 SF Floor Area = 1375 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,375	
Total:			237,286	154,234
Other Additions/Adjustments				
Recreation Room			1200	22,764 14,797
Exterior				
Brick Veneer			192	3,180 2,067
Basement, Outside Entrance, Below Grade			1	2,727 1,773
Plumbing				
Average Fixture(s)			1	1,422 924
2 Fixture Bath			2	5,993 3,895
Porches				
CCP (1 Story)			133	3,841 2,497
WGEP (1 Story)			144	12,898 8,384
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Common Wall: 1 Wall			1	-2,589 -1,683
Door Opener			3	1,581 1,028
Base Cost			1245	43,363 28,186
Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 100 Feet			1	5,734 3,727
Built-Ins				
Appliance Allow.			1	2,713 1,763
Fireplaces				
Exterior 1 Story			1	6,387 4,152
Deck				

Parcel Number: 009-530-003-00			Page: 2	
Composite	423	7,018	4,562	
Composite	92	2,492	1,620	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		358,275	232,878	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 395,893

2026	Est. T.C.V. 009-530-003-00			=	750,682	
Est. TCV/Total Floor Area = 545.95, Most recent sale 03/31/2015 for 330,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	338,200	338,200	338,200	206,695	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	2,800	34,300	0	2,800	5,580	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	375,300	375,300	375,300	215,075	215,075	0

009-530-004-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MEIJER MARK D & SHEHAN MARY E
8080 W RIDGEVIEW DR
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 4 OAKRIDGE VIEW.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	86.00	251.00	1.0542	0.8127	5000	100	368,422
86 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =		368,422

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete	6.58	224	0 0
D/W/P: 4in Ren. Conc.	8.17	400	0 0
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 2500	2,500.00	1	95 2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,296	
Total:			219,794	153,857
Other Additions/Adjustments				
Exterior				
Brick Veneer		96	1,590	1,113
Basement, Outside Entrance, Below Grade		1	2,727	1,909
Plumbing				
Average Fixture(s)		1	1,422	995
Porches				
WPP		397	7,075	4,952
Deck				
Treated Wood		32	1,353	947
Treated Wood		67	1,997	1,398
Water/Sewer				
Public Sewer		1	1,465	1,025
Water Well, 100 Feet		1	5,734	4,014
Built-Ins				
Appliance Allow.		1	2,713	1,899
Fireplaces				
Interior 2 Story		1	6,520	4,564
Local Cost Items				
SANITARY SEWER		1	0	0 *94% Good
Totals:			252,390	176,673
Notes:				
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:			300,344	

Parcel Number: 009-530-004-00

Page: 2

2026	Est.	T.C.V.	009-530-004-00	=	671,141	
Est. TCV/Total Floor Area = 517.86, Most recent sale 12/12/2014 for 290,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	309,400	309,400	309,400	168,682	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,200	0	0	4,554	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	335,600	335,600	335,600	173,236	173,236	0

009-530-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MEIJER MARK D & SHEHAN MARY E
8100 W RIDGEVIEW DR
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 5 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	100.00	232.00	1.0000	0.8032	5000	100	401,600
70 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =							401,600

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	709 0	0
D/W/P: Asphalt Paving		3.10	3600 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
GENERATOR		1.00	1 95	1
LAND IMPROVE 10000		10,000.00	1 95	9,500
Total Estimated Land Improvements True Cash Value =				9,501

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1983

(11) Heating System: Forced Heat & Cool

Ground Area = 1345 SF Floor Area = 1345 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,345		
Total:				232,660	174,495
Other Additions/Adjustments					
Basement Living Area			1000	35,170	26,377
Basement, Outside Entrance, Below Grade			1	2,727	2,045
Plumbing					
Average Fixture(s)			1	1,422	1,066
3 Fixture Bath			1	4,478	3,358
Porches					
CCP (1 Story)			50	1,578	1,531 *97% Good
WGEF (1 Story)			40	5,850	5,674 *97% Good
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			624	30,457	22,843
Common Wall: 1 Wall			1	-2,589	-1,942
Door Opener			1	527	395
Water/Sewer					
Public Sewer			1	1,465	1,099
Water Well, 100 Feet			1	5,734	4,300
Built-Ins					
Appliance Allow.			1	2,713	2,035
Fireplaces					
Interior 1 Story			1	5,235	3,926
Wood Stove			1	2,503	1,877
Local Cost Items					
SANITARY SEWER			1	0	0 *92% Good
Totals:				329,930	249,079

Parcel Number: 009-530-005-00

Page: 2

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

423,434

2026 Est. T.C.V. 009-530-005-00				=	834,535	
Est. TCV/Total Floor Area = 620.47						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
396,400	396,400	396,400	212,090	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,900	0	0	5,726	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
417,300	417,300	417,300	217,816	217,816	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-530-006-00

2026 Est. T.C.V.

MEIJER MARK D & SHEHAN MARY E

Property Class: 401

8108 W RIDGEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 6 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

IRR SHAPE

Description

Frontage

Depth

Front

Depth

Rate %Adj.

Reason

Value

C40'@500/FF

89.28

276.66

0.8181

1.1856

500

100

43,302

89 Actual Front Feet, 0.57 Total Acres

Total Est. Land Value =

43,302

2026 Est. T.C.V. 009-530-006-00

=

43,302

Est. TCV/Total Floor Area = 32.19, Most recent sale 10/17/2013 for 130,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

26,000

26,000

26,000

13,716

2.70

2026

New

Eq.

Adjustment

Loss

Additions

Tax Adjustment

Losses

0

-4,300

0

0

370

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

21,700

21,700

21,700

14,086

14,086

0

009-530-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VENNEMA WILLIMA J & PAMELA J
8105 W RIDGEVIEW DR
LAKE CITY, MI 49651

2015-00730 LOT 7 IN THE PLAT OF OAKRIDGE VIEW, TOWNSHIP OF LAKE, MISSAUKEE COUNTY, MICHIGAN, TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS A WALKWAY ONLY, NO VEHICLES ALLOWED, AND NO REMOVAL OF VEGETATION EXCEPT THAT WHICH MAY BE ALLOWED BY CONSENT OF THE OWNER OF LOT 1 IN THE PLAT OF OAKRIDGE VIEW. SAID EASEMENT DESCRIBED AS: COMMENCING AT THE SOUTHEAST COMER OF LOT 1 IN THE PLAT OF OAKRIDGE VIEW; THENCE N00DEG50'00"E 381.27 FEET; THENCE N57DEG05'40"W 11.80 FEET; THENCE S00°50'00"W 37 4.27 FEET; THENCE S36°10'00"E 16.62 FEET TO THE POINT OF BEGINNING.

1809749 NICELY MAINTAINED HOME ON A SPACIOUS LOT LOCATED ON A CUL DE SAC. LAKE MISSAUKEE VIEWS AND 6 FEET OF DEEDED/SHARED ACCESS. THIS CHALET STYLE HOME HAS A LOFT THAT IS CURRENTLY BEING USED AS A THIRD BEDROOM WITH ITS OWN BALCONY. ATTACHED GARAGE WITH A LARGE HEATED WORKSHOP AND A DETACHED GARAGE FOR EXTRA STORAGE.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
		* Factors *			IRR SHAPE				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	91.00	252.75	0.8142	1.1591	500	100		42,944	
91 Actual Front Feet, 0.53 Total Acres					Total Est. Land Value =			42,944	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	216	0	0
D/W/P: 4in Ren. Conc.	8.17	800	0	0
Metal Prefab	21.51	72	50	774
Wood Frame	28.29	112	50	1,584
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				4,258

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = 952 SF Floor Area = 1190 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Crawl Space	952	
			Total:	154,402 108,082

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	995
3 Fixture Bath		1	4,478	3,135
Deck				
Treated Wood		168	3,558	2,491
Balcony				
Wood Balcony		48	2,097	1,468
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		748	28,701	20,091
Common Wall: 1 Wall		1	-2,589	-1,812
Class: C Exterior: Pole (Unfinished)				
Base Cost		416	12,842	8,989
Water/Sewer				
Public Sewer		1	1,465	1,025

Parcel Number: 009-530-007-00		Page: 2		
Water Well, 100 Feet	1	5,734	4,014	
Built-Ins				
Appliance Allow.	1	2,713	1,899	
Fireplaces				
Wood Stove	1	2,503	1,752	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		217,326	152,129	
Notes:				
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:			187,119	

2026 Est. T.C.V. 009-530-007-00					=	234,321
Est. TCV/Total Floor Area = 196.91, Most recent sale 05/27/2016 for 120,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
123,400	123,400	123,400	74,834	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,200	0	0	2,020	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,200	117,200	117,200	76,854	76,854	76,854	

009-530-008-00	2026 Est. T.C.V.	GAINES RICHARD & REBECCA
Property Class: 401		8081 W RIDGEVIEW DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 8 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
* Factors *					IRR SHAPE			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	135.00	233.61	0.7378	1.1366	500	100		56,601
135 Actual Front Feet, 0.72 Total Acres					Total Est. Land Value =			56,601

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	400 50	1,316
D/W/P: 4in Ren. Conc.		8.17	1400 50	5,719
Wood Frame		26.96	144 50	1,941
Wood Frame		23.80	280 50	3,332
Total Estimated Land Improvements True Cash Value =				12,308

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1992

(11) Heating System: Forced Heat & Cool
Ground Area = 1102 SF Floor Area = 1634 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	570		
2 Story	Siding	Crawl Space	532		
Total:				230,263	149,655

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	924
3 Fixture Bath		1	4,478	2,911

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		768	29,207	18,985
Common Wall: 1 Wall		1	-2,589	-1,683
Door Opener		1	527	343

Water/Sewer				
Public Sewer		1	1,465	952
Water Well, 100 Feet		1	5,734	3,727

Built-Ins				
Appliance Allow.		1	2,713	1,763

Fireplaces				
Direct-Vented Gas		1	2,963	1,926

Breezeways				
Frame Wall		96	6,480	4,212

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good

Totals: 282,663 183,715

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 225,969

Parcel Number: 009-530-008-00

Page: 2

	154,900	154,900	154,900	109,322	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-7,500	0	0	2,951	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	147,400	147,400	147,400	112,273	112,273	112,273

03/24/2026

12:44 PM

Valuation Report

DB: Lake2026

009-530-009-00

2026 Est. T.C.V.

GAINES JEFFREY A & BLAIR RODNEY R

Property Class: 402

W RIDGEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 9 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	135.00	312.00	0.7378	1.2218	500	100		60,847
135 Actual Front Feet, 0.97 Total Acres								60,847
Total Est. Land Value =								60,847

2026 Est. T.C.V. 009-530-009-00

=

60,847

Est. TCV/Total Floor Area = 37.24, Most recent sale 07/08/2022 for 36,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
36,500	36,500	36,500	18,078	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,100	0	0	488	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,400	30,400	30,400	18,566	18,566	0

03/24/2026

Valuation Report

12:44 PM

DB: Lake2026

009-530-010-00

2026 Est. T.C.V.

FRANCISCO DOUG

Property Class: 401

8041 W RIDGEVIEW DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 10 OAKRIDGE VIEW.

ADD RF TO LINE 3 FOR 00

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	135.00	215.00	0.7378	1.1132	500	100		55,439
135 Actual Front Feet, 0.67 Total Acres								Total Est. Land Value = 55,439

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	0	0
D/W/P: Asphalt Paving	3.10	1620	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls C

Blt 1984

(11) Heating System: Forced Hot Water

Ground Area = 1524 SF Floor Area = 1524 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,524		
Total:				235,486	153,066

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Pine w/Roof (Deck Portion)	84	1,793	1,165
Pine w/Roof (Roof portion)	84	1,544	1,004
Treated Wood	390	6,182	4,018

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	780	29,500	19,175
Common Wall: 1 Wall	1	-2,589	-1,683

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		285,338	185,469	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 183,614

2026 Est. T.C.V. 009-530-010-00
=
241,428

Est. TCV/Total Floor Area = 158.42, Most recent sale 10/15/2018 for 127,100

2025 Assessed
MBOR
S.E.V.
Base for Cap
IRM

Parcel Number: 009-530-010-00

Page: 2

	122,600	122,600	122,600	67,210	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,900	0	0	1,814	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	120,700	120,700	120,700	69,024	69,024	69,024

009-530-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ORIZABA HEATHER H
8021 W RIDGEVIEW DR
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 11 OAKRIDGE VIEW.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C40'@500/FF	196.00	83.00	0.6721	0.8775	500	100	57,798
196 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =							57,798

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	54 0	0
D/W/P: Asphalt Paving		3.10	1636 0	0
D/W/P: Brick on Sand		18.00	63 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family HUD Cls C 5 Blt 1988

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1430 SF Floor Area = 1430 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,430	
Total:			200,649	130,417
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	924
3 Fixture Bath		1	4,478	2,911
Porches				
WPP		246	5,223	3,395
Foundation: Shallow		246	-1,446	-940
CPP		72	1,690	1,098
Deck				
Treated Wood		149	3,287	2,137
Treated Wood		216	4,201	2,731
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		624	25,272	16,427
Door Opener		1	527	343
Water/Sewer				
Public Sewer		1	1,465	952
Water Well, 50 Feet		1	3,344	2,174
Built-Ins				
Appliance Allow.		1	2,713	1,763
Breezeways				
Frame Wall		198	13,365	8,687
Local Cost Items				
SANITARY SEWER		1	0	0 *91% Good
Totals:			266,190	173,019
Notes:				

Parcel Number: 009-530-011-00

Page: 2

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 0.990 => TCV: 171,289

2026 Est. T.C.V. 009-530-011-00				=	231,587	
Est. TCV/Total Floor Area = 161.95, Most recent sale 02/27/2024 for 197,400						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
118,800	118,800	118,800		118,800	2.70	
2026 New Eq.	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-3,000	0		0	-3,000	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
115,800	115,800	115,800		122,007	115,800	0

BELEN JASON & ERIN
6110 W LAKEVIEW DR
LAKE CITY, MI 49651

Notes:

Parcel Number: 009-550-001-00

Page: 2

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

323,355

2026 Est. T.C.V. 009-550-001-00						=	576,833
Est. TCV/Total Floor Area = 505.99, Most recent sale 08/25/2023 for 480,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
276,400	276,400		276,400	246,718	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,000	0	0	6,661	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
288,400	288,400		288,400	253,379	253,379	0	

03/24/2026

12:44 PM

Valuation Report

DB: Lake2026

009-550-001-50

2026 Est. T.C.V.

MISSAUKEE COUNTY ROAD COMMISSION

Property Class: 402

W LAKEVIEW DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 12 T22N R8W W 10 FT OF LOT 1 ACCORDING TO THE RECORDED PLAT THEREOF PALMER'S PINE OAKS PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	10.00	126.00	1.7565	1.0843	4800	100		91,414
10 Actual Front Feet, 0.03 Total Acres								91,414
Total Est. Land Value =								91,414

2026 Est. T.C.V. 009-550-001-50

=

0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
0	0	0	0	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

009-550-002-002026 Est. T.C.V.CONN DAVID R & EILEEN P
Property Class: 4016040 W OAKCREST DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 2 PALMER'S PINE OAK PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *					LAKE VIEW OVER PVT PARK				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@4800/FF	61.00	181.00	0.9328	1.2308	4800	100		336,150	
61 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			336,150	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	412	50	1,683
D/W/P: Crushed Rock	2.26	1500	50	1,695
Wood Frame	24.96	192	50	2,396
Total Estimated Land Improvements True Cash Value =				5,774

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 1024 SF Floor Area = 1024 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,024		
			Total:	167,088	165,417
Other Additions/Adjustments					
Recreation Room			1024	19,425	19,231
Basement, Outside Entrance, Above Grade			1	1,980	1,960
Plumbing					
Average Fixture(s)			1	1,422	1,408
3 Fixture Bath			1	4,478	4,433
Water/Sewer					
1000 Gal Septic			1	4,689	4,642
Water Well, 100 Feet			1	5,734	5,677
Porches					
WPP			352	6,283	6,220
CPP			66	1,581	1,565
Built-Ins					
Appliance Allow.			1	2,713	2,686
Fireplaces					
Direct-Vented Gas			1	2,963	2,933
			Totals:	218,356	216,172

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 367,492

2026 Est. T.C.V. 009-550-002-00					=	709,416
Est. TCV/Total Floor Area = 692.79, Most recent sale 03/12/1993 for 1						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
305,800	305,800	305,800	183,699	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
40,800	8,100	0	40,800	4,959	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-550-002-00

Page: 2

354,700	354,700	354,700	229,458	229,458	0

009-550-003-00	2026 Est. T.C.V.	REID JAMES J & KEVIN J
Property Class: 401		6034 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 3 PALMER'S PINE OAK PLAT.

FIREPLACE IS NON FUNCTIONAL

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

LAKEVIEW OVER PVT SUB PK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	61.00	183.00	0.9328	1.2355	4800	100		337,445
61 Actual Front Feet, 0.26 Total Acres					Total Est.	Land Value =		337,445

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 749 SF Floor Area = 749 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	749		
			Total:	86,636	56,314

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Porches

CCP (1 Story)	54	1,436	933

Deck

Treated Wood	496	6,904	4,488

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	320	11,146	7,245

Water/Sewer

Public Sewer	1	1,152	749

Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,607	1,045

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	113,213	73,590

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 125,103

2026 Est. T.C.V. 009-550-003-00 = 462,548

Est. TCV/Total Floor Area = 617.55, Most recent sale 04/01/1996 for 81,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

232,000	232,000	232,000	79,221	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

0	-700	0	0	2,138	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

231,300	231,300	231,300	81,359	81,359	81,359

DB: Lake2026

009-550-004-00	2026 Est. T.C.V.	GRIMWOOD JERRY P & HEATHER (2/9INT) &
Property Class: 401		6028 W OAKCREST DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W LOT 4 PALMERS PINE OAKS PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-170 DESC AS: LOT4 & BEG AT THE S'LY MOST COR OF LOT 5, TH NW'LY ALONG LOT LINE 171 FT TO NW'LY COR LOT 5, TH NE'LY ALONG LOT LINE 25 FT TO A PT, TH SE'LY TO POB. PALMER'S PINE OAK PLAT.

1S/SL & GRG @45% FOR 02 COMP FOR 03

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

LAKE VIEW OVER SUB PARK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	46.20	174.00	0.8836	1.2139	4800	100		237,874
A50'@4800/FF	25.00	171.00	0.8836	1.2066	4800	100		127,939
71 Actual Front Feet, 0.28 Total Acres					Total	Est.	Land Value =	365,813

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.17	1257	50	1,364
D/W/P: 3.5 Concrete	6.31	866	50	2,732
Wood Frame	23.97	192	50	2,301
Total Estimated Land Improvements True Cash Value =				6,397

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 3046 SF Floor Area = 3046 SF.
Phv/Ab.Phv/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	900		
1 Story	Block	Slab	900		
1 Story	Block	Slab	864		
1 Story	Siding	Slab	382		
			Total:	332,528	199,494

Other Additions/Adjustments

Plumbing

Average Fixture(s)	3	4,098	2,459
3 Fixture Bath	2	8,601	5,161

Porches

CCP (1 Story)	114	3,203	1,922
CCP (1 Story)	120	3,358	2,015

Deck

Treated Wood	384	5,879	3,527
Treated Wood	320	5,219	3,131
Treated Wood	476	6,769	4,061

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	21,659	12,995
Door Opener	1	506	304

Water/Sewer

Public Sewer	1	1,407	844
Water Well, 100 Feet	1	5,507	3,304

Built-Ins

Appliance Allow.	3	7,816	4,690

Fireplaces

Interior 1 Story	2	10,055	6,033

Parcel Number: 009-550-004-00

Page: 2

Wood Stove	1	2,404	1,442	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		419,009	251,382	

Notes: 3 UNITS

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

427,349

2026 Est. T.C.V. 009-550-004-00			=	799,559
Est. TCV/Total Floor Area = 262.49, Most recent sale 08/25/2021 for 300,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
387,000	387,000	387,000	209,225	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
900	11,900	900	5,649	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
399,800	399,800	399,800	215,774	215,774 143,835

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

189,341

2026 Est. T.C.V. 009-550-005-00						=	422,251
Est. TCV/Total Floor Area = 493.28, Most recent sale 01/16/2026 for 0							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
207,100	207,100	207,100		88,510	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,000	0	0	2,389	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
211,100	211,100	211,100		90,899	90,899		0

009-550-006-002026 Est. T.C.V.DOWNEY ROBERT & HUZEL PATRICIA
Property Class: 4016016 W OAKCREST DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 6 PALMER'S PINE OAK PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *				LK VIEW OVER PVT PARK			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	60.00	172.00	0.9382	1.2090	4800	100	326,674
60 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		326,674

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete	6.58	504	712,354
Total Estimated Land Improvements True Cash Value =			2,354

Cost Est. for Res. Bldg: 1 Single Family 1S
Cls C -5 Blt 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = 992 SF Floor Area = 1442 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	992	
1 Story	Siding	Overhang	450	
Total:			165,628	107,669
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			1	4,478 2,911
Deck				
Treated Wood			140	3,160 2,054
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			600	24,582 15,978
Door Opener			1	527 343
Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	2,713 1,763
Fireplaces				
Exterior 1 Story			1	6,387 4,152
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good
Totals:			213,706	138,920

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 236,164

2026 Est. T.C.V. 009-550-006-00					=	565,192
Est. TCV/Total Floor Area = 391.95						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
279,000	279,000	279,000	130,915	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	3,534	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-550-006-00

Page: 2

282,600	282,600	282,600	134,449	134,449	0

009-550-007-00	2026 Est. T.C.V.	KOEPPLINGER PAT M
Property Class: 401		6010 W OAKCREST DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 12 T22N R8W THAT PART OF LOT 7 SW'LY OF A LINE FROM A PT ON NW'LY LINE
22.5 FT FROM W'LY COR TO A PT ON SE'LY LINE 56.7 FT FROM S'LY COR PALMER'S PINE
OAKS PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@4800/FF	23.00	174.00	1.3123	1.2139	4800	100	175,872
23 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =		175,872

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
Wood Frame		28.69	80	71 1,629
Total Estimated Land Improvements True Cash Value =				1,629

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 968 SF Floor Area = 968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	968	
Total:			115,274	69,164
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Deck				
Treated Wood			240	4,399 2,639
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 100 Feet			1	5,415 3,249
Built-Ins				
Appliance Allow.			1	1,897 1,138
Fireplaces				
Exterior 1 Story			1	5,597 3,358
Porches				
CCP (1 Story)			24	1,110 666
Unit-in-Place Cost Items				
ROOF STRUCT. (SQ FT)			96	385 173 *45% Good
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good
Totals:			136,562	81,878

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:	139,193

2026 Est. T.C.V. 009-550-007-00			=	316,694
Est. TCV/Total Floor Area = 327.16				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
155,400	155,400	155,400	55,636	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	1,502	0

Parcel Number: 009-550-007-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	158,300	158,300	158,300	57,138	57,138	0

009-550-007-502026 Est. T.C.V.BAILEY CHRISTOPHER & BURKE HEATHER

Property Class: 4016004 W OAKCREST DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W THAT PART OF LOT 7 NE'LY OF A LINE FROM A PT ON NW'LY LINE
22.5 FT FROM W'LY COR TO A PT ON SE'LY LINE 56.7 FT FROM S'LY COR PALMER'S PINE
OAKS PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
			* Factors *		LK VIEW OVER PVT PARK			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	23.00	180.00	1.3123	1.2284	4800	100	PROGRESSION	177,971
23 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =		177,971	

Cost Est. for Res. Bldg: 1Single Family1SCls CD

Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1020 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	904		
1 Story	Siding	Slab	116		
Total:				120,708	78,460

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	770
2 Fixture Bath			1	2,502	1,626

Deck					
Treated Wood			506	7,165	4,657
w/Roof (Roof portion)			96	1,578	1,026

Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 100 Feet			1	5,415	3,520

Built-Ins					
Appliance Allow.			1	1,897	1,233

Fireplaces					
Exterior 1 Story			1	5,597	3,638

Porches					
CCP (1 Story)			16	740	481

Local Cost Items					
SANITARY SEWER			1	0	0
*86% Good					

Totals:

148,08796,256

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

163,635

2026 Est. T.C.V. 009-550-007-50							
= 341,606							
Est. TCV/Total Floor Area = 334.91, Most recent sale 07/13/2018 for 210,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
166,700	166,700	166,700	93,417		2.70		
2026 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100		0	0	2,522	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
170,800	170,800	170,800	95,939		95,939		0

009-550-009-002026 Est. T.C.V.THELEN NATHAN & AMY
Property Class: 4016017 W OAKCREST DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 12 T22N R8W LOT 9 PALMER'S PINE OAKS PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	75.00	145.20	0.9036	1.1020	500	100		37,343
75 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								37,343

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.26	80	94	2,426
Total Estimated Land Improvements True Cash Value =				2,426

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C -5 Blt 1978

(11) Heating System: Forced Heat & Cool

Ground Area = 768 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	768		
Total:				124,413	87,089

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	384	6,121	4,285

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	652	31,479	22,035

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		180,670	126,468	

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 155,556

2026 Est. T.C.V. 009-550-009-00		=	195,325
Est. TCV/Total Floor Area = 203.46, Most recent sale 03/15/2013 for 80,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
99,300	99,300	99,300	56,734
2026 New Eq.	Adjustment	Loss	Additions
0	-1,600	0	0
2026 Assessed	MBOR	S.E.V.	Capped
97,700	97,700	97,700	58,265
		->Taxable<-	PRE/MBT
		58,265	0

009-550-010-00	2026 Est. T.C.V.	EDDINGER WILLIAM & SHARON
Property Class: 401		6023 W OAKCREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 10 PALMER'S PINE OAK PLAT.

ADD SEWER FOR 05
5

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
BACK 50' @ 500	87.53	126.32	0.8694	1.0496	500	100	39,936
95 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		39,936

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	34.86	24 73	611
Total Estimated Land Improvements True Cash Value =			611

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1981

(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Basement	720	
			Total:	133,181 93,226
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 829
Porches				
WPP			360	5,659 3,961
WCP (1 Story)			12	831 582
Deck				
Treated Wood			228	4,254 2,978
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost			576	14,314 10,020
Water/Sewer				
Public Sewer			1	1,300 910
Water Well, 50 Feet			1	3,344 2,341
Built-Ins				
Appliance Allow.			1	1,897 1,328
Local Cost Items				
SANITARY SEWER			1	0 0 *94% Good
			Totals:	165,965 116,175

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV: 142,895

2026 Est. T.C.V. 009-550-010-00					=	183,442
Est. TCV/Total Floor Area = 169.85, Most recent sale 04/01/1997 for 69,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,800	91,800	91,800	47,512	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100		0	0	1,282	0

Parcel Number: 009-550-010-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	91,700	91,700	91,700	48,794	48,794	0

03/24/2026
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Valuation Report

DB: Lake2026

009-550-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LANE AMY L & LANE KEVIN S
6010 W LAKEVIEW DR
Lake City, MI 49651

. SEC 12 T22N R8W LOT 11 PALMER'S PINE OAK PLAT.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	72.60	95.50	0.9110	0.9517	500	100		31,472
73 Actual Front Feet, 0.16 Total Acres								
Total Est. Land Value =								31,472

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	66	50	203
D/W/P: Asphalt Paving	2.89	1200	50	1,734
Wood Frame	21.54	240	50	2,585
Total Estimated Land Improvements True Cash Value =				4,522

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1946

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	936		
Total:				111,897	72,732

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Porches

WGEP (1 Story)	280	18,326	11,912

Deck

Treated Wood	210	4,024	2,616

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	336	15,070	9,795

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Wood Stove	1	2,107	1,370

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

162,871

105,866

Notes:

ECF (4015 BUENA VISTA AREA BACK LOTS) 1.230 => TCV:

130,215

2026 Est. T.C.V. 009-550-011-00

=

166,209

Est. TCV/Total Floor Area = 177.57, Most recent sale 06/01/1999 for 55,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
83,800	83,800	83,800	50,828	2.70

Parcel Number: 009-550-011-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-700	0	0	1,372	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	83,100	83,100	83,100	52,200	52,200	0

03/24/2026
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Valuation Report

DB: Lake2026

009-560-003-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GRAMS MICHAEL & ANN
105 S NORA DR
LAKE CITY, MI 49651

SECS 2 & 1 T22N R8W LOTS 1,2, 3, 37 & 38 REDMAN ISLE.
12/31/2021 COMBINE WITH 560-001-00 . FORMERLY SECS 2 & 1 T22N R8W LOTS 3 & 38 REDMAN ISLE.

LOT SIZE ADJUSTED FOR EROSION

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	167.18	96.00	0.6986	0.7735	4100	100		370,370
234 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 370,370

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	10.25	1835	50	9,404
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				14,404

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 2078 SF Floor Area = 2722 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	858		
1 Story	Siding	Crawl Space	282		
1 Story	Siding	Crawl Space	785		
1 Story	Siding	Crawl Space	153		
Total:				424,993	412,243

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	2,031
3 Fixture Bath	2	13,171	12,776

Porches

CCP (1 Story)	108	4,073	3,951
CCP (1 Story)	290	9,872	9,576

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	728	43,207	41,911
Door Opener	1	659	639

Water/Sewer

Public Sewer	1	1,877	1,821
Water Well, 100 Feet	1	6,387	6,195

Built-Ins

Appliance Allow.	1	3,899	3,782

Fireplaces

Interior 2 Story	1	8,330	8,080

Breezeways

Frame Wall	152	13,834	13,419

Local Cost Items

GENERATOR	1	1	1	*100% Good

Parcel Number: 009-560-003-00

Page: 2

Totals:

532,397

516,425

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

877,923

2026 Est. T.C.V. 009-560-003-00					=	1,262,697
Est. TCV/Total Floor Area = 463.89, Most recent sale 06/29/2018 for 450,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
581,800	581,800	581,800	505,139	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	49,500	0	13,638	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
631,300	631,300	631,300	518,777	518,777	518,777	

SNIDER MICHELE
S NORA DR
LAKE CITY, MI 49651

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	119,900	119,900	119,900	51,635	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,000	0	0	1,394	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	122,900	122,900	122,900	53,029	53,029	0	

009-560-005-002026 Est. T.C.V.SNIDER MICHELE

Property Class: 401117 S NORA DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 5 & 40 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	68.67	110.00	0.9539	0.8112	4100	100	217,846
79 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =							217,846

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	141	50	464
D/W/P: 4in Concrete	6.96	400	50	1,392
Wood Frame	28.80	100	50	1,440
Total Estimated Land Improvements True Cash Value =				3,296

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1974

(11) Heating System: Forced Heat & Cool
Ground Area = 1006 SF Floor Area = 1509 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Slab	1,006	
Total:			193,302	144,957

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,066	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	400	18,692	14,019	
Common Wall: 1 Wall	1	-2,589	-1,942	
Door Opener	1	527	395	
Water/Sewer				
Public Sewer	1	1,465	1,099	
Water Well, 100 Feet	1	5,734	4,300	
Built-Ins				
Appliance Allow.	1	2,713	2,035	
Deck				
Composite	625	9,475	7,106	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		230,741	173,035	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 294,160

2026 Est. T.C.V. 009-560-005-00		=	515,302
Est. TCV/Total Floor Area = 341.49			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
240,300	240,300	240,300	112,354 2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	17,400	0	3,033 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
257,700	257,700	257,700	115,387 115,387 0

3/24/2026
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Valuation Report

DB: Lake2026

009-560-006-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOLHAGEN ROGER A & JANET K TRUST
131 NORA DR
LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 6 & 41 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	63.00	118.00	0.9831	0.8314	4100	100		211,109
63 Actual Front Feet, 0.17 Total Acres								
Total Est. Land Value =								211,109

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	480	50	1,579
Total Estimated Land Improvements True Cash Value =				1,579

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 10 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 1000 SF Floor Area = 1640 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	840		
1 Story	Siding	Crawl Space	160		
1 Story	Siding	Overhang	430		
Total:				210,025	157,523

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Deck

Treated Wood	380	6,080	4,560
Treated Wood	128	2,977	2,233
Treated Wood	136	3,101	2,326

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	18,926	14,194
Door Opener	1	527	395

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	650	31,408	23,556
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 1 Story	1	6,387	4,790

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

289,230

216,925

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

368,773

2026 Est. T.C.V. 009-560-006-00

=

581,461

Est. TCV/Total Floor Area = 354.55, Most recent sale 06/01/2002 for 235,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	272,300	272,300	272,300	171,677	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,400	0	0	4,635	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	290,700	290,700	290,700	176,312	176,312	176,312

009-560-007-00	2026 Est. T.C.V.	RINK JAMES A TRUST
Property Class: 401		141 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 7 & 42 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	65.33	127.00	0.9706	0.8530	4100	100	221,792
73 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =							221,792

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	591 50	2,056
Total Estimated Land Improvements True Cash Value =				2,056

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1022 SF Floor Area = 1533 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Crawl Space	1,022	
Total:			194,828	126,629
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	924
Porches				
WGEP (1 Story)		265	19,406	12,614
WPP		80	2,844	1,849
Deck				
Treated Wood		608	8,269	5,375
Balcony				
Wood Balcony		48	2,097	1,363
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		484	21,267	13,824
Common Wall: 1/2 Wall		1	-1,294	-841
Water/Sewer				
Public Sewer		1	1,465	952
Water Well, 100 Feet		1	5,734	3,727
Built-Ins				
Appliance Allow.		1	2,713	1,763
Local Cost Items				
SANITARY SEWER		1	0	0 *94% Good
Totals:			258,751	168,179

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 285,904

2026	Est. T.C.V. 009-560-007-00				=	509,752
Est. TCV/Total Floor Area = 332.52, Most recent sale 01/02/2015 for 198,000						
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM
	237,600		237,600	237,600	109,465	2.70
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-560-007-00

Page: 2

	0	17,300	0	0	2,955	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	254,900	254,900	254,900	112,420	112,420	0

03/24/2026

Valuation Report

DB: Lake2026

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009-560-008-00

2026 Est. T.C.V.

RINK COTTAGE LLC

Property Class: 401

151 S NORA DR

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SECS 2 & 1 T22N R8W LOTS 8 & 43 REDMAN ISLE.

ADD 2ND STY TO GRG..PRICE AS OVERHANG

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	63.67	140.00	0.9795	0.8826	4100	100		225,665
68 Actual Front Feet, 0.20 Total Acres								225,665
Total Est. Land Value =								225,665

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1476	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10

Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = 1448 SF Floor Area = 1810 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,448		
Total:				253,389	164,696

Other Additions/Adjustments

Exterior

Stone Veneer	64	2,341	1,522

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	60	1,870	1,215
WGEP (1 Story)	200	15,958	10,373
WCP (1 Story)	188	8,146	5,295
WPP	659	11,651	7,573

Balcony

Wood Balcony	96	4,193	2,725
Wood Balcony	48	2,097	1,363

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	816	30,445	19,789
Storage Over Garage	816	10,804	7,023

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Parcel Number: 009-560-008-00

Page: 2

Totals:

359,702

233,798

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

397,457

2026 Est. T.C.V. 009-560-008-00					=	625,497
Est. TCV/Total Floor Area = 345.58, Most recent sale 09/28/2012 for 398,165						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
290,400	290,400	290,400	177,824	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,300	0	0	4,801	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
312,700	312,700	312,700	182,625	182,625		0

03/24/2026

Valuation Report

12:44 PM

DB: Lake2026

009-560-009-00

2026 Est. T.C.V.

RINK COTTAGE LLC

Property Class: 402

S NORA DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 9 & 44 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

ENCROCH FROM #8

Description

Frontage

Depth

Front

Depth

Rate %Adj.

Reason

Value

A 67' @ 4100/FF

59.00

135.00

0.9724

0.8715

4100

100

204,987

C 67' @ 1600/FF

6.00

135.00

1.0107

0.8060

1600

50

ENCROCH FROM #8

3,910

66 Actual Front Feet, 0.20 Total Acres

Total Est. Land Value =

208,897

2026 Est. T.C.V. 009-560-009-00

=

208,897

Est. TCV/Total Floor Area = 115.41

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

105,100

105,100

105,100

62,347

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

-700

0

0

1,683

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

104,400

104,400

104,400

64,030

64,030

0

009-560-010-00	2026 Est. T.C.V.	RINK COTTAGE LLC
Property Class: 401		161 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 10 & 45 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	62.33	121.00	0.9867	0.8387	4100	100	211,504
66 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =							211,504

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	751 50	2,613
D/W/P: 4in Concrete		6.96	296 50	1,030
Total Estimated Land Improvements True Cash Value =				3,643

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 1504 SF Floor Area = 2325 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	821		
1 Story	Siding	Crawl Space	476		
1 Story	Siding	Crawl Space	207		
Total:				296,324	293,364

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,408
3 Fixture Bath		2	8,956	8,866
Porches				
CCP (1 Story)		48	1,531	1,516
CSEP (1 Story)		216	9,413	9,319
WCP (1 Story)		220	8,987	8,897

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		572	28,640	28,354
Common Wall: 1 Wall		1	-2,589	-2,563
Door Opener		1	527	522

Water/Sewer				
Public Sewer		1	1,465	1,450
Water Well, 150 Feet		1	8,441	8,357

Local Cost Items				
GENERATOR		1	1	1 *100% Good
Totals:			363,118	359,491

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 611,135

2026 Est. T.C.V. 009-560-010-00					=	826,282
Est. TCV/Total Floor Area = 355.39						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
103,200	103,200	103,200	65,165	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
307,300	2,600	0	307,300	1,759	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
413,100	413,100	413,100	374,224	374,224	0	

009-560-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MULDER JOHN & ELINORE
181 S NORA DR
LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 11 & 46 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 67' @ 4100/FF	71.00	110.00	0.9428	0.8112	4100	100		222,629	
71 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 222,629	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.58	364	0	0
D/W/P: 4in Ren. Conc.	8.17	400	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C -5 Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	-4,478	-2,911	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	23,910	20,802	*87% Good
Water/Sewer						
Public Sewer			1	1,465	952	
Water Well, 50 Feet			1	3,344	2,174	
Local Cost Items						
SANITARY SEWER			1	0	0	*91% Good
Totals:				24,241	21,017	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 35,729

2026	Est. T.C.V. 009-560-011-00				=	260,858	
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/15/2019 for 310,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	126,600	126,600	126,600	86,889	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	3,800	0	0	2,346	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	130,400	130,400	130,400	89,235	89,235	0	

Porches

Parcel Number: 009-560-012-00

Page: 2

CCP (1 Story)	12	593	415	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		576,909	403,776	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 686,419

2026 Est. T.C.V. 009-560-012-00				=	903,322
Est. TCV/Total Floor Area = 248.85					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
416,900	416,900	416,900	221,211	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	34,800	0	5,972	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
451,700	451,700	451,700	227,183	227,183	0

03/24/2026
12:44 PM

Valuation Report

DB: Lake2026

009-560-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KEEGAN ESTHER V TRUST
201 S NORA DR
Lake City, MI 49651

. SECS 2 & 1 T22N R8W LOTS 13 & 48 REDMAN ISLE.

EXTENSIVE REMODELING FOR 95 (100,000 +)
ADD AC FOR 07.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	108.00	1.0000	0.8060	4100	100		198,277
60 Actual Front Feet, 0.15 Total Acres								
Total Est. Land Value =								198,277

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.58	939	73	5,196
Wood Frame	41.30	80	72	2,379
Total Estimated Land Improvements True Cash Value =				7,575

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls BC

Blt 1973

(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = 1904 SF Floor Area = 1904 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,904		
Total:				325,229	227,660

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	2,094	1,466
3 Fixture Bath	2	13,171	9,220

Porches

CCP (1 Story)	25	1,111	778

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	30,960	21,672
Common Wall: 1.5 Wall	1	-4,507	-3,155

Water/Sewer

Public Sewer	1	1,877	1,314
Water Well, 100 Feet	1	6,387	4,471

Built-Ins

Appliance Allow.	1	3,899	2,729

Fireplaces

Exterior 1 Story	1	8,363	5,854

Deck

Treated Wood	852	11,502	8,051

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		400,086	280,060	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 476,102

2026 Est. T.C.V. 009-560-013-00

=

681,954

Est. TCV/Total Floor Area = 358.17						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	316,200	316,200	316,200	148,735	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,800	0	0	4,015	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	341,000	341,000	341,000	152,750	152,750	0

03/24/2026

Valuation Report

12:44 PM

DB: Lake2026

009-560-014-00

2026 Est. T.C.V.

KEEGAN ESTHER V TRUST

Property Class: 402

S NORA DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W N'LY 1/2 OF LOTS 14 & 49 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	30.00	107.00	1.2746L	0.4784	3800	100		69,518
		0.07	Total Acres				Total Est. Land Value =	69,518

2026 Est. T.C.V. 009-560-014-00

=

69,518

Est. TCV/Total Floor Area = 36.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
36,600	36,600	36,600	14,088	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,800	0	0	380	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,800	34,800	34,800	14,468	14,468	0

03/24/2026

Valuation Report

12:44 PM

DB: Lake2026

009-560-014-50

2026 Est. T.C.V.

ROWLAND ROBERT S

Property Class: 402

S NORA DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W S'LY 1/2 OF LOTS 14 & 49 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	30.00	107.00	1.2746	10.4784	3800	100		69,518
		0.07	Total Acres		Total Est. Land Value =			69,518

2026 Est. T.C.V. 009-560-014-50

=

69,518

Est. TCV/Total Floor Area = 36.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
36,600	36,600	36,600	14,088	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,800	0	0	380	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,800	34,800	34,800	14,468	14,468	0

009-560-015-00	2026 Est. T.C.V.	ROWLAND ROBERT S
Property Class: 401		221 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

GRG IS PARTIALLY ON LOT 014-50

* Factors *

Land Improvement Cost Estimates

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1968

Building Areas

Other Additions/Adjustments

Plumbing

Porches

Garages

Water/Sewer

Built-Ins

Local Cost Items

Totals:	340,090	238,037

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 404,663

2026 Est. T.C.V. 009-560-015-00 = 609,446

Est. TCV/Total Floor Area = 278.03, Most recent sale 01/25/2013 for 260,000

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-560-015-00

Page: 2

304,700	304,700	304,700	175,865	175,865	0

009-560-016-002026 Est. T.C.V.SOMES LARY & SHELLY TRUST
Property Class: 401231 S NORA DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 16 & 51 REDMAN ISLE.

GRG AND WD ON LOT 51
4-20-06..TT Mrs Custer. She's in nursing home and house is vacant. Jenison is son's address.
PRE ok.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 67' @ 4100/FF	61.00	117.00	0.9942	0.8289	4100 100	206,113
61 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =						206,113

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	227	0	0
D/W/P: 4in Concrete	6.96	228	0	0
D/W/P: 4in Concrete	6.96	308	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1986

(11) Heating System: Forced Heat & Cool
Ground Area = 1719 SF Floor Area = 3008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,719		
Total:				367,603	249,947

Other Additions/Adjustments

Exterior

Brick Veneer	468	7,750	5,270

Plumbing

Average Fixture(s)	1	1,422	967
3 Fixture Bath	1	4,478	3,045

Porches

WGEP (1 Story)	160	13,800	9,384
CCP (1 Story)	32	1,103	750

Deck

Treated Wood	665	8,771	5,964
Treated Wood	93	2,375	1,615
Treated Wood	300	5,199	3,535

Balcony

Wood Balcony	48	2,097	1,426

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	304	15,768	10,722
Common Wall: 1 Wall	1	-2,589	-1,761

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1057	36,815	25,034

Water/Sewer

Public Sewer	1	1,465	996

Parcel Number: 009-560-016-00			Page: 2	
Water Well, 100 Feet	1	5,734	3,899	
Built-Ins				
Appliance Allow.	1	2,713	1,845	
Fireplaces				
Interior 2 Story	1	6,520	4,434	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		481,024	327,072	
Notes:				
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:			556,022	

2026	Est. T.C.V. 009-560-016-00				=	764,510	
Est. TCV/Total Floor Area = 254.16							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	350,400	350,400	350,400	201,637	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	31,900	0	0	5,444	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	382,300	382,300	382,300	207,081	207,081	0	

009-560-017-00	2026 Est. T.C.V.	WOOD ANN LOUISE TR
Property Class: 401		241 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 17 & 52 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	61.00	125.00	0.9942	0.8483	4100	100	210,940
61 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =							210,940

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	500 86	2,829
Total Estimated Land Improvements True Cash Value =				2,829

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1384 SF Floor Area = 1944 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Crawl Space	1,120	
1 Story	Siding	Crawl Space	264	
Total:			254,745	216,532

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,209
3 Fixture Bath		1	4,478	3,806
Porches				
CCP (1 Story)		108	3,173	2,697
WPP		384	6,847	5,820
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		484	21,267	18,077
Common Wall: 1 Wall		1	-2,589	-2,201
Water/Sewer				
Public Sewer		1	1,465	1,245
Water Well, 100 Feet		1	5,734	4,874
Built-Ins				
Appliance Allow.		1	2,713	2,306
Fireplaces				
Exterior 2 Story		1	7,869	6,689
Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
Totals:			307,124	261,054

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 443,792

2026 Est. T.C.V. 009-560-017-00			=	657,561
Est. TCV/Total Floor Area = 338.25				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
303,700	303,700	303,700	160,950	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,100	0	4,345	0

Parcel Number: 009-560-017-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	328,800	328,800	328,800	165,295	165,295	0

009-560-018-00	2026 Est. T.C.V.	TRAUSCH THOMAS C & JULIA E
Property Class: 401		251 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 18 & 53 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	61.00	135.00	0.9942	0.8715	4100	100		216,699
61 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	216,699

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	30	0	0
D/W/P: 4in Concrete	6.96	628	0	0
D/W/P: 4in Concrete	6.96	1478	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
			Total:	192,404	125,036

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

WPP	49	2,169	1,410

Deck

Treated Wood	620	8,376	5,444

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	13,961

Storage Over Garage	400	5,296	3,442

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	572	21,376	13,894

Storage Over Garage	143	1,893	1,230

Water/Sewer

Public Sewer	1	1,465	952

Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 267,172 173,633

Notes:

Parcel Number: 009-560-018-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

295,176

2026	Est. T.C.V. 009-560-018-00				=	514,375	
Est. TCV/Total Floor Area = 340.20, Most recent sale 08/04/2014 for 200,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	240,600	240,600	240,600	126,109	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	16,600	0	0	3,404	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	257,200	257,200	257,200	129,513	129,513	0	

009-560-019-00	2026 Est. T.C.V.	BAKER LAWRENCE W
Property Class: 401		261 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
SECS 2 & 1 T22N R8W LOTS 19 & 54 REDMAN ISLE.		
ADD'L GRG ON LOT 54 FOR 2008, CHG GRG DIM FROM 360 SQ TO 720, ADD OHG, DECK, SEWER. ADD B'WAY TO HOUSE GRG.		
Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE		
* Factors *		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
A 67' @ 4100/FF	59.00 151.00 1.0059 0.9063	4100 100 220,532
59 Actual Front Feet, 0.20 Total Acres		Total Est. Land Value = 220,532
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
D/W/P: 4in Ren. Conc.	8.17	1613 50 6,589
D/W/P: Brick on Sand	18.00	417 50 3,753
Total Estimated Land Improvements		True Cash Value = 10,342
Cost Est. for Res. Bldg: 1 Single Family 2S		
	Cls C 5	Blt 1975
(11) Heating System: Forced Heat & Cool		
Ground Area = 1222 SF Floor Area = 2444 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Building Areas		
Stories	Exterior	Foundation Size Cost New Depr. Cost
2 Story	Siding	Crawl Space 1,222
		Total: 301,135 210,823
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,422 995
3 Fixture Bath	1	4,478 3,135
Porches		
WGEP (1 Story)	288	20,419 14,293
CCP (1 Story)	40	1,327 929
Deck		
Treated Wood	436	6,649 4,654
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Finished)		
Base Cost	690	32,816 22,971
Common Wall: 1 Wall	1	-2,589 -1,812
Door Opener	1	527 369
Class: C Exterior: Siding Foundation: 18 Inch (Finished)		
Base Cost	720	31,068 21,748
Storage Over Garage	520	6,885 4,819
Door Opener	2	1,054 738
Water/Sewer		
Public Sewer	2	2,930 2,051
Water Well, 100 Feet	1	5,734 4,014
Built-Ins		
Appliance Allow.	1	2,713 1,899
Fireplaces		
Exterior 2 Story	1	7,869 5,508
Breezeways		
Frame Wall	144	9,720 6,804

Parcel Number: 009-560-019-00

Page: 2

Local Cost Items				
SANITARY SEWER	2	0	0	*84% Good

Totals:

434,157

303,938

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

516,695

2026 Est. T.C.V. 009-560-019-00					=	747,569
Est. TCV/Total Floor Area = 305.88						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
347,500	347,500	347,500	197,154	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,300	0	0	5,323	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
373,800	373,800	373,800	202,477	202,477	0	

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-560-020-00

2026 Est. T.C.V.

STANHOPE KRISTY L

Property Class: 401

271 S NORA DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 20, 21, 55 & 56 REDMAN ISLE.

ADD OHG, WD, & SEWER TO GRG FOR 08.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	167.00	0.7846	0.9388	4100	100		181,203
A 67' @ 4100/FF	60.00	167.00	0.7846	0.9388	4100	100	SURPLUS #21	181,203
120 Actual Front Feet, 0.46 Total Acres								
Total Est. Land Value =								362,406

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1350	0	0
D/W/P: Brick on Sand	18.00	609	0	0
D/W/P: Brick on Sand	18.00	113	0	0
D/W/P: 4in Concrete	6.96	480	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				6,427

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = 1218 SF Floor Area = 2432 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,094		
1 Story	Siding	Crawl Space	124		
1 Story	Siding	Overhang	120		
Total:				298,679	194,151

Other Additions/Adjustments

Exterior

Brick Veneer	192	3,180	2,067

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	48	3,193	2,075
WSEP (1 Story)	127	7,637	4,964

Deck

Treated Wood	360	5,868	5,692	*97% Good

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	528	22,551	14,658
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Parcel Number: 009-560-020-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*81% Good
Totals:		354,858	232,544	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 395,325

Cost Est. for Res. Bldg: 2 Single Family GRG

Cls C

Blt 2020

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
Other Additions/Adjustments				Depr. Cost

Deck			
Treated Wood	351	5,770	4,327

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	936	33,874	25,405
Storage Over Garage	456	6,037	4,528
Door Opener	1	527	395

Water/Sewer			
Public Sewer	1	1,465	1,099
Totals:		47,673	35,754

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 60,782

2026 Est. T.C.V. 009-560-020-00				=	824,940
Est. TCV/Total Floor Area = 339.20					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
387,900	387,900	387,900	226,461	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	24,600	0	0	6,114	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
412,500	412,500	412,500	232,575	232,575	232,575

03/24/2026

Valuation Report

DB: Lake2026

12:45 PM

009-560-022-00

2026 Est. T.C.V.

ADAMS CARRIE L TRUST

Property Class: 401

291 S NORA DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 22 & 57 & NE'LY 16 FT OF LOT 58. REDMAN ISLE.

2010 2nd story of garage is studs only. Roof is uninsulated.

COMPLETE REMODEL W/ ADD'N TO STY HEIGHT FOR 99

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	172.00	1.0000	0.9486	4100	100		233,351
60 Actual Front Feet, 0.24 Total Acres								
Total Est. Land Value =								233,351

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				970

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1967

(11) Heating System: Forced Heat & Cool

Ground Area = 1248 SF Floor Area = 1952 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,248		
1 Story	Siding	Overhang	80		
Total:			246,833	160,412	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CGEP (1 Story)	260	15,808	10,275
WPP	614	10,868	7,064

Deck

Treated Wood	160	3,446	2,240
Treated Wood	570	7,929	5,154

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)

Storage Over Garage	701	12,141	7,892
Base Cost	1052	47,361	30,785

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:

365,433

237,502

Notes:

Parcel Number: 009-560-022-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 403,753

2026	Est. T.C.V. 009-560-022-00					=	638,074
Est. TCV/Total Floor Area = 326.88, Most recent sale 08/01/1997 for 159,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	297,200	297,200	297,200	178,153	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	21,800	0	0	4,810	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	319,000	319,000	319,000	182,963	182,963	0	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-560-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ENGLISH MAROLE & WAINRIGHT K TTEE
301 S NORA DR
LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 23 & 58 EXC NE'LY 16 FT OF LOT 58. REDMAN ISLE.

NEW HOUSE & GRG FOR 94 ADD'N TO HOUSE, NEW GRG & GSA FOR 96 ADD'N FOR 00
ADD OHG, WD, & SEWER TO GRG FOR 08.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	164.00	1.0000	0.9329	4100	100		229,493
60 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								229,493

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1520 SF Floor Area = 2824 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	864		
1 Story	Siding	Slab	656		*89% Good
1 Story	Siding	Overhang	656		
Total:			314,218	246,653	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Deck

Treated Wood	656	8,685	6,514
Treated Wood	300	5,199	3,899

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Storage Over Garage	200	2,648	1,986
Door Opener	1	527	395

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	1008	35,855	26,891
Storage Over Garage	288	3,813	2,860
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	2	2,930	2,197
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Wood Stove	1	2,503	1,877

Local Cost Items

SANITARY SEWER	2	0	0	*84% Good

Parcel Number: 009-560-023-00

Page: 2

Totals:

411,211

319,395

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

542,972

2026	Est. T.C.V. 009-560-023-00			=	774,840	
Est. TCV/Total Floor Area = 274.38						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	359,200	359,200	359,200	210,909	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,200	0	0	5,694	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	387,400	387,400	387,400	216,603	216,603	0

DB: Lake2026

DB: Lake2026

009-560-024-00	2026 Est. T.C.V.	SMITH DANA M
Property Class: 401		311 S NORA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 24 & 59 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	144.00	1.0000	0.8914	4100	100		219,281
60 Actual Front Feet, 0.20 Total Acres					Total Est.		Land Value =	219,281

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	450	50	1,838
D/W/P: 4in Ren. Conc.	8.17	720	50	2,941
D/W/P: 3.5 Concrete	6.58	102	50	335
Total Estimated Land Improvements True Cash Value =				5,114

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1971

(11) Heating System: Forced Heat & Cool

Ground Area = 1596 SF Floor Area = 1995 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,596		
			Total:	263,353	184,378

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WCP (1 Story)	32	2,480	1,736

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	264	14,486	10,140

Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025

Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Interior 1 Story	1	5,235	3,664

Direct-Vented Gas	1	2,963	2,074

Deck

Treated Wood	839	10,689	7,482

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	311,067	217,776

Notes: RESIDENCE

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 370,219

Cost Est. for Res. Bldg: 2	Single Family	GRG	Cls	C	Blt	2010

(11) Heating System: Forced Air w/ Ducts

Parcel Number: 009-560-024-00

Page: 2

Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing					
3 Fixture Bath			1	-4,478	-3,806
2 Fixture Bath			1	2,996	2,547

Deck					
Treated Wood			490	7,183	6,106

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1008	35,855	30,477
Storage Over Garage			756	10,009	8,508
Door Opener			5	2,634	2,239

Water/Sewer					
Public Sewer			1	1,465	1,245

Totals:				55,664	47,316

Notes: D.G.

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 80,437

2026 Est. T.C.V. 009-560-024-00				=	675,051
Est. TCV/Total Floor Area = 338.37, Most recent sale 08/13/2018 for 390,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
314,700	314,700	314,700	225,812	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,800	0	0	6,096	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
337,500	337,500	337,500	231,908	231,908	231,908

03/24/2026

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Valuation Report

DB: Lake2026

009-560-025-00

2026 Est. T.C.V.

POGGI JOSEPH & JEANETTE &

Property Class: 401

321 S NORA DR

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SECS 2 & 1 T22N R8W LOTS 25 & 60 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	124.00	1.0000	0.8459	4100	100		208,100
60 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			208,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	793	50	3,239
Total Estimated Land Improvements True Cash Value =				3,239

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C 10 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1440 SF Floor Area = 2880 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,440		
Total:				350,272	262,700

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	2	8,956	6,717

Porches

CCP (1 Story)	64	1,984	1,488

Deck

Treated Wood	176	3,664	2,748

Balcony

Wood Balcony	108	4,717	3,538

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	21,578
Common Wall: 1/2 Wall	1	-1,294	-970
Door Opener	1	527	395

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	736	28,395	21,296
Storage Over Garage	736	9,745	7,309
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:

448,125

336,089

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

571,351

Parcel Number: 009-560-025-00

Page: 2

2026 Est. T.C.V. 009-560-025-00						
Est. TCV/Total Floor Area = 271.77						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
361,900	361,900	361,900	208,413	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,400	0	0	5,627	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
391,300	391,300	391,300	214,040	214,040	214,040	

009-560-026-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FRIEND BONNIE R
331 S NORA DR
LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 26 & 61 REDMAN ISLE.

REMOVE NEG 10% LOC ADJ FOR 05..LOT IS COMPARABLE TO ALL
ADJACENT LOTS

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 67' @ 4100/FF	50.00	112.00	0.9475	0.8163	4100	100		158,558	
A 67' @ 4100/FF	20.00	112.00	0.9475	0.8163	4100	100		63,423	
70 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =			221,981	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	720	50	2,217
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				3,187

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1594 SF Floor Area = 1594 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,594		
Total:				184,117	119,676

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,185		770
3 Fixture Bath		1	3,721		2,419

Porches					
CCP (1 Story)		64	1,822		1,184
CPP		16	414		269

Deck					
Treated Wood		307	5,167		3,359

Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		396	16,636		10,813
Common Wall: 1 Wall		1	-2,421		-1,574
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost		528	17,957		11,672

Water/Sewer					
Public Sewer		1	1,300		845
Water Well, 50 Feet		1	3,344		2,174

Built-Ins					
Appliance Allow.		1	1,897		1,233

Local Cost Items					
SANITARY SEWER		1	0	0	*84% Good

Totals: 235,139 152,840

Notes:

Parcel Number: 009-560-026-00

Page: 2

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

259,828

2026 Est. T.C.V. 009-560-026-00						
=						
484,996						
Est. TCV/Total Floor Area = 304.26						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
226,800	226,800	226,800	143,983	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	15,700	0	3,887	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
242,500	242,500	242,500	147,870	147,870	147,870	

009-560-027-002026 Est. T.C.V. DETWILER GARY TRUST

Property Class: 401341 S NORA DR

Map #:LAKE TOWNSHIP LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 27, 62 & 63 & BEG 30 FT N 65 DEG 28' E OF NW COR OF LOT 28 TH TO NE COR TH TO SE COR TH TO A PT ON WATERS EDGE 31 FT E'LY OF S COR TH N'LY TO POB REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 67' @ 4100/FF	60.00	114.00	0.8363	0.8214	4100	100		168,983	
A 67' @ 4100/FF	40.00	114.00	0.8363	0.8214	4100	100	SURPLUS	112,656	
100 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =			281,639	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1602	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements			True Cash Value =	2,425

Cost Est. for Res. Bldg: 1 Single Family BI Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1602 SF Floor Area = 2129 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/60/100/39
Functional Depreciation because of: ATRIUM WINDOWS MBOR'14

Building Areas									
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
Bi-Level	Siding	Bi-Lev. 60%	785						
1 Story	Siding	Basement	817						
1 Story	Siding	Overhang	56						
Total:				234,009	91,262				

Other Additions/Adjustments									
Basement, Outside Entrance, Below Grade			1	2,293	894				

Plumbing									
Average Fixture(s)			1	1,185	462				
3 Fixture Bath			1	3,721	1,451				

Porches									
CPP			72	1,549	604				
WPP			140	3,472	1,354				
WPP			173	3,969	1,548				
CGEP (2 Story)			351	28,621	11,162				

Deck									
Treated Wood			140	3,090	1,205				

Balcony									
Wood Balcony			84	3,352	1,307				

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	396	16,636	6,488	
Common Wall: 1 Wall	1	-2,421	-944	
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	441	17,878	6,972	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	400	14,808	5,775	

Water/Sewer									
Public Sewer			1	1,300	507				

Parcel Number: 009-560-027-00		Page: 2		
Water Well, 100 Feet	1	5,415	2,112	
Built-Ins				
Appliance Allow.	1	1,897	740	
Fireplaces				
Interior 2 Story	1	5,762	2,247	
2nd on Same Stack	1	3,852	1,502	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		350,388	136,648	
Notes:				
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:			232,302	

2026 Est. T.C.V. 009-560-027-00		=	516,366
Est. TCV/Total Floor Area = 242.54, Most recent sale 05/30/2014 for 180,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
243,200	243,200	243,200	147,237
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	15,000	0	3,975
2026 Assessed	MBOR	S.E.V.	Capped
258,200	258,200	258,200	151,212
			151,212
			0

009-560-029-002026 Est. T.C.V.ZAINEA MICHAEL A & ANN M
Property Class: 401361 S NORA DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

PCL A OF THE SURVEY RECORDED IN LIBER S-4 PG 77. (PART OF LOTS 29, 30 & 65).
REDMAN ISLE.

00 SPLIT 44.50 LAKEFRNT AND LOT 64 TO 030-00 FOR 01

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 67' @ 4100/FF	60.00	118.75	0.8158	0.8332	4100	100		167,218	
A 67' @ 4100/FF	47.34	118.75	0.8158	0.8332	4100	100	SURPLUS	131,935	
107 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =			299,153	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1541 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2007

(11) Heating System: Forced Heat & Cool
Ground Area = 2046 SF Floor Area = 2870 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Slab	2,046	
1 Story	Siding	Overhang	312	
Total:			344,759	286,131

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,180

Porches				
WCP (1 Story)		224	9,081	7,537
WCP (1 Story)		234	9,304	7,722
WCP (1 Story)		144	6,723	5,580

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		624	25,272	20,976
Common Wall: 1 Wall		1	-2,589	-2,149
Door Opener		1	527	437
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		784	23,810	19,762

Water/Sewer				
Public Sewer		1	1,465	1,216
Water Well, 100 Feet		1	5,734	4,759

Built-Ins				
Appliance Allow.		1	2,713	2,252

Local Cost Items				
SANITARY SEWER		1	0	0 *81% Good

Totals: 428,221 355,403

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 604,185

Parcel Number: 009-560-029-00

Page: 2

2026	Est.	T.C.V.	009-560-029-00	=	905,713	
Est. TCV/Total Floor Area = 315.58, Most recent sale 06/15/2007 for 358,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	419,800	419,800	419,800	247,088	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	33,100	0	0	6,671	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	452,900	452,900	452,900	253,759	253,759	0

03/24/2026

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Valuation Report

DB: Lake2026

009-560-030-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VANTIL PHILLIP B & NANCY K

351 S NORA DR

LAKE CITY, MI 49651

PCL B OF THE SURVEY RECORDED IN LIBER S-4 PG 77. (PART OF LOTS 28, 29 & 64).

REDMAN ISLE.

00 SPLIT FROM 029-00 FOR 01 INC LOT 64

NEW HOUSE @ 45% FOR 02 COMP FOR 04

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	44.00	128.00	1.1147	0.8554	4100	100		172,006
44 Actual Front Feet, 0.13 Total Acres								172,006
Total Est. Land Value =								172,006

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	30	0	0
D/W/P: 4in Ren. Conc.	8.17	500	0	0
D/W/P: 4in Ren. Conc.	8.17	320	0	0
D/W/P: 4in Ren. Conc.	8.17	20	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 833 SF Floor Area = 1041 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	833		
Total:				143,857	115,065

Other Additions/Adjustments

Exterior

Stone Veneer

44

1,610

1,288

Plumbing

Average Fixture(s)

1

1,422

1,138

Garages

Class: C Exterior: Pole (Finished)

Base Cost

730

25,024

20,019

Door Opener

1

527

422

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

627

25,362

20,290

Water/Sewer

Public Sewer

1

1,465

1,172

Water Well, 100 Feet

1

5,734

4,587

Built-Ins

Appliance Allow.

1

2,713

2,170

Local Cost Items

SANITARY SEWER

1

0

0

*91% Good

Totals:

207,714

166,151

Notes: 2015 GARAGE

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

282,457

Parcel Number: 009-560-030-00

Page: 2

2026 Est. T.C.V. 009-560-030-00							=	455,413
Est. TCV/Total Floor Area = 437.48								
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM			
	213,200	213,200	213,200	120,822	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	14,500	0	0	3,262	0		
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
	227,700	227,700	227,700	124,084	124,084	0		

009-560-031-002026 Est. T.C.V.KUIPERS TERRY & SHEILA
Property Class: 401381 S NORA DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 31 & 66 REDMAN ISLE.

REMOVE NEG 10% LOC ADJ (WAS GIVEN FOR POSSIBLE OIL
CONTAMINATION OF REDMANS NEXT DOOR IN 1993) NO LONGER
AN ISSUE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	60.00	168.00	1.0000	0.9408	4100	100	231,437
60 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		231,437

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1030	71	4,812
Total Estimated Land Improvements True Cash Value =				4,812

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Crawl Space	1,008	
Total:			192,404	134,671

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	995	
3 Fixture Bath	1	4,478	3,135	
Porches				
CGEP (1 Story)	260	15,808	11,066	
Deck				
Treated Wood	470	6,989	4,892	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	23,910	16,737	
Common Wall: 1/2 Wall	1	-1,294	-906	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	780	26,637	18,646	
Water/Sewer				
Public Sewer	1	1,465	1,025	
Water Well, 50 Feet	1	3,344	2,341	
Built-Ins				
Appliance Allow.	1	2,713	1,899	
Fireplaces				
Exterior 1 Story	1	6,387	4,471	
Local Cost Items				
SANITARY SEWER	1	0	0	*81% Good
Totals:		284,263	198,972	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 338,252

Parcel Number: 009-560-031-00

Page: 2

2026 Est. T.C.V. 009-560-031-00					=	574,501
Est. TCV/Total Floor Area = 379.96						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
268,300	268,300	268,300	140,932	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,000	0	0	3,805	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
287,300	287,300	287,300	144,737	144,737	0	

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-560-032-00

2026 Est. T.C.V.

KUIPERS TERRY & SHEILA

Property Class: 402

S NORA DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOTS 32 & 68 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	183.00	1.0000	0.9694	4100	100		238,469
60 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			238,469

2026 Est. T.C.V. 009-560-032-00 = 238,469

Est. TCV/Total Floor Area = 157.72

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
116,300	116,300	116,300	56,403	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900	0	0	1,522	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
119,200	119,200	119,200	57,925	57,925	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-560-033-00

2026 Est. T.C.V.

KEEGAN MICHAEL J & CATHERINE E

Property Class: 402

S NORA DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECS 2 & 1 T22N R8W LOTS 33 & 69 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	183.00	1.0000	0.9694	4100	100		238,469
60 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			238,469

2026 Est. T.C.V. 009-560-033-00 = 238,469

Est. TCV/Total Floor Area = 157.72, Most recent sale 01/10/2024 for 300,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
116,300	116,300	116,300	116,300	2.70

2026 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,900		0	0	2,900	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
119,200	119,200	119,200	119,440	119,200	0

DB: Lake2026

009-560-034-00	2026 Est. T.C.V.	KEEGAN MICHAEL & CATHERINE
Property Class: 401		421 S NORA DR
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

PCLS A & E AS SHOWN IN BOOK OF SURVEYS S-6 P94 REDMAN'S ISLE. REVISED PARCEL "A" A PART OF LOTS 34 & 35, PLAT OF REDMAN ISLE, A PART OF THE EAST½ OF SECTION 2, T22N-R7W, REEDER [SIC] TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 34; THENCE S36°33'56"E, 173.43 FEET TO A MEANDER LINE FOR LAKE MISSAUKEE; THENCE S57°32'43"W, ALONG SAID MEANDER LINE, 149.99 FEET; THENCE LEAVING SAID MEANDER LINE, N05°06'58"W, 149.83 FEET; THENCE 91.90 FEET ALONG A CURVE TO THE LEFT (RADIUS=50.00 FEET, LONG CHORD=N27°24'56"E, 79.49 FEET) TO THE POINT OF BEGINNING. CONTAINING 0.36± ACRES. AND REVISED PARCEL "E" A PART OF LOTS 70 & 71, PLAT OF REDMAN ISLE, A PART OF THE EAST½ OF SECTION 2, T22N-R7W, REEDER [SIC] TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 70; THENCE S41°29'20"W, 37.05 FEET; THENCE S19°05'42"W, 20.04 FEET; THENCE N86°33'13"W, 25.38 FEET TO A MEANDER LINE FOR LAKE MISSAUKEE; THENCE N31°50'51"E, ALONG SAID MEANDER LINE, 30.70 FEET; THENCE CONTINUING ALONG SAID MEANDER LINE, N44°51'04"E, 43.77 FEET; THENCE LEAVING SAID MEANDER LINE, S38°06'31"E, 15.18 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04± ACRES.

10/2021 BOUNDARY ADJUSTMENT WITH 560-036-00

FORMERLY PCLS A & E AS SHOWN IN BOOK OF SURVEYS S-4 P190 (LOT 34, & PART OF LOT 35 & LOT 70) REDMAN'S ISLE.

02 SPLIT TO 035 & 036 FOR 03 ADJUSTED LOT 71 TO APPROX
LETTICH COVE RATE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	123.33	158.50	0.7771	0.9218	4100	100		362,221
150 Actual Front Feet,	0.40	Total Acres			Total Est. Land Value =			362,221

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1400	50	5,719
D/W/P: 3.5 Concrete	6.58	210	50	691
Total Estimated Land Improvements True Cash Value =				6,410

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1530 SF Floor Area = 2668 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,170		
1 Story	Siding	Crawl Space	100		
2 Story	Siding	Crawl Space	260		
			Total:	353,388	300,379

Other Additions/Adjustments

Exterior			
Stone Veneer	248	9,072	7,711

Plumbing			
Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613
2 Fixture Bath	1	2,996	2,547

Porches				
CCP (1 Story)	72	2,208	1,877	
WGEP (1 Story)	409	28,446	24,179	

Garages

Parcel Number: 009-560-034-00

Page: 2

Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	576	28,771	24,455	
Common Wall: 1 Wall	1	-2,589	-2,201	
Door Opener	2	1,054	896	
Water/Sewer				
Public Sewer	1	1,465	1,245	
Water Well, 100 Feet	1	5,734	4,874	
Built-Ins				
Appliance Allow.	1	2,713	2,306	
Fireplaces				
Direct-Vented Gas	1	2,963	2,519	
Deck				
Treated Wood	793	10,103	8,588	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		456,702	388,197	

Notes: 2021 STRIP INTERIOR TO STUDS

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

659,935

2026	Est. T.C.V. 009-560-034-00			=	1,028,566	
Est. TCV/Total Floor Area = 385.52, Most recent sale 12/19/2008 for 0						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	474,900	474,900	474,900	354,971	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	39,400	0	0	9,584	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	514,300	514,300	514,300	364,555	364,555	0

009-560-036-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KEEGAN PATRICK G & KATHRYN G TRUST
431 S NORA DR
LAKE CITY, MI 49651

REVISED PARCEL "C" A PART OF LOTS 35, 36 & 71 , PLAT OF REDMAN ISLE, A PART OF THE EAST½ OF SECTION 2. T22N-R7W, REEDER [SIC] TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 34 OF SAID PLAT OF REDMAN ISLE: THENCE 91.90 FEET ALONG A CURVE TO THE RIGHT (RADIUS=50.00 FEET, LONG CHOR.D=S27°24'56"W, 79.49 FEET) TO THE POINT OF BEGINNING; THENCE S05°06'58"E, 149.83 FEET TO A MEANDER LINE FOR LAKE MISSAUKEE; THENCE ALONG SAID MEANDER LINE THE FOLLOWING 12 CALLS: S57°32'43"W, 49.97 FEET; THENCE S60°00'27"W 76.36 FEET: THENCE S83°51'07"W, 16.77 FEET; THENCE N75°41'38"W, 12.73 FEET; THENCE N58°00'57"W, 23.52 FEET; THENCE N18°47'40"W, 15.87 FEET; THENCE N31°32'45"E, 35.23 FEET: THENCE N45°13'08"E, 20.92 FEET; THENCE 24'44'05"E, 40.64 FEET; THENCE N19°14'45"E, 25.29 FEET; THENCE N04°13'08"E, 160.18 FEET; THENCE N31°50'51"E, 8.03 FEET; THENCE LEAVING SAID MEANDER LINE, S86°33'13"E, 25.38 FEET; THENCE S19°05'42"W, 20.04 FEET; THENCE 104.55 FEET ALONG A CURVE TO THE LEFT (RADIUS=50.00 FEET, LONG CHORD=N39°59' 17"E, 86.50 FEET) TO THE POINT OF BEGINNING. CONTAINING 0.60± ACRES.

10/2021 BOUNDARY LINE CHANGE WITH 560-036-00

FORMERLY PARCEL C AS SHOWN IN BOOK OF SURVEYS S-4 P-190 (PART OF LOTS 36 & 71). REDMAN'S ISLE.

02 SPLIT FROM 034 FOR 03
ADJ BACK SIDE TO APPROX LETTICH COVE RATE

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	130.55	221.50	0.7618	1.0364	3800	100	391,669
156 Actual Front Feet, 0.60 Total Acres			Total Est. Land Value =			391,669	

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 1864 SF Floor Area = 2754 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	136		
2 Story	Siding	Crawl Space	890		
1 Story	Siding	Crawl Space	462		
1 Story	Siding	Crawl Space	376		
Total:			366,827	363,170	

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	2	8,956	8,866
2 Fixture Bath	1	2,996	2,966

Water/Sewer			
2000 Gal Septic	1	9,318	9,225
Water Well, 150 Feet	1	8,441	8,357

Porches			
CCP (1 Story)	48	1,531	1,516
WCP (1 Story)	144	6,723	6,656

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	23,671
Common Wall: 1 Wall	1	-2,589	-2,563

Built-Ins			
Appliance Allow.	1	2,713	2,686

Parcel Number: 009-560-036-00

Page: 2

Deck			
Treated Wood	718	9,147	9,056
Totals:		439,395	435,014

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 739,524

40% Completed => Est. True Cash Value 2026 = 295,810

2026 Est. T.C.V. 009-560-036-00				=	687,479
Est. TCV/Total Floor Area = 249.63					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
206,100	206,100	206,100	126,398	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
147,900	-10,300	147,900	3,412	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
343,700	343,700	343,700	277,710	277,710	0

009-560-067-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KUIPERS TERRY & SHEILA
S NORA DR
LAKE CITY, MI 49651

. SECS 2 & 1 T22N R8W LOT 67 REDMAN ISLE.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		74X45IRR					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	74.00	45.00	0.9658	L0.3325	650	100	REDMOND ISLE BACK LOT	15,448	
		0.08	Total Acres	Total Est. Land Value =		15,448			

2026 Est. T.C.V. 009-560-067-00 = 15,448

Est. TCV/Total Floor Area = 5.61

2025 Assessed		MBOR	S.E.V.	Base for Cap		IRM	
5,900		5,900	5,900	1,641		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,800	0	0	44	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
7,700	7,700	7,700	1,685	1,685		0	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-570-001-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RUPPEL JAMES H & FAYTHE B
7679 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 1 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	143.00	1.0000	0.8892	4100	100		218,747
60 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			218,747

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	280	25	453
Total Estimated Land Improvements True Cash Value =				453

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1026 SF Floor Area = 1026 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,026		
Total:				125,405	68,973

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,185

652

Deck

Treated Wood

310

5,199

2,859

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

480

18,926

10,409

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

308

12,554

6,905

Water/Sewer

Public Sewer

1

1,300

715

Water Well, 50 Feet

1

3,344

1,839

Built-Ins

Appliance Allow.

1

1,897

1,043

Breezeways

Frame Wall

144

8,467

4,657

Local Cost Items

SANITARY SEWER

1

0

0

*87% Good

Totals:

178,277

98,052

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

166,688

2026 Est. T.C.V. 009-570-001-00

=

385,888

Est. TCV/Total Floor Area = 376.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
182,600	182,600	182,600	109,124	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,300	0	0	2,946	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
192,900	192,900	192,900	112,070	112,070	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-570-002-00

2026 Est. T.C.V.

PRAY JOSEPH E TRUST

Property Class: 402

W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 2 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 67' @ 4100/FF	60.00	144.00	1.0000	0.8914	4100	100	219,281
60 Actual Front Feet,	0.20	Total Acres	Total Est. Land Value =				219,281

2026 Est. T.C.V. 009-570-002-00 = 219,281

Est. TCV/Total Floor Area = 213.72

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
107,000	107,000	107,000	44,679	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	1,206	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,600	109,600	109,600	45,885	45,885	0

009-570-003-00	2026 Est. T.C.V.	PRAY JOSEPH TRUST
Property Class: 401		7659 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	MARION, MI 49665

. SEC 2 T22N R8W LOT 3 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	60.00	148.00	1.0000	0.9000	4100	100	221,394
60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =							221,394

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	396 50	1,219
D/W/P: Patio Blocks		14.26	48 71	486
Total Estimated Land Improvements True Cash Value =				1,705

Cost Est. for Res. Bldg: 1 A-Frame 1.25S Cls Good Blt 1963

(11) Heating System: Space Heater

Ground Area = 864 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	864		
			Total:	117,536	88,150

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,066
2 Fixture Bath		1	2,996	2,247

Deck				
Treated Wood		225	4,318	3,238

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		432	17,574	13,180

Water/Sewer				
Public Sewer		1	1,300	975
Water Well, 100 Feet		1	5,415	4,061

Built-Ins				
Appliance Allow.		1	1,897	1,423

Fireplaces				
Interior 1 Story		1	4,610	3,457

Local Cost Items				
SANITARY SEWER		1	0	0 *94% Good

			Totals:	157,068	117,797

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 200,255

2026 Est. T.C.V. 009-570-003-00					=	423,354
Est. TCV/Total Floor Area = 391.99						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
205,200	205,200	205,200	85,367	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	2,304	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
211,700	211,700	211,700	87,671	87,671	0	

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-570-004-00

2026 Est. T.C.V.

WILLIAMS DONALD C & VIRGINIA TRUST

Property Class: 401

7649 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 4 REDMAN'S MISSAUKEE LAKE PLAT.

REMOVE OLD HOUSE..ADD NEW FOR 04

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	156.00	1.0000	0.9167	4100	100		225,511
60 Actual Front Feet, 0.22 Total Acres								225,511
Total Est. Land Value =								225,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	528	50	2,157
D/W/P: 3.5 Concrete	6.58	275	50	905
D/W/P: Crushed Rock	2.26	300	50	339
Total Estimated Land Improvements True Cash Value =				3,401

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 1428 SF Floor Area = 1428 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,428		
Total:				196,202	156,961

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

CCP (1 Story)	64	1,984	1,587

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	17,183
Door Opener	1	527	422

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Deck

Composite	355	6,337	5,070

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:

239,951

191,960

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

326,332

2026 Est. T.C.V. 009-570-004-00

=

555,244

Est. TCV/Total Floor Area = 388.83

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

258,400

258,400

258,400

167,821

2.70

Parcel Number: 009-570-004-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,200	0	0	4,531	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	277,600	277,600	277,600	172,352	172,352	0

009-570-005-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BROWN DONALD J
7639 W WHITE BIRCH AVE
Lake City, MI 49651

. SEC 2 T22N R8W LOT 5 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	60.00	169.00	1.0000	0.9428	4100	100	231,918
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =							231,918

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	489 50	1,609
Wood Frame		27.96	120 94	3,154
Total Estimated Land Improvements True Cash Value =				4,763

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1963

(11) Heating System: Space Heater

Ground Area = 1216 SF Floor Area = 1216 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,216	
Total:			159,926	95,956
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	853
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		735	28,371	17,023
Water/Sewer				
Public Sewer		1	1,465	879
Water Well, 50 Feet		1	3,344	2,006
Built-Ins				
Appliance Allow.		1	2,713	1,628
Fireplaces				
Interior 1 Story		1	5,235	3,141
Porches				
CPP		20	548	329
Local Cost Items				
SANITARY SEWER		1	0	0 *87% Good
Totals:			203,024	121,815

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 207,086

2026 Est. T.C.V. 009-570-005-00					=	443,767
Est. TCV/Total Floor Area = 364.94, Most recent sale 07/01/2009 for 0						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
209,000	209,000	209,000	124,810	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,900	0	0	3,369	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
221,900	221,900	221,900	128,179	128,179	0	

009-570-006-002026 Est. T.C.V.CARNEY JAMES A
Property Class: 4017629 W WHITE BIRCH AVE
Map #:LAKE TOWNSHIPLake City, MI 49651

SEC 2 T22N R8W LOT 6 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	62.00	169.00	0.9886	0.9428	4100	100		236,914
62 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	236,914

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	400	50	1,232
Total Estimated Land Improvements			True Cash Value =	1,232

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls CD

Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = 720 SF Floor Area = 900 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	720		
			Total:	106,087	72,138

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	806

Deck

Pine w/Roof (Deck Portion)	168	2,777	1,888
Pine w/Roof (Roof portion)	168	2,592	1,763

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	22,428	15,251

Water/Sewer

Public Sewer	1	1,300	884
Water Well, 50 Feet	1	3,344	2,274

Built-Ins

Appliance Allow.	1	1,897	1,290

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:

141,610

96,294

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

163,699

2026 Est. T.C.V. 009-570-006-00				=	401,845
Est. TCV/Total Floor Area = 446.49					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
190,100	190,100	190,100	115,776	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,800	0	0	3,125	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
200,900	200,900	200,900	118,901	118,901	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-570-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

COOK LINDA L & HARTMANN JEROME J
7619 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 7 REDMAN'S MISSAUKEE LAKE PLAT.

NEGATIVE MISC ADJ IS FOR PARTIAL BASEMENT - RAY

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	62.00	198.00	0.9886	0.9965	4100	100		250,417
62 Actual Front Feet, 0.28 Total Acres								
Total Est. Land Value =								250,417

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	442	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls CD

Blt 1972

(11) Heating System: Forced Hot Water

Ground Area = 845 SF Floor Area = 1268 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	845		
Total:				157,581	94,549

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,376

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

WCP (1 Story)	72	3,802	2,281
WPP	286	4,733	2,840

Deck

Treated Wood	78	2,100	1,260
Treated Wood	104	2,477	1,486

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	15,818	9,491

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 2 Story	1	5,762	3,457
Wood Stove	1	2,107	1,264

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

208,120

124,872

Parcel Number: 009-570-007-00

Page: 2

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

212,282

2026 Est. T.C.V. 009-570-007-00						=	463,649
Est. TCV/Total Floor Area = 365.65, Most recent sale 07/15/2015 for 210,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM	
217,600	217,600	217,600		135,662	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	14,200	0	0	3,662	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
231,800	231,800	231,800		139,324	139,324	139,324	

009-570-008-002026 Est. T.C.V. BOHAC ANTHONY G & PAGGY A

Property Class: 4017609 W WHITE BIRCH AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 8 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	60.00	206.00	1.0000	1.0104	4100	100	248,558
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =							248,558

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	240	0	0
D/W/P: 3.5 Concrete	6.58	128	50	421
Total Estimated Land Improvements True Cash Value =				421

Cost Est. for Res. Bldg: 1Single FamilyGRG

ClsC5Blt1964

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-3,135
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	18,926	13,248
Door Opener			1	527	369
Local Cost Items					
SANITARY SEWER			1	0	0 *87% Good
Totals:				14,975	10,482
Notes:					
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:				17,819	

Cost Est. for Res. Bldg: 2Single Family1.5S					
ClsC5Blt2024					
(11) Heating System: Forced Heat & Cool					
Ground Area = 1008 SF Floor Area = 1463 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	273		
2 Story	Siding	Basement	455		
1 Story	Siding	Basement	280		
Total:				220,170	217,939
Other Additions/Adjustments					
Recreation Room			1008	19,122	18,931
Basement, Outside Entrance, Above Grade			1	1,980	1,960
Plumbing					
Average Fixture(s)			1	1,422	1,408
3 Fixture Bath			1	4,478	4,433

Parcel Number: 009-570-008-00

Page: 2

Porches			
WPP	592	10,484	10,379
WPP	48	2,152	2,130
WPP	30	1,656	1,639
Water/Sewer			
Public Sewer	1	1,465	1,450
Water Well, 150 Feet	1	8,441	8,357
Built-Ins			
Appliance Allow.	1	2,713	2,686
Totals:		274,083	271,312

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 461,230

2026 Est. T.C.V. 009-570-008-00		=	728,028
Est. TCV/Total Floor Area = 497.63, Most recent sale 11/17/2016 for 234,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
336,200	336,200	336,200	256,091
2026 New Eq. Adjustment		Loss	2.70
0	27,800	0	
2026 Assessed		MBOR	S.E.V.
364,000	364,000	364,000	263,005
		Capped	->Taxable<-
		263,005	263,005
		PRE/MBT	
		0	

03/24/2026
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Valuation Report

DB: Lake2026

009-570-009-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RINK JEFFREY A TRUST
7599 W WHITE BIRCH AVE
Lake City, MI 49651

. SEC 2 T22N R8W LOT 9 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	207.00	1.0000	1.0121	4100	100		248,980
60 Actual Front Feet, 0.28 Total Acres								248,980
Total Est. Land Value =								248,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	16	94	509
Dock: Light posts	46.97	390	0	0
D/W/P: 4in Concrete	6.96	1274	50	4,433
Total Estimated Land Improvements True Cash Value =				4,942

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C 5 Blt 2019

(11) Heating System: Forced Heat & Cool

Ground Area = 1632 SF Floor Area = 3264 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,632		
Total:				405,993	385,723

Other Additions/Adjustments

Exterior			
Stone Veneer	60	2,195	2,085
Basement, Outside Entrance, Above Grade	1	1,980	1,881
Plumbing			
Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	2	8,956	8,508
Porches			
WCP (1 Story)	32	2,480	2,356
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	308	14,106	13,401
Door Opener	1	527	501
Water/Sewer			
Public Sewer	1	1,465	1,392
Water Well, 50 Feet	1	3,344	3,177
Built-Ins			
Appliance Allow.	1	2,713	2,577
Fireplaces			
Direct-Vented Gas	1	2,963	2,815
Deck			
Composite	600	9,096	8,641
Totals:		457,240	434,408

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 738,494

2026 Est. T.C.V. 009-570-009-00 = 992,416

Est. TCV/Total Floor Area = 304.05, Most recent sale 08/18/2016 for 230,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	453,800	453,800	453,800	333,425	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	42,400	0	0	9,002	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	496,200	496,200	496,200	342,427	342,427	0

009-570-010-00	2026 Est. T.C.V.	VEURINK GARY R & RUTH M LE
Property Class: 401		7589 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 10 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 67' @ 4100/FF	60.00	207.00	1.0000	1.0121	4100	100	248,980
60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =							248,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	499	50	1,736
D/W/P: 3.5 Concrete	6.58	63	50	207
Total Estimated Land Improvements True Cash Value =				1,943

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1244 SF Floor Area = 1244 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,244		
Total:				177,107	115,108

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CGEP (1 Story)	168	11,627	7,558
WPP	63	2,529	1,644

Deck

Treated Wood	510	7,375	4,794

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	308	14,106	9,169

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Prefab 1 Story	1	2,542	1,652

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:	224,230	145,738

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 247,755

2026 Est. T.C.V. 009-570-010-00 = 498,678

Est. TCV/Total Floor Area = 400.87

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
233,600	233,600	233,600	118,166	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

Parcel Number: 009-570-010-00

Page: 2

	0	15,700	0	0	3,190	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	249,300	249,300	249,300	121,356	121,356	0

03/24/2026

Valuation Report

DB: Lake2026

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009-570-011-00

2026 Est. T.C.V.

WINN RANDALL & LANTA

Property Class: 401

7579 W WHITE BIRCH AVE

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 11 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	204.00	1.0000	1.0070	4100	100		247,711
60 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			247,711

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C 5 Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1438 SF Floor Area = 2516 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,438		
Total:				304,176	212,919

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	2	8,956	6,269

Porches

WPP	214	4,969	3,478
WCP (1 Story)	24	1,776	1,243

Balcony

Wood Balcony, Roof	32	1,923	1,346

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	504	21,864	15,305
Door Opener	1	527	369

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	528	20,217	14,152
Door Opener	2	1,054	738

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Direct-Vented Gas	1	2,963	2,074

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		377,369	264,153	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 449,060

Parcel Number: 009-570-011-00

Page: 2

2026	Est. T.C.V. 009-570-011-00				=	699,271	
Est. TCV/Total Floor Area = 277.93, Most recent sale 09/30/2025 for 825,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	319,500	319,500	319,500	172,803	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	2,700	27,400	0	2,700	174,097		0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	349,600	349,600	349,600	180,168	349,600		0

DB: Lake2026

009-570-012-00	2026 Est. T.C.V.	MOTZ FRED & CHRISTINE TRUST
Property Class: 401		7569 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 2 T22N R8W LOT 12 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	197.00	1.0000	0.9947	4100	100		244,702
60 Actual Front Feet, 0.27 Total Acres					Total Est.		Land Value =	244,702

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	320	0	0
D/W/P: 4in Ren. Conc.	8.17	1474	50	6,021
D/W/P: 4in Concrete	6.96	80	50	278
Total Estimated Land Improvements True Cash Value =				6,299

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1962

(11) Heating System: Forced Heat & Cool

Ground Area = 1728 SF Floor Area = 2304 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
2 Story	Siding	Slab	576		
			Total:	311,153	264,492

Other Additions/Adjustments

Exterior

Brick Veneer	10	166	141

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Porches

WCP	(1 Story)	384	13,256	11,268
CCP	(1 Story)	168	4,748	4,036
WPP		20	1,039	883

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	960	42,000	35,700
Storage Over Garage	634	8,394	7,135
Door Opener	2	1,054	896

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 50 Feet	1	3,344	2,842

Built-Ins

Appliance Allow.	1	2,713	2,306

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	399,710	339,766

Notes: 2021 STRIP INTERIOR TO STUDS, REMODEL AND NEW DETACHED GARAGE

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 577,602

2026 Est. T.C.V. 009-570-012-00 = 828,603

Est. TCV/Total Floor Area = 359.64, Most recent sale 10/01/2020 for 303,500

Parcel Number: 009-570-012-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	383,000	383,000	383,000	298,039	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	31,300	0	0	8,047	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	414,300	414,300	414,300	306,086	306,086	0

03/24/2026
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Valuation Report

DB: Lake2026

009-570-013-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANKNEY DAVID L
7559 W WHITE BIRCH AVE
Lake City, MI 49651

. SEC 2 T22N R8W LOT 13 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	192.00	1.0000	0.9858	4100	100		242,510
60 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =			242,510

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1962

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1006 SF Floor Area = 1292 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
2 Story	Siding	Crawl Space	286		
Total:				149,716	97,315

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Deck

Treated Wood	486	6,979	4,536
Treated Wood w/Roof (Deck Portion)	104	2,477	1,610
Treated Wood w/Roof (Roof portion)	104	1,692	1,100

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	308	12,554	8,160
Door Opener	1	468	304

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Exterior 1 Story	1	5,597	3,638

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:

187,209

121,685

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 206,865

2026 Est. T.C.V. 009-570-013-00 = 450,325

Est. TCV/Total Floor Area = 348.55, Most recent sale 08/11/2017 for 215,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

211,900 211,900 211,900 134,048 2.70

Parcel Number: 009-570-013-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,300	0	0	3,619	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	225,200	225,200	225,200	137,667	137,667	137,667

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-570-014-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LAUGHTER JOINT TRUST
7549 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 14 REDMAN'S MISSAUKEE LAKE PLAT.

ADD FPO 1/S FOR 07.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	190.00	1.0000	0.9822	4100	100		241,623
60 Actual Front Feet, 0.26 Total Acres								
Total Est. Land Value =								241,623

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.62	200	50	2,462

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,412

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = 840 SF Floor Area = 1964 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	840		
1 Story	Siding	Overhang	704		
Total:				207,805	135,090

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WPP	332	5,930	3,854

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	704	27,548	17,906
Common Wall: 1/2 Wall	1	-1,294	-841
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 2 Story	1	7,869	5,115

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		261,807	170,191	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 289,325

2026 Est. T.C.V. 009-570-014-00 = 534,360

Est. TCV/Total Floor Area = 272.08						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	251,000	251,000	251,000	139,306	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,200	0	0	3,761	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	267,200	267,200	267,200	143,067	143,067	0

03/24/2026

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Valuation Report

DB: Lake2026

009-570-015-00

2026 Est. T.C.V.

CLARK KEVIN & JANE

Property Class: 401

7539 W WHITE BIRCH AVE

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 15 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	189.00	1.0000	0.9804	4100	100		241,177
60 Actual Front Feet, 0.26 Total Acres								241,177

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	396	0	0
D/W/P: 4in Concrete	6.96	120	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1848 SF Floor Area = 2376 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,320		
2 Story	Siding	Crawl Space	528		
Total:				271,140	176,277

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	496	7,242	4,707

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	484	21,267	13,824

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Porches

WPP	12	623	405
WPP	9	468	304

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good
Totals:		312,680	203,277	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 345,571

2026 Est. T.C.V. 009-570-015-00 = 587,698

Est. TCV/Total Floor Area = 247.35, Most recent sale 07/13/2007 for 255,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-570-015-00

Page: 2

	273,200	273,200	273,200	167,115	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,600	0	0	4,512	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	293,800	293,800	293,800	171,627	171,627	0

009-570-016-00	2026 Est. T.C.V.	HORN BRUCE L & CATHARINE G TRUST			
Property Class: 401		7529 W WHITE BIRCH AVE			
Map #:	LAKE TOWNSHIP	Lake City, MI 49651			
. SEC 2 T22N R8W LOT 16 REDMAN'S MISSAUKEE LAKE PLAT.					
Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
A 67' @ 4100/FF	60.00	187.00	1.0000	0.9768	4100 100 240,281
60 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value = 240,281
Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete			6.58	120 0	0
D/W/P: 4in Ren. Conc.			8.17	860 0	0
Residential Local Cost Land Improvements					
Description			Rate	Size % Good	Cash Value
LAND IMPROVE 2500			2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =					2,375
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 2015					
(11) Heating System: Forced Air w/ Ducts					
Ground Area = 2174 SF Floor Area = 2846 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,174		
1 Story	Siding	Overhang	672		
Total:				333,676	300,307
Other Additions/Adjustments					
Exterior					
Stone Veneer			16	585	526
Plumbing					
Average Fixture(s)			1	1,422	1,280
3 Fixture Bath			1	4,478	4,030
2 Fixture Bath			1	2,996	2,696
Porches					
WPP			414	7,373	6,636
Deck					
Treated Wood			464	6,928	6,235
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			681	34,806	31,325
Common Wall: 1 Wall			1	-3,005	-2,704
Water/Sewer					
Public Sewer			1	1,465	1,318
Water Well, 50 Feet			1	3,344	3,010
Local Cost Items					
GENERATOR			1	1	1 *95% Good
Totals:				394,069	354,660
Notes: 2014 PART OF 1979 FOUNDATION REMAINED & USED FOR 2015 REBUILD. NEW STUDS & ROOF TRUSSES ALL AROUND. -TI					
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:				602,922	
2026 Est. T.C.V. 009-570-016-00				= 845,578	
Est. TCV/Total Floor Area = 297.11					

Parcel Number: 009-570-016-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	390,500	390,500	390,500	224,540	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	32,300	0	0	6,062	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	422,800	422,800	422,800	230,602	230,602	230,602

009-570-017-00	2026 Est. T.C.V.	CURRIER LINDA W (TTEE)
Property Class: 401		7519 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 17 REDMAN'S MISSAUKEE LAKE PLAT.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	183.00	1.0000	0.9694	4100	100		238,469
60 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			238,469

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1312	0	0
D/W/P: Brick on Sand	18.00	70	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				5,000

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 10 Blt 1962

(11) Heating System: Forced Heat & Cool
Ground Area = 2102 SF Floor Area = 3040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,280		
1 Story	Siding	Crawl Space	80		
1 Story	Siding	Crawl Space	124		
2 Story	Siding	Crawl Space	618		
Total:				391,784	333,043

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Porches

CCP (1 Story)	28	983	836

Deck

Treated Wood	672	8,830	7,505
Treated Wood	41	1,560	1,326

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	672	32,189	27,361
Door Opener	1	527	448
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	240	16,044	13,637
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 50 Feet	1	3,344	2,842

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Exterior 1 Story	1	6,387	5,429

Local Cost Items

Parcel Number: 009-570-017-00

Page: 2

SANITARY SEWER	1	0	0	*88% Good
Totals:	469,664	399,240		

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 678,708

2026 Est. T.C.V. 009-570-017-00	=	922,177
Est. TCV/Total Floor Area = 303.35		
2025 Assessed MBOR S.E.V.	Base for Cap	IRM
424,600 424,600 424,600	254,012	2.70
2026 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 36,500 0	0	6,858 0
2026 Assessed MBOR S.E.V.	Capped ->Taxable<-	PRE/MBT
461,100 461,100 461,100	260,870 260,870	0

CURRIER ROBERT J TRUST
7509 W WHITE BIRCH AVE
LAKE CITY, MI 49651

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 303,601

2026 Est. T.C.V. 009-570-018-00					=	541,020
Est. TCV/Total Floor Area = 489.61, Most recent sale 01/10/2024 for 595,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
253,200	253,200	253,200	253,200	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,300	0	0	6,836	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
270,500	270,500	270,500	260,036	260,036		0

009-575-001-002026 Est. T.C.V.BARTHOLOMEW FRED B & KAREN

Property Class: 4014766 S DICKERSON RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 27 T22N R8W LOT 1 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	163.00	270.00	0.9239	1.0000	44	100		6,626
163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								6,626

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1Single Family1.25SClsCBlt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = 1532 SF Floor Area = 1915 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,532		
Total:				267,068	227,007

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	108	5,357	4,553

Deck

Treated Wood	120	2,840	2,414

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	552	23,245	19,758
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:

315,484268,160

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCv:329,837

2026 Est. T.C.V. 009-575-001-00=338,963

Est. TCv/Total Floor Area = 177.00, Most recent sale 04/21/2006 for 9,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
145,200	145,200	145,200	91,010	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	24,300	0	0	2,457	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,500	169,500	169,500	93,467	93,467	93,467

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-575-002-00

2026 Est. T.C.V.

BARTHOLOMEW FRED & KAREN

Property Class: 402

DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 2 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 130' @ 44/	163.00	270.00	0.9239	1.0000	44 100		6,626
163 Actual Front Feet, 1.01 Total Acres							6,626
Total Est. Land Value =							6,626

2026 Est. T.C.V. 009-575-002-00 = 6,626

Est. TCV/Total Floor Area = 3.46, Most recent sale 07/22/2022 for 7,200

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,800	3,800	3,800	3,800	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	-500	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	3,902	3,300	3,300

DB: Lake2026

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
175,400	175,400	175,400	92,147	92,147	92,147

009-575-004-002026 Est. T.C.V.GILL EARL A & TUCK CAROL A
Property Class: 4014856 S DICKERSON RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 27 T22N R8W LOT 4 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 130' @ 44/	163.00	270.00	0.9239	1.0000	44	100	6,626
163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =							6,626

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 50	1,250
Total Estimated Land Improvements True Cash Value =			1,250

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2005

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,344	
Total:			180,715	153,608
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,209
3 Fixture Bath		1	4,478	3,806
Water/Sewer				
1000 Gal Septic		1	4,689	3,986
Water Well, 100 Feet		1	5,734	4,874
Deck				
Treated Wood		40	1,540	1,309
Treated Wood		140	3,160	2,686
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	23,910	20,323
Common Wall: 1 Wall		1	-2,589	-2,201
Door Opener		1	527	448
Built-Ins				
Appliance Allow.		1	2,713	2,306
Totals:			226,299	192,354

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 236,595

2026	Est. T.C.V. 009-575-004-00				=	244,471
Est. TCV/Total Floor Area = 181.90, Most recent sale 09/15/2023 for 240,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	106,100	106,100	106,100	95,367	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,100	0	0	2,574	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	122,200	122,200	122,200	97,941	97,941	97,941

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-575-005-00

2026 Est. T.C.V.

TUCK TIMOTHY

Property Class: 402

S DICKERSON RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 5 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 130' @ 44/	163.00	270.00	0.9239	1.0000	44 100		6,626
163 Actual Front Feet, 1.01 Total Acres							
Total Est. Land Value =							6,626

2026 Est. T.C.V. 009-575-005-00 = 6,626

Est. TCV/Total Floor Area = 4.93, Most recent sale 12/15/2023 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,800	3,800	3,800	3,800	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	-500	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	3,902	3,300	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-575-006-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TUCK TIMOTHY
S DICKERSON RD
LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 6 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 130' @ 44/	162.00	270.00	0.9259	1.0000	44 100		6,600
162 Actual Front Feet, 1.00 Total Acres							
Total Est. Land Value =							6,600

2026 Est. T.C.V. 009-575-006-00 = 6,600

Est. TCV/Total Floor Area = 4.91, Most recent sale 12/15/2023 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,800	3,800	3,800	3,800	2.70	

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	-500	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,300	3,300	3,300	3,902	3,300	0

009-575-007-00	2026 Est. T.C.V.	KOSLOSKI CONSTRUCTION LLC
Property Class: 401		8022 W BLUE RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 7 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	135.00	298.00	0.9869	1.0250	44	100		6,008
135 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	6,008

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 1984 SF Floor Area = 1984 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,984		
			Total:	261,268	258,655

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 150 Feet	1	8,441	8,357

Porches

CCP (1 Story)	128	3,709	3,672

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	960	34,550	34,204

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals:	321,270	318,057

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 391,210
40% Completed => Est. True Cash Value 2026 = 156,484

2026 Est. T.C.V. 009-575-007-00 = 162,492

Est. TCV/Total Floor Area = 81.90, Most recent sale 06/27/2025 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,400	3,400	3,400	522	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	78,200	-400	0	78,200	2,478	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
81,200	81,200	81,200	78,736	81,200	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-575-008-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RUHF DONALD JAMES & CYNTHIA ANN
W BLUE RD
LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 8 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 130' @ 44/	135.00	295.00	0.9869	1.0224	44 100		5,993
135 Actual Front Feet, 0.91 Total Acres							5,993
Total Est. Land Value =							5,993

2026 Est. T.C.V. 009-575-008-00 = 5,993

Est. TCV/Total Floor Area = 3.02, Most recent sale 08/16/2019 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
3,400	3,400	3,400	2,934	2.70	

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	66	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,000	3,000	3,000	3,013	3,000	0

009-575-009-002026 Est. T.C.V.VANHOUTEN THOMAS A
Property Class: 4018072 W BLUE RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 27 T22N R8W LOT 9 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

		* Factors *		EFF		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 130' @ 44/	135.00	292.66	0.9869	1.0204	44 100	5,981
135 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =						5,981

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	252 50	1,029
Total Estimated Land Improvements True Cash Value =			1,029

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 2024

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1224 SF Floor Area = 1224 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,224		
Total:				160,846	159,237

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 100 Feet	1	5,734	5,677

Porches

CCP (1 Story)	144	4,126	4,085

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	432	23,570	23,334
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	1	527	522

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals:

		201,038	199,028

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 244,804

2026 Est. T.C.V. 009-575-009-00 = 251,814

Est. TCV/Total Floor Area = 205.73, Most recent sale 01/29/2025 for 259,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
109,100	109,100	109,100	109,100	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,800	0	0	16,800	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
125,900	125,900	125,900	112,045	125,900	125,900

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-575-010-00

2026 Est. T.C.V.

RENDON BRUCE R & DAIRE L

Property Class: 402

W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 27 T22N R8W LOT 10 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	135.00	263.00	0.9869	0.9935	44	100		5,824
135 Actual Front Feet, 0.81 Total Acres								5,824
Total Est. Land Value =								5,824

2026 Est. T.C.V. 009-575-010-00 = 5,824

Est. TCV/Total Floor Area = 4.76, Most recent sale 03/13/2020 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,300	3,300	3,300	2,934	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-400	0		0	-34	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,900	2,900	2,900	3,013	2,900	0

009-575-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TURANSKI TED N LYNETTE A
4940 RIVER WOODS RD
LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 11 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	130.00	202.39	1.0000	0.9305	44	100		5,322
130 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =								5,322

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	375	50	1,532
Total Estimated Land Improvements True Cash Value =				1,532

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C -5 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = 1664 SF Floor Area = 1664 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,664		
Total:				241,253	205,076

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Porches

WCP (1 Story)	96	4,936	4,196

Deck

Treated Wood	160	3,446	2,929

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Direct-Vented Gas	1	2,963	2,519

Totals:

		293,482	249,471

Notes: MODULAR

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 284,397

2026 Est. T.C.V. 009-575-011-00 = 291,251

Est. TCV/Total Floor Area = 175.03, Most recent sale 04/14/2008 for 153,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
134,300	134,300	134,300	60,904	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,300	0	0	1,644	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-575-011-00

Page: 2

145,600	145,600	145,600	62,548	62,548	62,548

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-575-012-00

2026 Est. T.C.V.

GAULD HOLLY D

Property Class: 402

W BLUE RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 27 T22N R8W LOT 12 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	130.00	205.07	1.0000	0.9335	44	100		5,340
130 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	5,340

2026 Est. T.C.V. 009-575-012-00 = 5,340

Est. TCV/Total Floor Area = 3.21, Most recent sale 08/18/2005 for 12,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,000	3,000	3,000	3,000	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	-300	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,700	2,700	2,700	3,081	2,700	2,700

009-575-013-002026 Est. T.C.V.

Property Class: 401FULLER HOLLY D

Map #:LAKE TOWNSHIP8191 W BLUE RD

LAKE CITY, MI 49651

SEC 27 T22N R8WLOT 13 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	130.00	189.65	1.0000	0.9155	44	100		5,237
130 Actual Front Feet, 0.57 Total Acres					Total Est. Land Value =		5,237	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	1600 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1Single Family 1SCls CBlt 2005

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SFFloor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,344		
Total:				206,345	175,394

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,209
3 Fixture Bath		1	4,478	3,806

Water/Sewer				
1000 Gal Septic		1	4,689	3,986
Water Well, 100 Feet		1	5,734	4,874

Porches				
WCP (1 Story)		128	6,143	5,222

Deck				
Treated Wood		188	3,830	3,255

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		624	25,272	21,481
Common Wall: 1 Wall		1	-2,589	-2,201
Door Opener		1	527	448

Built-Ins				
Appliance Allow.		1	2,713	2,306

Totals:258,564219,780

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:270,329

2026 Est. T.C.V. 009-575-013-00					=	278,066
Est. TCV/Total Floor Area = 206.89, Most recent sale 11/01/2004 for 11,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
119,300	119,300	119,300	78,771	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,700		0	0	2,126	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT

Parcel Number: 009-575-013-00

Page: 2

139,000	139,000	139,000	80,897	80,897	80,897

009-575-014-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BYRON MARGARET S
4931 RIVER WOODS RD
LAKE CITY, MI 49651

SEC 27 T22N R8W LOT 14 RIVER WOODS ESTATES.

Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 130' @ 44/	130.00	268.06	1.0000	0.9982	44	100		5,710
130 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								5,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	20.50	55	0	0
D/W/P: Patio Blocks	15.58	120	0	0
D/W/P: Asphalt Paving	3.10	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	50	1,250
Total Estimated Land Improvements True Cash Value =				1,250

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C 10 Blt 2000

(11) Heating System: Forced Hot Water

Ground Area = 1008 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
Total:				207,883	176,707

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	1	4,478	3,806

Water/Sewer

1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874

Deck

Treated Wood	160	3,446	2,929
Treated Wood	64	1,953	1,660

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Built-Ins

Appliance Allow.	1	2,713	2,306

Totals:

		254,166	216,047

Notes: BOCA MODULAR

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV:

		246,294

2026 Est. T.C.V. 009-575-014-00 = 253,254

Est. TCV/Total Floor Area = 167.50, Most recent sale 05/16/2024 for 280,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
117,900	117,900	117,900	117,900	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,700	0	0	3,183	0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

Parcel Number: 009-575-014-00

Page: 2

126,600	126,600	126,600	121,083	121,083	121,083

03/24/2026 12:45 PM		Valuation Report		DB: Lake2026	
009-575-015-00		2026 Est. T.C.V.		LANTZ RICK & CAROLYN TRUST	
Property Class: 401				4765 RIVER WOODS RD	
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651	
SEC 27 T22N R8W LOT 15 RIVER WOODS ESTATES.					
USE BUS. ADDRESS FOR MAIL (MOREY RD)					
Land Value Estimates for Land Table 4575.4575 RIVERWOOD ESTATES PLAT1					
* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
A 130' @ 44/	155.00	143.50	0.9403	0.8538	44 100 5,475
155 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value = 5,475
Land Improvement Cost Estimates					
Description			Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving			2.89	1500 0	0
D/W/P: 4in Concrete			6.47	150 0	0
Residential Local Cost Land Improvements					
Description			Rate	Size % Good	Cash Value
LAND IMPROVE 2500			2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =					2,500
Cost Est. for Res. Bldg: 1 Single Family 1S					
				Cls CD	Blt 2001
(11) Heating System: Forced Air w/ Ducts					
Ground Area = 1456 SF Floor Area = 1456 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
Total:			194,643	165,446	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	1,007
3 Fixture Bath			1	3,721	3,163
Water/Sewer					
1000 Gal Septic			1	4,386	3,728
Water Well, 100 Feet			1	5,415	4,603
Porches					
WCP (1 Story)			192	7,428	6,314
Deck					
Treated Wood			64	1,908	1,622
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			676	24,012	20,410
Common Wall: 1 Wall			1	-2,421	-2,058
Door Opener			1	468	398
Built-Ins					
Appliance Allow.			1	1,897	1,612
Totals:			242,642	206,245	
Notes:					
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:				253,681	
2026 Est. T.C.V. 009-575-015-00				= 261,656	
Est. TCV/Total Floor Area = 179.71, Most recent sale 02/01/2001 for 6,700					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
112,200	112,200	112,200	72,120	2.70	

Parcel Number: 009-575-015-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,600	0	0	1,947	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	130,800	130,800	130,800	74,067	74,067	74,067

IKERD JAMES & BETTY
4798 RIVER WOODS RD
Lake City, MI 49651

Fireplaces

Parcel Number: 009-576-016-00

Page: 2

Interior 2 Story	1	6,520	5,868
Totals:		349,019	314,120

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 386,368

2026 Est. T.C.V. 009-576-016-00	=	403,184
Est. TCV/Total Floor Area = 279.02, Most recent sale 06/06/2022 for 359,900		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
172,000 172,000 172,000 155,371 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 29,600 0 0 4,195 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
201,600 201,600 201,600 159,566 159,566 159,566		

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Valuation Report

DB: Lake2026

009-576-017-00	2026 Est. T.C.V.	VORPAGEL KEVIN & KAYLA
Property Class: 402		RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LOT 17. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	150.00	238.60	1.0746	0.7941	110	100	14,080
150 Actual Front Feet, 0.82 Total Acres					Total Est. Land Value =		14,080

2026 Est. T.C.V. 009-576-017-00					=	14,080
Est. TCV/Total Floor Area = 9.74, Most recent sale 05/03/2019 for 185,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,800	5,800	5,800	4,695		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,200	0	0	126	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<- PRE/MBT	
7,000	7,000	7,000	4,821		4,821 4,821	

009-576-018-00	2026 Est. T.C.V.	VORPAGEL KEVIN & KAYLA
Property Class: 401		4828 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
LOT 18. RIVER WOODS ESTATES NO 2.		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	155.00 218.00 1.0658 0.7764 110 100	14,108
155 Actual Front Feet, 0.78 Total Acres	Total Est. Land Value =	14,108
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: Asphalt Paving	3.10 1500 0	0
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00 1 100	2,500
Total Estimated Land Improvements True Cash Value =		2,500
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls C 5 Blt 2004	
(11) Heating System: Forced Heat & Cool		
Ground Area = 1392 SF Floor Area = 1392 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Basement 1,392	
	Total: 229,007	192,362
Other Additions/Adjustments		
Basement, Outside Entrance, Below Grade	1	2,727 2,291
Plumbing		
Average Fixture(s)	1	1,422 1,194
3 Fixture Bath	1	4,478 3,762
Water/Sewer		
1000 Gal Septic	1	4,689 3,939
Water Well, 100 Feet	1	5,734 4,817
Deck		
Treated Wood w/Roof (Deck Portion)	176	3,664 3,078
Treated Wood w/Roof (Roof portion)	176	2,964 2,490
Treated Wood	120	2,840 2,386
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	624	25,272 21,228
Common Wall: 1 Wall	1	-2,589 -2,175
Door Opener	1	527 443
Built-Ins		
Appliance Allow.	1	2,713 2,279
	Totals: 283,448	238,094
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		292,856

2026 Est. T.C.V. 009-576-018-00	=	309,464
Est. TCV/Total Floor Area = 222.32, Most recent sale 05/03/2019 for 185,000		
2025 Assessed	MBOR S.E.V. Base for Cap	IRM
131,800	131,800 131,800	104,535 2.70
2026 New Eq. Adjustment	Loss Additions Tax Adjustment	Losses
0	22,900 0	0 2,822 0

Parcel Number: 009-576-018-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	154,700	154,700	154,700	107,357	107,357	107,357

009-576-019-00	2026 Est. T.C.V.	HOWARD THOMAS R & ABBIE LYN
Property Class: 401		4880 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SQ FT DOES NOT AGREE W/SKETCH..3/05 BOR CHG'D PER PLANS
CHG SQ FT PER NEW SKETCH FOR 06. (ALSO ADD AC NOT IN PLANS OR ON PERMIT!!!)

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	155.00	218.00	1.0658	0.7764	110	100		14,108
155 Actual Front Feet, 0.78 Total Acres					Total Est.		Land Value =	14,108

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1700	0	0
D/W/P: 4in Concrete	6.96	100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = 1566 SF Floor Area = 1566 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,566		
			Total:	264,835	238,345

Other Additions/Adjustments

Recreation Room	1058	20,070	18,063

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

WCP (1 Story)	68	4,059	3,653

Deck

Treated Wood	160	3,446	3,101

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	920	33,424	30,082
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	2	1,054	949

Built-Ins

Appliance Allow.	1	2,713	2,442

Local Cost Items

GENERATOR	1	1	1	*100% Good

Totals:	343,336	308,997

Notes:

Parcel Number: 009-576-019-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

380,066

2026	Est. T.C.V.	009-576-019-00		=	396,674	
Est. TCV/Total Floor Area = 253.30, Most recent sale 02/29/2024 for 440,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	169,500	169,500	169,500	169,500	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,800	0	0	4,576	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	198,300	198,300	198,300	174,076	174,076	174,076

009-576-020-00	2026 Est. T.C.V.	FLINT ASHLEY & AARON
Property Class: 401		4910 RIVER WOODS RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651
LOT 20. RIVER WOODS ESTATES NO 2.		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	173.00 240.00 1.0369 0.7953 110 100	15,693
173 Actual Front Feet, 0.95 Total Acres	Total Est. Land Value =	15,693
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 3.5 Concrete	7.58 1600 0	0
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 5000	5,000.00 1 95	4,750
Total Estimated Land Improvements True Cash Value =		4,750
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2005		
(11) Heating System: Forced Heat & Cool		
Ground Area = 1419 SF Floor Area = 2512 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1.5 Story	Siding Basement 1,419	
1 Story	Siding Overhang 384	
	Total: 387,774 329,608	
Other Additions/Adjustments		
Basement, Outside Entrance, Below Grade	1 3,813	3,241
Plumbing		
Average Fixture(s)	1 2,094	1,780
3 Fixture Bath	1 6,585	5,597
2 Fixture Bath	1 4,412	3,750
Separate Shower	1 2,667	2,267
Water/Sewer		
1000 Gal Septic	1 5,433	4,618
Water Well, 100 Feet	1 6,387	5,429
Porches		
CCP (1 Story)	98 3,722	3,164
Deck		
Treated Wood	144 3,407	2,896
Garages		
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		
Base Cost	576 36,605	31,114
Common Wall: 1.5 Wall	1 -4,507	-3,831
Door Opener	2 1,317	1,119
Built-Ins		
Appliance Allow.	1 3,899	3,314
Totals:	463,608	394,066
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		484,701
2026 Est. T.C.V. 009-576-020-00 = 505,144		
Est. TCV/Total Floor Area = 201.09, Most recent sale 02/25/2022 for 410,000		

Parcel Number: 009-576-020-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	216,200	216,200	216,200	194,034	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	36,400	0	0	5,238	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	252,600	252,600	252,600	199,272	199,272	199,272

03/24/2026

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Valuation Report

DB: Lake2026

009-576-021-00

2026 Est. T.C.V.

FLINT ASHLEY & AARON

Property Class: 402

RIVER WOODS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

LOT 21. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	173.00	254.00	1.0369	0.8066	110	100		15,917
173 Actual Front Feet, 1.01 Total Acres								15,917
Total Est. Land Value =								15,917

2026 Est. T.C.V. 009-576-021-00 = 15,917

Est. TCV/Total Floor Area = 6.34, Most recent sale 02/25/2022 for 410,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
6,500	6,500	6,500	6,500	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,500	0	0	175	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,000	8,000	8,000	6,675	6,675	6,675

009-576-022-002026 Est. T.C.V.KOSLOSKI CONSTRUCTION LLC

Property Class: 4014921 RIVER WOODS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 22. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	163.00	270.00	1.0525	0.8190	110	100		15,456
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	15,456

Cost Est. for Res. Bldg: 1 Single Family 1SCls CBlt 2025

(11) Heating System: Forced Heat & Cool

Ground Area = 1984 SF Floor Area = 1984 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,984		
			Total:	252,439	249,914

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 150 Feet	1	8,441	8,357

Porches

CCP (1 Story)	128	3,709	3,672

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	34,550	34,204
Common Wall: 1 Wall	1	-2,589	-2,563

Built-Ins

Appliance Allow.	1	2,713	2,686

Totals:

	309,852	306,753

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 377,306

40% Completed => Est. True Cash Value 2026 = 150,922

2026 Est. T.C.V. 009-576-022-00 = 166,378

Est. TCV/Total Floor Area = 83.86, Most recent sale 04/16/2025 for 15,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,300	6,300	6,300	4,346	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
75,500	1,400	0	75,500	3,354	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,200	83,200	83,200	79,963	83,200	0

LOT 23. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	163.00	270.00	1.0525	0.8190	110	100		15,456
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	15,456

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls	C	Blt	2025

(11) Heating System: Forced Heat & Cool
Ground Area = 2000 SF Floor Area = 2000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,000		
			Total:	297,789	294,812

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433

Water/Sewer

1000 Gal Septic	1	4,689	4,642
Water Well, 150 Feet	1	8,441	8,357

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	575	23,886	23,647
Common Wall: 1 Wall	1	-2,589	-2,563

Built-Ins

Appliance Allow.	1	2,713	2,686
Totals:		340,829	337,422

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 415,029
60% Completed => Est. True Cash Value 2026 = 249,017

2026 Est. T.C.V. 009-576-023-00 = 264,473

Est. TCV/Total Floor Area = 132.24, Most recent sale 04/04/2025 for 15,000

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	6,300	6,300	6,300	1,429	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	124,500	1,400	0	124,500	6,271	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	132,200	132,200	132,200	125,967	132,200	0	

009-576-024-002026 Est. T.C.V.JONES ADVENTURES LLC

Property Class: 4014871 RIVER WOODS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 24. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	163.00	270.00	1.0525	0.8190	110	100		15,456
163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	15,456

Cost Est. for Res. Bldg: 1Single Family1SClsCBlt 2026

(11) Heating System: Forced Air w/o Ducts

Ground Area = 1279 SFFloor Area = 1279 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,279		
			Total:	196,316	194,353

Other Additions/Adjustments

Plumbing

3 Fixture Bath	1	-4,478	-4,433
	Totals:	191,838	189,920

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:233,602

10% Completed => Est. True Cash Value 2026 =23,360

2026 Est. T.C.V. 009-576-024-00=38,816

Est. TCV/Total Floor Area = 30.35, Most recent sale 06/05/2025 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,300	6,300	6,300	1,428	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
11,700	1,400	0	11,700	6,272	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,400	19,400	19,400	13,166	19,400	0

03/24/2026

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Valuation Report

DB: Lake2026

009-576-025-00

2026 Est. T.C.V.

JONES ADVENTURES LLC

Property Class: 402

4827 RIVER WOODS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

LOT 25. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	148.00	278.00	1.0782	0.8250	110	100		14,482
148 Actual Front Feet, 0.94 Total Acres								14,482
Total Est. Land Value =								14,482

2026 Est. T.C.V. 009-576-025-00

=

14,482

Est. TCV/Total Floor Area = 11.32, Most recent sale 06/05/2025 for 24,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,900	5,900	5,900	1,590	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,300	0	0	5,610	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,200	7,200	7,200	1,632	7,200	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-576-026-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GERNAAT TREVOR & COURTNEY B
RIVER WOODS RD
LAKE CITY, MI 49651

LOT 26 & 27. RIVER WOODS ESTATES NO 2.
6/2021 COMBINE LOT 27
FORMERLY LOT 26

6/2021 COMBINE LOTS 26 & 27

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

LOTS 26 & 27

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	175.00	325.00	1.0339	0.9494	200	100		34,358
175 Actual Front Feet, 1.31 Total Acres Total Est. Land Value =								34,358

2026 Est. T.C.V. 009-576-026-00 = 34,358

Est. TCV/Total Floor Area = 26.86, Most recent sale 03/28/2025 for 35,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
17,200	17,200	17,200	16,496	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	704	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,200	17,200	17,200	16,941	17,200	0

009-576-028-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GERNAAT TREVOR & COURTNEY B
4857 RIVER WOODS RD
LAKE CITY, MI 49651

LOT 28. RIVER WOODS ESTATES NO 2.

GAVE XTRA + LOCATION ADJ..ABUTTS UNPLATTED LANDS..VERY PRIVATE

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
			* Factors *			EFF			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	126.00	243.00	1.1224	0.7977	110	100		12,411	
126 Actual Front Feet, 0.70			Total Acres		Total Est. Land Value =			12,411	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	625	0	0
D/W/P: 3.5 Concrete	6.58	120	0	0
D/W/P: Asphalt Paving	3.10	1600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = 1948 SF Floor Area = 1948 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,948		
Total:				305,918	260,025

Other Additions/Adjustments					
Recreation Room			1000	18,970	16,124
Basement, Outside Entrance, Below Grade			1	2,727	2,318

Plumbing					
Average Fixture(s)			1	1,422	1,209
3 Fixture Bath			3	13,434	11,419

Water/Sewer					
1000 Gal Septic			1	4,689	3,986
Water Well, 100 Feet			1	5,734	4,874

Porches					
CCP (1 Story)			90	2,696	2,534 *94% Good

Deck					
Treated Wood			372	5,997	5,097

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			576	28,771	24,455
Common Wall: 2 Wall			1	-5,177	-4,400
Door Opener			1	527	448
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Common Wall: 1 Wall			1	-2,589	-2,201
Door Opener			1	527	448
Base Cost			180	11,817	10,044

Built-Ins					
Appliance Allow.			1	2,713	2,306

Parcel Number: 009-576-028-00

Page: 2

Totals:

398,176

338,686

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

416,584

2026 Est. T.C.V. 009-576-028-00					=	431,495
Est. TCV/Total Floor Area = 221.51, Most recent sale 10/05/2023 for 385,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
184,200	184,200	184,200	175,991	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	31,500	0	0	4,751	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
215,700	215,700	215,700	180,742	180,742	180,742	

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-576-029-00

2026 Est. T.C.V.

KEHL RICHARD R

Property Class: 401

4845 RIVER WOODS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

LOT 29. RIVER WOODS ESTATES NO 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	136.00	243.00	1.1012	0.7977	110	100		13,142
136 Actual Front Feet, 0.76 Total Acres								13,142
Total Est. Land Value =								13,142

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1700	0	0
D/W/P: 3.5 Concrete	6.58	60	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1120 SF Floor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,120		
Total:				208,947	167,149

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582
2 Fixture Bath	1	2,996	2,397

Water/Sewer

1000 Gal Septic	1	4,689	3,751
Water Well, 100 Feet	1	5,734	4,587

Porches

WCP (1 Story)	96	4,936	3,949
WCP (1 Story)	240	9,430	7,544

Deck

Treated Wood	212	4,149	3,319

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	784	35,876	28,701
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422

Built-Ins

Appliance Allow.	1	2,713	2,170

Fireplaces

Interior 2 Story	1	6,520	5,216
Raised Hearth	1	434	347

Totals:

290,262

232,201

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

285,607

Parcel Number: 009-576-029-00

Page: 2

2026	Est.	T.C.V.	009-576-029-00	=	301,249	
Est. TCV/Total Floor Area = 215.18, Most recent sale 03/02/2004 for 180,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	127,600	127,600	127,600	88,684	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,000	0	0	2,394	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	150,600	150,600	150,600	91,078	91,078	91,078

03/24/2026

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Valuation Report

DB: Lake2026

009-576-030-00

2026 Est. T.C.V.

RENDON BRUCE R & DAIRE LYNN

Property Class: 401

4833 RIVER WOODS RD

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

LOT 30. RIVER WOODS ESTATES NO 2.

LOT PRICED AS RIVERWOODS #1 DUE TO NO RIVERFRONT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	260.00	300.00	0.9365	0.8409	110	100		22,523
260 Actual Front Feet, 1.79 Total Acres								22,523
Total Est. Land Value =								22,523

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	2250	94	7,636
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				10,136

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls BC

Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = 2004 SF Floor Area = 2004 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,004		
Total:				382,908	325,471

Other Additions/Adjustments

Recreation Room	1000	26,810	22,788
Exterior			
Stone Veneer	416	18,699	15,894
Basement, Outside Entrance, Below Grade	1	3,813	3,241
Plumbing			
Average Fixture(s)	1	2,094	1,780
3 Fixture Bath	2	13,171	11,195
2 Fixture Bath	1	4,412	3,750
Water/Sewer			
1000 Gal Septic	1	5,433	4,618
Water Well, 100 Feet	1	6,387	5,429
Porches			
CCP (1 Story)	120	4,496	3,822
CCP (1 Story)	120	4,496	3,822
CCP (1 Story)	132	4,914	4,177
Deck			
Treated Wood	160	3,653	3,105
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	980	54,027	45,923
Common Wall: 1 Wall	1	-3,005	-2,554
Door Opener	2	1,317	1,119
Built-Ins			
Appliance Allow.	1	3,899	3,314

Parcel Number: 009-576-030-00

Page: 2

Totals:

537,524

456,894

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

561,980

2026 Est. T.C.V. 009-576-030-00						
					=	594,639
Est. TCV/Total Floor Area = 296.73, Most recent sale 05/24/2007 for 37,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
254,800	254,800	254,800	163,287	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	42,500	0	0	4,408	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
297,300	297,300	297,300	167,695	167,695	167,695	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-580-001-00	2026 Est. T.C.V.	CORELL DAVID J
Property Class: 401		1876 S SCHNEIDER ST
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

LOT 1 EXC BEG N 88 DEG 50'54"W 59.91 FT FROM NE COR TH S 83 DEG 52'51"W 7.84 FT
N 06 DEG 07'09"W 1 FT, S 88 DEG 50'54"E 7.91 FT TO POB. SAPPHIRE LAKE ACRES.

NEW HOUSE FOR 04

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A50'@1800/	79.00	100.00	0.8521	1.0000	1800	100	121,163
79 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =		121,163

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =			2,425

Cost Est. for Res. Bldg: 1	Single Family	1.5S	Cls C	Blt 2003

(11) Heating System: Electric Baseboard

Ground Area = 780 SF Floor Area = 1170 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	780		
Total:			160,785	136,669	

Other Additions/Adjustments

Recreation Room	575	10,908	9,272
Basement, Outside Entrance, Above Grade	1	1,980	1,683

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Porches

WPP	260	5,294	4,500
WCP (1 Story)	24	1,776	1,510

Deck

Treated Wood	312	5,341	4,540

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Fireplaces

Prefab 2 Story	1	3,109	2,643

Local Cost Items

SANITARY SEWER	1	0	0	*93% Good
Totals:		209,483	178,064	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 302,708

Parcel Number: 009-580-001-00

Page: 2

2026	Est.	T.C.V.	009-580-001-00	=	426,296	
Est. TCV/Total Floor Area = 364.36, Most recent sale 06/01/2018 for 255,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	182,300	182,300	182,300	134,910	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,800	0	0	3,642	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	213,100	213,100	213,100	138,552	138,552	0

009-580-002-002026 Est. T.C.V.SCHWAGER SUSANNA
Property Class: 4011850 S SCHNEIDER ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 2 AND BEG N 88 DEG 50'54"W 59.91 FT FROM NE COR LOT 1, TH S 83 DEG 52'51"W
7.84 FT, N 06 DEG 07'09"W 1 FT, S 88 DEG 50'54"E 7.91 FT TO POB. SAPPHIRE LAKE
ACRES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	60.00	110.00	0.9382	1.0339	1800	100		104,761
60 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	104,761

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.08	165	72	3,098
Wood Frame	23.72	288	72	4,918
Total Estimated Land Improvements True Cash Value =				8,016

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 781 SF Floor Area = 781 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	605		
1 Story	Siding	Slab	176		
Total:				104,548	67,972

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,422	924		
Deck					
Treated Wood	480	7,085	4,605		
Water/Sewer					
Public Sewer	1	1,465	952		
Water Well, 100 Feet	1	5,734	3,727		
Built-Ins					
Appliance Allow.	1	2,713	1,763		
Breezeways					
Frame Wall	63	3,306	2,149		
Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	
Totals:			126,273	82,092	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 139,556

2026 Est. T.C.V. 009-580-002-00				=	252,333
Est. TCV/Total Floor Area = 323.09					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
109,700	109,700	109,700	51,292	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,500	0	0	1,384	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-580-002-00

Page: 2

126,200	126,200	126,200	52,676	52,676	52,676

009-580-003-002026 Est. T.C.V.EDBERG KENETH D & WENDY S

Property Class: 4011846 S SCHNEIDER ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 3 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	65.00	110.00	0.9123	1.0339	1800	100	110,355
65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =							110,355

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	180 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2020

(11) Heating System: Forced Heat & Cool
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,400	
Total:			219,217	210,448
Other Additions/Adjustments				
Basement, Outside Entrance, Above Grade			1 1,980	1,901
Plumbing				
Average Fixture(s)			1 1,422	1,365
Porches				
WCP (1 Story)			48 3,193	3,065
Deck				
Treated Wood			496 7,242	6,952
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			792 26,912	25,836
Water/Sewer				
Public Sewer			1 1,465	1,406
Water Well, 50 Feet			1 3,344	3,210
Built-Ins				
Appliance Allow.			1 2,713	2,604
Fireplaces				
Direct-Vented Gas			1 2,963	2,844
Totals:			270,451	259,631

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 441,373

2026 Est. T.C.V. 009-580-003-00					=	552,728
Est. TCV/Total Floor Area = 394.81, Most recent sale 03/15/2012 for 77,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
234,400	234,400	234,400	186,714	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-580-003-00

Page: 2

	0	42,000	0	0	5,041	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	276,400	276,400	276,400	191,755	191,755	191,755

009-580-004-002026 Est. T.C.V.KORNACKI MICHAEL & LESLEY

Property Class: 4011840 S SCHNEIDER ST

Map #:LAKE TOWNSHIPLake City, MI 49651

. LOT 4 SAPPHIRE LAKE ACRES.

FV CABIN..VERY POOR ADD SEWER FOR 08 PER TOM

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	65.00	110.00	0.9123	1.0339	1800	100	110,355
65 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =		110,355

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
Wood Frame	33.47	49	50 820
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 1000	1,000.00	1	100 1,000
Total Estimated Land Improvements True Cash Value =			1,820

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1942

(11) Heating System: Wall/Floor Furnace
Ground Area = 300 SF Floor Area = 300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	300	
Total:			39,420	23,652
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Porches				
WGEP (1 Story)			198	14,458 8,675
Foundation: Shallow			198	-1,265 -759
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 50 Feet			1	3,344 2,006
Built-Ins				
Appliance Allow.			1	1,897 1,138
Local Cost Items				
SANITARY SEWER			1	0 0 *95% Good
Totals:			60,339	36,203

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 61,544

2026 Est. T.C.V. 009-580-004-00				=	173,719
Est. TCV/Total Floor Area = 579.06, Most recent sale 10/07/2021 for 175,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
75,600	75,600	75,600	48,990	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	11,300	0	0	1,322	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
86,900	86,900	86,900	50,312	50,312	0

009-580-005-002026 Est. T.C.V.SYKORA DANIEL & JAMIE
Property Class: 4011830 S SCHNEIDER ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 10 T22N R8W LOT 5 & E 1/2 LOT 6. SAPPHIRE LAKE ACRES.

REMOVE MH ADD NEW HOUSE FOR 2010.

04 Combo w/580-006-50 for 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	66.00	113.00	0.9074	1.0437	1800	100		112,510
66 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		112,510	

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1028	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				2,350

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 2009

(11) Heating System: Forced Heat & Cool

Ground Area = 1612 SF Floor Area = 1612 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,612		
Total:				234,412	210,994

Other Additions/Adjustments

Basement, Outside Entrance, Above Grade	1	1,980	1,782

Plumbing

Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696

Porches

CCP (1 Story)	120	3,497	3,147

Deck

Treated Wood	518	7,449	6,704
Treated Wood	80	2,182	1,964

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	25,175
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	1	527	474

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 50 Feet	1	3,344	3,010

Built-Ins

Appliance Allow.	1	2,713	2,442

Breezeways

Frame Wall	182	9,551	8,596

Parcel Number: 009-580-005-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*82% Good
Totals:		301,399	271,282	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 461,179

2026 Est. T.C.V. 009-580-005-00	=	576,039
Est. TCV/Total Floor Area = 357.34, Most recent sale 08/03/2020 for 380,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
245,200 245,200 245,200 205,951 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 42,800 0 0 5,560 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
288,000 288,000 288,000 211,511 211,511 211,511		

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-580-007-00

2026 Est. T.C.V.

SMITH CHRISTOPHER

Property Class: 401

1792 S SCHNEIDER ST

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

SSEC 10 T22N R8W LOT 7 & W 1/2 OF LOT 6. SAPPHIRE LAKE ACRES.

ADD SEWER FOR 05

REMOVE OLD MH FOR 05..NO VALUE

04 Combo w/568-006-00 for 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	68.00	121.00	0.8980	1.0690	1800	100		117,495
68 Actual Front Feet, 0.19 Total Acres								117,495
Total Est. Land Value =								117,495

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	792	50	2,613
Total Estimated Land Improvements True Cash Value =				2,613

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C 5 Blt 2008

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	960		
1 Story	Siding	Overhang	20		
1 Story	Siding	Overhang	20		
Total:			257,700	219,016	

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,318

Plumbing

Average Fixture(s)	1	1,422	1,209
3 Fixture Bath	2	8,956	7,613

Porches

CCP (1 Story)	64	1,984	1,686
WCP (2 Story)	144	8,202	6,972

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	20,323
Common Wall: 1 Wall	1	-2,589	-2,201
Door Opener	1	527	448

Water/Sewer

Public Sewer	1	1,465	1,245
Water Well, 100 Feet	1	5,734	4,874

Built-Ins

Appliance Allow.	1	2,713	2,306

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

312,751

265,809

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

451,875

Parcel Number: 009-580-007-00

Page: 2

2026	Est.	T.C.V.	009-580-007-00	=	571,983	
Est. TCV/Total Floor Area = 291.83, Most recent sale 11/14/2007 for 95,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	243,300	243,300	243,300	132,372	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	42,700	0	0	3,574	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	286,000	286,000	286,000	135,946	135,946	0

009-580-008-002026 Est. T.C.V. SEJAT JOSEPH J & SUSAN Y
Property Class: 4011792 S SCHNEIDER ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 8 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	60.00	110.00	0.9382	1.0339	1800	100	104,761
60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =							104,761

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Patio Blocks		13.70	16 50	109
Wood Frame		25.18	96 50	1,208
Total Estimated Land Improvements True Cash Value =				1,317

Cost Est. for Res. Bldg: 1Single Family 1SCls CD Blt 1960

(11) Heating System: Wall/Floor Furnace
Ground Area = 656 SF Floor Area = 656 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	656		
			Total:	81,303	48,781
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,138	683
Porches					
CGEP (1 Story)			75	5,602	3,361
Deck					
Treated Wood			270	4,566	2,740
Water/Sewer					
Public Sewer			1	1,249	749
Water Well, 50 Feet			1	3,212	1,927
Built-Ins					
Appliance Allow.			1	1,822	1,093
Local Cost Items					
SANITARY SEWER			1	0	0 *86% Good
			Totals:	98,892	59,334

Notes: COTTAGE

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 100,867

2026 Est. T.C.V. 009-580-008-00				=	206,945
Est. TCV/Total Floor Area = 315.46, Most recent sale 09/06/2011 for 85,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
90,200	90,200	90,200	53,397	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,300	0	0	1,441	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
103,500	103,500	103,500	54,838	54,838	0

009-580-009-002026 Est. T.C.V.

LUDDEN JULIE B & GREG A

Property Class: 4011790 S SCHNEIDER ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 9 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	60.00	107.00	0.9382	1.0240	1800	100	103,752
60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =							103,752

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Dock: Light posts	52.02	160	0	0
D/W/P: 3.5 Concrete	7.58	160	0	0
Metal Prefab	30.94	70	46	996
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,371

Cost Est. for Res. Bldg: 1Single Family2SCls BCBlt 1941

(11) Heating System: Radiant (in-floor)

Ground Area = 1056 SF Floor Area = 2112 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
2 Story	Siding	Slab	1,056	
Total:			316,171	259,260
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	2,094	1,717	
3 Fixture Bath	1	6,585	5,400	
Porches				
WCP (1 Story)	36	3,248	2,663	
CPP	400	8,428	6,911	
Foundation: Shallow	400	-1,936	-1,588	
Garages				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	450	30,753	25,217	
Door Opener	1	659	540	
Water/Sewer				
Public Sewer	1	1,877	1,539	
Water Well, 50 Feet	1	3,351	2,748	
Built-Ins				
Appliance Allow.	1	3,899	3,197	
Fireplaces				
Direct-Vented Gas	1	4,314	3,537	
Breezeways				
Frame Wall	64	4,463	4,418	*99% Good
Local Cost Items				
SANITARY SEWER	1	0	0	*71% Good
Totals:			383,906	315,559
Notes:				

Parcel Number: 009-580-009-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

536,450

2026 Est. T.C.V. 009-580-009-00					=	643,573	
Est. TCV/Total Floor Area = 304.72, Most recent sale 07/12/2021 for 475,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
274,700	274,700		274,700	250,295	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	47,100	0	0	6,757	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
321,800	321,800		321,800	257,052	257,052	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-580-010-00

2026 Est. T.C.V.

ST PIERRE M EILEEN (LE)

Property Class: 402

S SCHNEIDER ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 10 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	60.00	88.00	0.9382	0.9562	1800	100		96,890
60 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			96,890

2026 Est. T.C.V. 009-580-010-00

=

96,890

Est. TCV/Total Floor Area = 45.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
43,100	43,100	43,100	20,280	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,300	0	0	547	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,400	48,400	48,400	20,827	20,827	20,827

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-580-011-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BENITES RICARDO & DEBORAH
1774 S SCHNEIDER ST
LAKE CITY, MI 49651

. LOT 11 SAPPHIRE LAKE ACRES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	101.62	214.33	0.7802	1.3058	1800	100		186,349
102 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =			186,349

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.57	128	50	1,572
Total Estimated Land Improvements True Cash Value =				1,572

2026 Est. T.C.V. 009-580-011-00 = 187,921

Est. TCV/Total Floor Area = 88.98, Most recent sale 07/09/2020 for 139,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

106,700 106,700 106,700 69,862 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 -12,700 0 0 1,886 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

94,000 94,000 94,000 71,748 71,748 0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-590-001-00

2026 Est. T.C.V.

CARLSON SARA L LE

Property Class: 402

S SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 1 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

PUBLIC BEACH

Description

Frontage

Depth

Front

Depth

Rate %Adj.

Reason

Value

A50'@1800/

49.00

100.00

1.0071

1.0000

1800

100

88,826

49 Actual Front Feet, 0.11 Total Acres

Total Est. Land Value =

88,826

2026 Est. T.C.V. 009-590-001-00

=

88,826

Est. TCV/Total Floor Area = 42.06

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

39,500

39,500

39,500

19,569

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

4,900

0

0

528

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

44,400

44,400

44,400

20,097

20,097

0

CARLSON SARA L LE
1784 S SAPPHIRE AVE
Lake City, MI 49651

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	95,100	95,100	95,100	42,680	42,680	0

3/24/2026

Valuation Report

DB: Lake2026

12:45 PM

009-590-003-00

2026 Est. T.C.V.

BECK JOHN S

Property Class: 401

1770 S SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 10 T22N R8W LOT 3 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

PUBLIC BEACH

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

A50'@1800/

51.00

100.00

0.9931

1.0000

1800

100

PRIVATE RD

91,166

51 Actual Front Feet, 0.12 Total Acres

Total Est. Land Value =

91,166

Land Improvement Cost Estimates

Description

Rate

Size

% Good

Cash Value

D/W/P: 3.5 Concrete

6.16

260

99

1,586

Wood Frame

26.22

96

78

1,963

Residential Local Cost Land Improvements

Description

Rate

Size

% Good

Cash Value

LAND IMPROVE 1000

1,000.00

1

94

940

Total Estimated Land Improvements True Cash Value =

4,489

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 2009

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1176 SF Floor Area = 1176 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories

Exterior

Foundation

Size

Cost New

Depr. Cost

1 Story

Siding

Basement

1,176

Total:

162,732

146,459

Other Additions/Adjustments

Recreation Room

800

14,544

7,272

Basement, Outside Entrance, Below Grade

1

2,293

2,064

Plumbing

Average Fixture(s)

1

1,185

1,066

3 Fixture Bath

1

3,721

3,349

Deck

Treated Wood

120

2,776

2,498

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

672

23,910

21,519

Common Wall: 1 Wall

1

-2,421

-2,179

Door Opener

1

468

421

Water/Sewer

Public Sewer

1

1,300

1,170

Water Well, 50 Feet

1

3,344

3,010

Built-Ins

Appliance Allow.

1

1,897

1,707

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT

70

265

225

*85% Good

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals:

216,014

188,581

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

320,588

Parcel Number: 009-590-003-00

Page: 2

2026 Est. T.C.V. 009-590-003-00						
= 416,243						
Est. TCV/Total Floor Area = 353.95						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
177,100	177,100	177,100	104,856	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	31,000	0	0	2,831	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,100	208,100	208,100	107,687	107,687		0

009-590-004-00	2026 Est. T.C.V.	STOLP KIMBERLY & STAFFORD BRUCE
Property Class: 401		1760 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 4 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

PUBLIC BEACH

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	51.00	100.00	0.9931	1.0000	1800	100		91,166
51 Actual Front Feet, 0.12 Total Acres					Total Est.	Land Value =		91,166

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1942

(11) Heating System: Electric Wall Heat

Ground Area = 924 SF Floor Area = 924 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	924		
			Total:	100,743	55,408

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	543

Porches

CGEP (1 Story)	175	9,457	5,201

Deck

Treated Wood	259	4,517	2,484
Treated Wood	217	4,030	2,216
Treated Wood	132	2,908	1,599
Treated Wood	115	2,623	1,443

Water/Sewer

Public Sewer	1	1,152	634
Water Well, 50 Feet	1	3,344	1,839

Built-Ins

Appliance Allow.	1	1,607	884

Fireplaces

Exterior 1 Story	1	4,873	2,680

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals: 136,242 74,931

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 127,383

2026 Est. T.C.V. 009-590-004-00 = 218,549

$$\text{Est. TCV/Total Floor Area} = 236.52$$

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	94,000	94,000	94,000	44,605	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	15,300	0	0	1,204	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	109,300	109,300	109,300	45,809	45,809	0	

009-590-005-002026 Est. T.C.V.GILLESPIE ALICEN J & BUNTING E C &
Property Class: 4011750 S SAPPHIRE AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 5 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			* Factors *		PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	51.00	100.00	0.9931	1.0000	1800	100		91,166
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			91,166

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 94	940
Total Estimated Land Improvements True Cash Value =				940

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 1976

(11) Heating System: Electric Baseboard
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	720	
Total:			91,447	54,868
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 711
Porches				
CGEP (1 Story)			112	7,801 4,681
WCP (1 Story)			20	1,386 832
Deck				
Pine			332	4,339 2,603
Water/Sewer				
Public Sewer			1	1,300 780
Water Well, 50 Feet			1	3,344 2,006
Built-Ins				
Appliance Allow.			1	1,897 1,138
Fireplaces				
Exterior 1 Story			1	5,597 3,358
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good
Totals:			118,296	70,977

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 120,660

2026 Est. T.C.V. 009-590-005-00					=	212,766
Est. TCV/Total Floor Area = 295.51						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,700	91,700	91,700	50,577	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,700	0	1,365	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,400	106,400	106,400	51,942	51,942	0	

009-590-006-002026 Est. T.C.V.EDWARDS MELVIN A
Property Class: 4011740 W SAPPHIRE AVE
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 10 T22N R8W LOT 6 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			* Factors *		PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	51.00	100.00	0.9931	1.0000	1800	100		91,166
51 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =					91,166

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		20.84	160 50	1,667
Wood Frame		25.57	80 50	1,023
Total Estimated Land Improvements True Cash Value =				2,690

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 1170 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Basement	936	
Total:			136,336	81,802
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 988	593
Porches				
CGEP (1 Story)			120 7,272	4,363
Water/Sewer				
Public Sewer			1 1,152	691
Water Well, 100 Feet			1 5,150	3,090
Built-Ins				
Appliance Allow.			1 1,607	964
Fireplaces				
Exterior 1 Story			1 4,873	2,924
Local Cost Items				
SANITARY SEWER			1 0 0	*88% Good
Totals:			157,378	94,427

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 160,526

2026 Est. T.C.V. 009-590-006-00				=	254,382	
Est. TCV/Total Floor Area = 217.42						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	108,900	108,900	108,900	50,154	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,300	0	0	1,354	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	127,200	127,200	127,200	51,508	51,508	0

009-590-007-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LOGUSZ ROMAN ETAL
1730 S SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 7 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			* Factors *		PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	51.00	100.00	0.9931	1.0000	1800	100		91,166
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			91,166

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
Wood Frame		31.15	64	94 1,874
Residential Local Cost Land Improvements				
Description		Rate	Size	% Good Cash Value
LAND IMPROVE 1000		1,000.00	1	95 950
Total Estimated Land Improvements True Cash Value =				2,824

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 1934

(11) Heating System: Space Heater

Ground Area = 853 SF Floor Area = 853 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	853	
			Total:	104,259 57,343
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	652
Porches				
WGEP (1 Story)		120	10,580	5,819
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		240	10,750	5,912
Water/Sewer				
Public Sewer		1	1,300	715
Water Well, 50 Feet		1	3,344	1,839
Built-Ins				
Appliance Allow.		1	1,897	1,043
Fireplaces				
Exterior 1 Story		1	5,597	3,078
Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
			Totals:	138,912 76,401

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 129,881

2026 Est. T.C.V. 009-590-007-00					=	223,871
Est. TCV/Total Floor Area = 262.45						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
96,500	96,500	96,500	52,688	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,400	0	0	1,422	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-590-007-00

Page: 2

111,900	111,900	111,900	54,110	54,110	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-590-008-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PROMER JODY R & MARLENE K
1718 S SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 8 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

PUBLIC BEACH

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

A50'@1800/

51.00

100.00

0.9931

1.0000

1800

100

91,166

51 Actual Front Feet, 0.12 Total Acres

Total Est. Land Value =

91,166

Land Improvement Cost Estimates

Description

Rate

Size

% Good

Cash Value

Wood Frame

26.22

96

94

2,366

Residential Local Cost Land Improvements

Description

Rate

Size

% Good

Cash Value

LAND IMPROVE 2500

2,500.00

1

95

2,375

Total Estimated Land Improvements True Cash Value =

4,741

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls CD

Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories

Exterior

Foundation

Size

Cost New

Depr. Cost

1.5 Story

Siding

Crawl Space

384

1 Story

Siding

Crawl Space

246

1 Story

Siding

Crawl Space

330

Total:

132,528

86,143

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,185

770

2 Fixture Bath

1

2,502

1,626

Porches

CGEP (1 Story)

126

8,474

5,508

Deck

Treated Wood

240

4,399

2,859

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

280

11,878

7,721

Water/Sewer

Public Sewer

1

1,300

845

Water Well, 50 Feet

1

3,344

2,174

Built-Ins

Appliance Allow.

1

1,897

1,233

Fireplaces

Exterior 1 Story

1

5,597

3,638

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals:

173,104

112,517

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

191,279

2026 Est. T.C.V. 009-590-008-00

=

287,186

Est. TCV/Total Floor Area = 249.29, Most recent sale 06/18/2004 for 165,600						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	123,400	123,400	123,400	77,078	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,200	0	0	2,081	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	143,600	143,600	143,600	79,159	79,159	0

03/24/2026
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Valuation Report

DB: Lake2026

009-590-009-00	2026 Est. T.C.V.	KERASTAS FAMILY TRUST
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 9 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *				PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100	90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		90,000

2026 Est. T.C.V. 009-590-009-00					=	90,000
Est. TCV/Total Floor Area = 78.13						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
40,600	40,600		40,600	19,651	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses
0	5,000		600	0		522 290
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<- PRE/MBT	
45,000	45,000		45,000	19,883	19,883 0	

009-590-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KERASTAS FAMILY TRUST
1698 S SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 10 SAPPHIRE LAKE PLAT.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *				PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100	90,000
50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		90,000	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1252	50	5,114
D/W/P: 4in Ren. Conc.	8.17	1051	50	4,293
D/W/P: Patio Blocks	15.58	37	50	288
D/W/P: 3.5 Concrete	6.58	64	50	210
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements True Cash Value =				11,320

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 1690 SF Floor Area = 1690 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,690	
Total:			270,472	267,737
Other Additions/Adjustments				
Recreation Room			1500	28,455 28,170
Basement, Outside Entrance, Above Grade			1	1,980 1,960

Plumbing			
Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	1	4,478	4,433
2 Fixture Bath	1	2,996	2,966

Porches			
CCP (1 Story)	82	2,482	2,457
WCP (1 Story)	304	10,515	10,410
WPP	302	5,400	5,346
WCP (1 Story)	160	7,272	7,199

Deck			
Treated Wood	72	2,062	2,041

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	720	33,826	33,488
Common Wall: 1 Wall	1	-2,589	-2,563

Water/Sewer			
Public Sewer	1	1,465	1,450
Water Well, 200 Feet	1	10,565	10,459

Built-Ins			
Appliance Allow.	1	2,713	2,686

Totals:383,514379,647

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:							645,400
2026 Est. T.C.V. 009-590-010-00							= 746,720
Est. TCV/Total Floor Area = 441.85							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
70,800	70,800	70,800	45,758	2.70			
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
291,600	11,000	0	291,600	1,235	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
373,400	373,400	373,400	338,593	338,593	0		

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,900	0	0	1,362	0

Parcel Number: 009-590-011-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,300	106,300	106,300	51,831	51,831	0

LIND BEVERLY J
1678 S SAPPHIRE AVE
LAKE CITY, MI 49651

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-590-012-00

Page: 2

117,200	117,200	117,200	54,972	54,972	54,972

009-590-013-00	2026 Est. T.C.V.	HERRINGTON DOUGLAS A & LAUREL
Property Class: 401		1666 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 10 T22N R8W LOT 13 SAPPHIRE LAKE PLAT.		
Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
* Factors * PUBLIC BEACH		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A50'@1800/	50.00 100.00 1.0000 1.0000 1800 100	90,000
50 Actual Front Feet, 0.12 Total Acres	Total Est. Land Value =	90,000
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Wood Frame	24.42 220 50	2,686
Total Estimated Land Improvements	True Cash Value =	2,686
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1950		
(11) Heating System: Electric Baseboard		
Ground Area = 952 SF Floor Area = 1102 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1.25 Story	Siding Crawl Space 600	
1 Story	Siding Basement 352	
	Total: 157,224	102,195
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,422	924
3 Fixture Bath	1 4,478	2,911
Porches		
WCP (1 Story)	72 4,211	2,737
Deck		
Treated Wood	106 2,579	1,676
Treated Wood	337 5,621	3,654
Treated Wood	70 2,038	1,325
Water/Sewer		
Public Sewer	1 1,465	952
Water Well, 100 Feet	1 5,734	3,727
Built-Ins		
Appliance Allow.	1 2,713	1,763
Fireplaces		
Exterior 1 Story	1 6,387	4,152
Local Cost Items		
SANITARY SEWER	1 0 0	*84% Good
	Totals: 193,872	126,016
Notes:		
ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 214,227		

2026 Est. T.C.V. 009-590-013-00	=	306,913
Est. TCV/Total Floor Area = 278.51, Most recent sale 08/31/2010 for 95,000		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
116,800	116,800 116,800 72,120 2.70	
2026 New Eq. Adjustment	Loss Additions Tax Adjustment Losses	
17,800	22,200 3,300 17,800 1,892 2,038	
2026 Assessed	MBOR S.E.V. Capped ->Taxable<- PRE/MBT	

Parcel Number: 009-590-013-00

Page: 2

153,500	153,500	153,500	89,774	89,774	0

009-590-014-00	2026 Est. T.C.V.	MULLEN ERIN
Property Class: 401		1656 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 10 T22N R8W LOT 14 SAPPHIRE LAKE PLAT.		
Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
* Factors * PUBLIC BEACH		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A50'@1800/	50.00 100.00 1.0000 1.0000 1800 100	90,000
50 Actual Front Feet, 0.12 Total Acres	Total Est. Land Value =	90,000
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 3.5 Concrete	6.58 36 50	118
D/W/P: Crushed Rock	2.26 576 50	651
Wood Frame	35.72 60 50	1,071
Wood Frame	31.57 84 50	1,326
Total Estimated Land Improvements True Cash Value =		3,166
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1948		
(11) Heating System: Electric Baseboard		
Ground Area = 1114 SF Floor Area = 1114 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Slab 960	
1 Story	Siding Slab 154	
Total:	147,449	95,842
Other Additions/Adjustments		
Exterior		
Stone Veneer	32 1,171	761
Plumbing		
Average Fixture(s)	1 1,422	924
Deck		
Treated Wood	676 8,869	5,765
Treated Wood	161 3,462	2,250
Water/Sewer		
Public Sewer	1 1,465	952
Water Well, 50 Feet	1 3,344	2,174
Built-Ins		
Appliance Allow.	1 2,713	1,763
Fireplaces		
Interior 1 Story	1 5,235	3,403
Local Cost Items		
SANITARY SEWER	1 0	0 *84% Good
Totals:	175,130	113,834
Notes:		
ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 193,518		

2026	Est. T.C.V. 009-590-014-00				=	286,684
Est. TCV/Total Floor Area = 257.35, Most recent sale 08/17/2012 for 140,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	123,000	123,000	123,000	72,604	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,300	0	0	1,960	0

Parcel Number: 009-590-014-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
143,300	143,300	143,300	74,564	74,564	74,564

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	76,900		76,900	76,900	48,119	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		13,900	0	0	1,299	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	90,800		90,800	90,800	49,418	49,418	

009-590-016-002026 Est. T.C.V.KISER JACK L
Property Class: 4011636 S SAPPHIRE AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 16 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *					PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		90,000	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 2006

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,120		
			Total:	175,332	157,800
Other Additions/Adjustments					
Exterior					
Stone Veneer			80	2,636	2,372
Plumbing					
Average Fixture(s)			1	1,185	1,066
3 Fixture Bath			1	3,721	3,349
2 Fixture Bath			1	2,502	2,252
Porches					
WCP (1 Story)			168	6,786	6,107
CCP (1 Story)			16	740	666
Water/Sewer					
Public Sewer			1	1,300	1,170
Water Well, 100 Feet			1	5,415	4,873
Built-Ins					
Appliance Allow.			1	1,897	1,707
Local Cost Items					
SANITARY SEWER			1	0	0 *96% Good
Totals:				201,514	181,362
Notes:					

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 308,315

2026 Est. T.C.V. 009-590-016-00				=	399,265	
Est. TCV/Total Floor Area = 285.19						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
169,000	169,000	169,000		97,552	2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses
0	30,600	0		0	2,633	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
199,600	199,600	199,600		100,185	100,185	100,185

03/24/2026
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Valuation Report

DB: Lake2026

009-590-017-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WOLFORD MARY ANN
1624 S SAPPHIRE AVE
LAKE CITY, MI 49651

SSEC 10 T22N R8W LOT 17 & 18 EXC N 5 FT OF LOT 18. SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/		95.00	100.00	0.7988	1.0000	1800	100		136,594
95 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =			136,594

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	20.50	60	0	0
D/W/P: 4in Ren. Conc.	8.17	160	0	0
D/W/P: Crushed Rock	2.26	1040	0	0
Wood Frame	32.26	80	50	1,290

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,665

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1748 SF Floor Area = 1748 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,190		
1 Story	Siding	Slab	558		
Total:				236,394	141,822

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

CCP (1 Story)	212	5,836	3,502
CSEP (1 Story)	213	9,308	5,585
CCP (1 Story)	169	4,773	2,864
WPP	890	13,831	8,299

Deck

Treated Wood	234	4,430	2,658

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	832	37,490	22,494
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	2	1,054	632

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 100 Feet	1	5,734	3,440

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 1 Story	1	6,387	3,832

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Parcel Number: 009-590-017-00

Page: 2

Totals:

331,244

198,733

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

337,846

2026	Est. T.C.V. 009-590-017-00				=	478,105	
Est. TCV/Total Floor Area = 273.52							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	205,700	205,700	205,700	110,627	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	33,400	0	0	2,986	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	239,100	239,100	239,100	113,613	113,613	113,613	

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-590-018-90

2026 Est. T.C.V.

KELLY WILLIAM G

Property Class: 402

S SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 10 T22N R8W N 5 FT OF LOT 18. SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *N 5' OF LOT 18

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	5.00	100.00	2.2387	1.0000	1800	100		20,148
5 Actual Front Feet, 0.01 Total Acres					Total Est. Land Value =			20,148

2026 Est. T.C.V. 009-590-018-90

=

20,148

Est. TCV/Total Floor Area = 11.53

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
9,000	9,000	9,000	1,979	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	53
0				

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,100	10,100	10,100	2,032	2,032	0

009-590-019-002026 Est. T.C.V.KELLY WILLIAM G
Property Class: 4011604 S SAPPHIRE AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 19 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *					PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		90,000	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	350 0	0
D/W/P: Patio Blocks		14.26	150 0	0
Wood Frame		24.68	125 50	1,542
Wood Frame		28.69	80 50	1,147
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				3,639

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1018 SF Floor Area = 1018 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	1,018		
			Total:	123,220	73,932
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Porches					
CGEP (1 Story)			150	9,470	5,682
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 50 Feet			1	3,344	2,006
Built-Ins					
Appliance Allow.			1	1,897	1,138
Fireplaces					
Exterior 1 Story			1	5,597	3,358
Local Cost Items					
SANITARY SEWER			1	0	0
*90% Good					
			Totals:	146,013	87,607

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 148,932

2026 Est. T.C.V. 009-590-019-00					=	242,571
Est. TCV/Total Floor Area = 238.28, Most recent sale 12/31/1984 for 28,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
104,800	104,800	104,800	50,577	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,500	0	0	1,365	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
121,300	121,300	121,300	51,942	51,942	0	

009-590-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TVORIK ROBERT LOUIS
1594 S SAPPHIRE AVE
Lake City, MI 49651

. SEC 10 T22N R8W LOT 20 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *					PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			90,000

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	66	0	0
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements True Cash Value =				1,329

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D

Blt 1963

(11) Heating System: Space Heater

Ground Area = 656 SF Floor Area = 656 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	656		
			Total:	75,918	45,551
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	593
Porches					
CGEP (1 Story)			91	5,989	3,593
WPP			192	3,744	2,246
Water/Sewer					
Public Sewer			1	1,152	691
Water Well, 50 Feet			1	3,344	2,006
Built-Ins					
Appliance Allow.			1	1,607	964
Fireplaces					
Exterior 1 Story			1	4,873	2,924
Local Cost Items					
SANITARY SEWER			1	0	0
*94% Good					
Totals:				97,615	58,568

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

99,566

2026 Est. T.C.V. 009-590-020-00				=	190,895
Est. TCV/Total Floor Area = 291.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
82,200	82,200	82,200	36,243	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,200	0	0	978	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,400	95,400	95,400	37,221	37,221	0

009-590-021-00	2026 Est. T.C.V.	HERRINGTON KAREN S TRUSTEE
Property Class: 401		1584 S SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651
. SEC 10 T22N R8W LOTS 21,35, 37, 38, 39, 40 SAPPHIRE LAKE PLAT. COMBINED FOR ASSESSMENT 2014. FORMERLY ASSESSED AS. SEC 10 T22N R8W LOTS 21 & 35 SAPPHIRE LAKE PLAT.		
DICK HERRINGTO 231-839-2066 AT THE COTTAGE ON THE LAKE. GARAGE IS ASSESSED ON LOT 37 BUT IS PHYSICALLY LOCATED ON LOT 21. COMBINE ALL ASSESSEMENTS TO 1 PIN. -TIM 7/8/2013		
Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
* Factors * PUBLIC BEACH, #21 & 35-40		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A50'@1800/	50.00 600.26 1.0000L1.5275 1800 100	137,472
	0.69 Total Acres Total Est. Land Value =	137,472
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
D/W/P: 3.5 Concrete	6.16	102 0 0
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 2500	2,500.00	1 95 2,375
	Total Estimated Land Improvements True Cash Value =	2,375
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1946		
(11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1 Story	Siding Slab	480
1.5 Story	Siding Slab	768
	Total:	171,911 103,147
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1	1,185 711
3 Fixture Bath	1	3,721 2,233
2 Fixture Bath	1	2,502 1,501
Deck		
Treated Wood	684	8,728 5,237
Garages		
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	280	11,878 7,127
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	672	21,329 12,797
Storage Over Garage	400	4,716 2,830
Water/Sewer		
Public Sewer	1	1,300 780
Water Well, 50 Feet	1	3,344 2,006
Built-Ins		
Appliance Allow.	1	1,897 1,138
Local Cost Items		
SANITARY SEWER	1	0 0 *94% Good
	Totals:	232,511 139,507
Notes:		

Parcel Number: 009-590-021-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

237,162

2026 Est. T.C.V. 009-590-021-00				=	377,009	
Est. TCV/Total Floor Area = 231.01						
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM	
163,000	163,000		163,000	93,199	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	25,500	0	0	2,516	0
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT
188,500	188,500		188,500	95,715	95,715	0

009-590-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TRAYNOR DANIEL M & MICHELLE
1572 S SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 22 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *					PUBLIC BEACH			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		90,000	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	334	0	0
Metal Prefab	23.95	50	95	1,138
Wood Frame	37.46	50	95	1,779
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,292

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C Blt 1944

(11) Heating System: Wall/Floor Furnace

Ground Area = 783 SF Floor Area = 783 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Piers	783		
			Total:	95,132	57,080
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	853
Porches					
WGEP (1 Story)			221	17,165	10,299
CGEP (1 Story)			15	1,771	1,063
Deck					
Treated Wood			36	1,454	872
Treated Wood			80	2,182	1,309
Water/Sewer					
Public Sewer			1	1,465	879
Water Well, 100 Feet			1	5,734	3,440
Built-Ins					
Appliance Allow.			1	2,713	1,628
Local Cost Items					
SANITARY SEWER			1	0	0
					*86% Good
Totals:				129,038	77,423

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 131,619

2026 Est. T.C.V. 009-590-022-00					=	226,911
Est. TCV/Total Floor Area = 289.80, Most recent sale 11/08/2006 for 220,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
102,700	102,700	102,700	65,030	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	0	1,755	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-590-022-00

Page: 2

113,500	113,500	113,500	66,785	66,785	0

009-590-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TRAYNOR DANIEL M & MICHELLE
S SAPPHIRE AVE
Lake City, MI 49651

. SEC 10 T22N R8W LOT 23 SAPPHIRE LAKE PLAT.

MOVED GRG & SHED ASSESSMENT TO HERE FROM 022-00 FOR 09. ALSO ADDED FINISH TO GRG.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100	10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1955

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages					
Class: D Exterior: Pole (Finished)					
Base Cost			783	20,890	12,534
Totals:				20,890	12,534

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 15,417

2026 Est. T.C.V. 009-590-023-00				=	25,417
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
12,100	12,100	12,100	7,184	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	193	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
12,700	12,700	12,700	7,377	7,377	0

Parcel Number: 009-590-024-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

586,350

2026	Est. T.C.V. 009-590-024-00				=	678,725	
Est. TCV/Total Floor Area = 277.60, Most recent sale 07/01/2000 for 74,900							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	289,000	289,000	289,000	153,044	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	50,400	0	0	4,132	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	339,400	339,400	339,400	157,176	157,176	157,176	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-590-025-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PRANGLEY JEAN L
1552 S HILL ST
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 25 & 26 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

PUBLIC BEACH,LOTS 25 & 26

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	100.00	0.7846	1.0000	1800	100		141,225
100 Actual Front Feet, 0.23 Total Acres								141,225
Total Est. Land Value =								141,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.26	80	94	2,426
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,376

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C -5 Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1296 SF Floor Area = 1860 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,128		
1 Story	Siding	Crawl Space	168		
Total:				210,975	158,257

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

WPP	375	6,686	5,014

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	896	29,595	22,196

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 2 Story	1	7,869	5,902

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 270,937 203,227

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 345,486

2026 Est. T.C.V. 009-590-025-00 = 490,087

Est. TCV/Total Floor Area = 263.49, Most recent sale 07/26/2021 for 323,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
210,500	210,500	210,500	179,595	2.70

2026

New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-590-025-00

Page: 2

	0	34,500	0	0	4,849	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	245,000	245,000	245,000	184,444	184,444	0

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-590-027-00

2026 Est. T.C.V.

PRANGLEY JEAN L

Property Class: 402

1543 HILL ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 27 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

2026 Est. T.C.V. 009-590-027-00

=

10,000

Est. TCV/Total Floor Area = 5.38, Most recent sale 07/14/2021 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	1,704	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	46	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,750	1,750	0

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-590-028-00

2026 Est. T.C.V.

PRANGLEY JEAN L

Property Class: 402

HILL ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 28 & 33 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

LOTS 28 & 33

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

C200'@200/

100.00

100.00

1.1892

0.7071

200

100

16,818

100 Actual Front Feet, 0.23 Total Acres

Total Est. Land Value =

16,818

2026 Est. T.C.V. 009-590-028-00

=

16,818

Est. TCV/Total Floor Area = 9.04

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

8,400

8,400

8,400

3,409

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

92

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

8,400

8,400

8,400

3,501

3,501

0

009-590-029-012026 Est. T.C.V.HERBA KAREN J TRUST

Property Class: 4011550 S CHIPPEWA AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 29 & 30 INCL SAPPHIRE LAKE PLAT.
SPLIT ON 12/18/2025 FROM 009-590-029-00;

Split/Comb. on 12/18/2025 completed 12/18/2025 TIM ;
Parent Parcel(s): 009-590-029-00;
Child Parcel(s): 009-590-029-01, 009-590-031-00;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	100.00	100.00	1.1892	0.7071	200	100	LOT 29	16,818	
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			16,818	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1978

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			832	20,941	14,659
Local Cost Items					
SANITARY SEWER			1	0	0
					*84% Good
			Totals:	20,941	14,659
Notes:					

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 18,031

2026 Est. T.C.V. 009-590-029-01					=	35,799	
Est. TCV/Total Floor Area = 0.00							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
0	0	0	15,519	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
17,900	0	0	0	15,938	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
17,900	17,900	17,900	15,938	15,938	0		

009-590-031-00	2026 Est. T.C.V.	HERBA KAREN J TRUST
Property Class: 401		1550 S CHIPPEWA AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Parent Parcel(s): 009-590-029-00;
Child Parcel(s): 009-590-029-01, 009-590-031-00;

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	100.00	100.00	1.1892	0.7071	200	100	LOT 29	16,818
100 Actual Front Feet, 0.23 Total Acres					Total Est.		Land Value =	16,818

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

(11) Heating System: Radiant (in-floor)
Ground Area = 1075 SF Floor Area = 1075 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,075		
			Total:	152,643	106,851

Plumbing				
Average Fixture(s)	1	1,422	995	
Porches				
WPP	60	2,458	1,721	
WPP	60	2,458	1,721	
Water/Sewer				
Public Sewer	1	1,465	1,025	
Water Well, 50 Feet	1	3,344	2,341	
Built-Ins				
Appliance Allow.	1	2,713	1,899	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		166,503	116,553	

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 143,360

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	80,600	80,600	80,600	69,827	69,827	0

009-590-034-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HERRINGTON SYDNEY
1571 S HILL ST
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 34 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100	10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							10,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		28.69	80 94	2,157
Total Estimated Land Improvements True Cash Value =				2,157

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1951

(11) Heating System: Forced Air w/ Ducts

Ground Area = 768 SF Floor Area = 768 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	768	
Total:			94,264	61,272
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	770
Porches				
CSEP (1 Story)		96	4,454	2,895
Deck				
Treated Wood		96	2,355	1,531
Water/Sewer				
Public Sewer		1	1,300	845
Water Well, 50 Feet		1	3,344	2,174
Built-Ins				
Appliance Allow.		1	1,897	1,233
Fireplaces				
Wood Stove		1	2,107	1,370
Local Cost Items				
SANITARY SEWER		1	0	0 *89% Good
Totals:			110,906	72,090

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 88,671

2026 Est. T.C.V. 009-590-034-00					=	100,828
Est. TCV/Total Floor Area = 131.29, Most recent sale 11/06/2024 for 145,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
43,700	43,700	43,700	43,700	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	1,179	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
50,400	50,400	50,400	44,879	44,879	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-590-036-00

2026 Est. T.C.V.

TVORIK ROBERT LOUIS

Property Class: 402

S SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 36 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet,	0.12	Total Acres	Total Est. Land Value =				10,000	

2026 Est. T.C.V. 009-590-036-00

=

10,000

Est. TCV/Total Floor Area = 13.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	1,526	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	41	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,567	1,567	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-590-041-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MCROBERTS THOMAS & CHERYL
1620 CHIPPEWA AVE
LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 41, 42, 43 SAPPHIRE LAKE PLAT.
2024 COMBINATION ON 11/2023 WITH 590-042-00 & 590-043-00
FORMERLY . SEC 10 T22N R8W LOT 41 SAPPHIRE LAKE PLAT.

PPB FINISHED AS RESIDENCE

Land Value Estimates for Land Table 4101.4101 RURAL SUBS
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	150.00	100.00	1.0746	0.7071	200	100		22,795
150 Actual Front Feet, 0.34 Total Acres								22,795
Total Est. Land Value =								22,795

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1980

(11) Heating System: Electric Wall Heat
Ground Area = 1225 SF Floor Area = 1531 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,225		
Total:				173,604	138,860

Other Additions/Adjustments

Exterior

Stone Veneer

120

4,390

3,512

Plumbing

Average Fixture(s)

1

1,422

1,138

3 Fixture Bath

1

4,478

3,582

Water/Sewer

Public Sewer

1

1,465

1,172

Water Well, 50 Feet

1

3,344

2,675

Built-Ins

Appliance Allow.

1

2,713

2,170

Fireplaces

Wood Stove

1

2,503

2,002

Local Cost Items

SANITARY SEWER

1

0

0

*89% Good

Totals:

193,919

155,111

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 190,787

2026 Est. T.C.V. 009-590-041-00

=

214,532

Est. TCV/Total Floor Area = 140.13, Most recent sale 10/28/2022 for 176,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
92,800	92,800	92,800	92,800	2.70

2026

New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,500	0	0	2,505	0

Parcel Number: 009-590-041-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	107,300	107,300	107,300	95,305	95,305	95,305

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-590-044-00

2026 Est. T.C.V.

KELLY WILLIAM G

Property Class: 402

W FOURTH ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W N 1/2 OF LOT 44 & LOT 45 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
C200'@200/	50.00	50.00	1.1892	0.5946	200	100		7,071
100 Actual Front Feet, 0.17 Total Acres								
Total Est. Land Value =								15,480

2026 Est. T.C.V. 009-590-044-00

=

15,480

Est. TCV/Total Floor Area = 10.11

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
7,700	7,700	7,700	1,705	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	46	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
7,700	7,700	7,700	1,751	1,751	0

009-590-046-002026 Est. T.C.V.WOLFORD MARY ANN

Property Class: 4011624 S SAPPHIRE AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 46 & S 1/2 OF LOT 44 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	50.00	100.00	1.1892	0.7071	200	100	8,409
A 200' @ 110/	50.00	50.00	1.1892	0.5373	110	100	3,514
100 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		11,923

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Pole (Unfinished)

Door Opener	1	468	351
Base Cost	1200	25,428	19,071

Deck

w/Roof (Roof portion)	216	3,195	2,396
w/Roof (Roof portion)	501	6,758	5,068

Totals: 35,849 26,886

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 33,070

2026	Est. T.C.V. 009-590-046-00					=	44,993
Est. TCV/Total Floor Area = 0.00							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	20,500	20,500	20,500	10,638	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,000	0	0	287	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	22,500	22,500	22,500	10,925	10,925	10,925	

009-590-047-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KISER JACK
S SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 47 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	400 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD Blt 1991

(11) Heating System: Wall/Floor Furnace

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	26,258	21,006
Fireplaces			
Direct-Vented Gas	1	2,107	1,686
Totals:		28,365	22,692

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 27,911

2026 Est. T.C.V. 009-590-047-00				=	38,861
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,200	18,200	18,200	9,465	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	255	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,400	19,400	19,400	9,720	9,720	9,720

009-590-048-002026 Est. T.C.V.WILLIAMS JIMMY R & JUDY A
Property Class: 4011646 W SAPPHIRE AVE
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 10 T22N R8W LOT 48 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100	10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2005

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			832	30,909 26,273
Storage Over Garage			554	7,335 6,235
Totals:				38,244 32,508

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 39,985

2026 Est. T.C.V. 009-590-048-00				=	49,985
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,300	23,300	23,300	13,562	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,700	0	0	366	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,000	25,000	25,000	13,928	13,928	0

009-590-050-002026 Est. T.C.V.YOUNGS DON R
Property Class: 4018211 W FOURTH ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 49 & 50 & 51 & 54 & 55 SAPPHIRE LAKE PLAT.
COMBINE ON 4/2021 LOTS 49 & 54 & 55.

Add shed for 08.

12/2017 NEW HOUSE OVER PARCEL LINE COMBINE LOTS 50 & 51

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	100.00	200.00	1.0000	0.8409	200	100	16,818
C200'@200/	100.00	100.00	1.0000	0.7071	200	100	14,142
200 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =							30,960

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1749	0	0
D/W/P: 4in Ren. Conc.	8.17	291	0	0
Wood Frame	26.96	144	50	1,941
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,941

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2017

(11) Heating System: Forced Heat & Cool
Ground Area = 1330 SF Floor Area = 1722 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	784		
1 Story	Siding	Crawl Space	546		
Total:				229,387	217,925

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,422	1,351	
3 Fixture Bath		1	4,478	4,254	
Water/Sewer					
2000 Gal Septic		1	9,318	8,852	
Water Well, 50 Feet		1	3,344	3,177	
Porches					
WCP (1 Story)		72	4,211	4,000	
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		728	28,188	26,779	
Common Wall: 1 Wall		1	-2,589	-2,460	
Door Opener		2	1,054	1,001	
Built-Ins					
Appliance Allow.		1	2,713	2,577	
Local Cost Items					
GENERATOR		1	1	1	
Totals:			281,527	267,457	

Notes:

Parcel Number: 009-590-050-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

328,972

Cost Est. for Res. Bldg: 2 Single Family GRG

Cls C

Blt 1990

(11) Heating System: Wall/Floor Furnace
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,138
Extra Sink			1	915	732
Porches					
CSEP (2 Story)			400	25,812	20,650
Garages					
Class: C Exterior: Pole (Finished)					
Base Cost			768	25,951	20,761
Water/Sewer					
Public Sewer			1	1,465	1,172
Water Well, 100 Feet			1	5,734	4,587
Carports					
Aluminum			576	8,231	6,585
Local Cost Items					
SANITARY SEWER			1	0	0 *97% Good

Totals:

69,530 55,625

Notes: HAS TOILET & SHOWER AND SINK BUT NOT STOVE @ 2015 INSTALL DATE ESTIMATED AS 2008 FROM ASSESSOR INSPECTION

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

68,419

2026 Est. T.C.V. 009-590-050-00				=	435,292
Est. TCV/Total Floor Area = 252.78					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
189,600	189,600	189,600	144,920	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	28,000	0	0	3,912	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
217,600	217,600	217,600	148,832	148,832	148,832

03/24/2026

Valuation Report

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DB: Lake2026

009-590-053-00

2026 Est. T.C.V.

ARMSTRONG TIMOTHY D & SANDI

Property Class: 402

THIRD ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 53 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,000

2026 Est. T.C.V. 009-590-053-00

=

10,000

Est. TCV/Total Floor Area = 5.81

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	1,188	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	32	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,220	1,220	0

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-590-056-00

2026 Est. T.C.V.

BALL SAM & RACHEL

Property Class: 402

W THIRD ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 56 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

2026 Est. T.C.V. 009-590-056-00

=

10,000

Est. TCV/Total Floor Area = 5.81, Most recent sale 03/01/2017 for 2,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	1,239	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	33	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,272	1,272	0

009-590-057-002026 Est. T.C.V.MULLEN ERIN
Property Class: 401S SAPPHIRE AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 57 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100	10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		10,000

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1997

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	23,478	18,782
Door Opener			2	935	748
Totals:				24,413	19,530

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 24,022

2026 Est. T.C.V. 009-590-057-00				=	34,022
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2001 for 159,900					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,000	16,000	16,000	10,991	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	296	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,000	17,000	17,000	11,287	11,287	11,287

009-590-058-002026 Est. T.C.V.HERRINGTON DOUGLAS A & LAUREL
Property Class: 401S SAPPHIRE AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 58 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100	1	10,000
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1Single FamilyGRG

ClsC

Blt 2013

(11) Heating System: No Heating/Cooling

Ground Area = 0 SFFloor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-4,030
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			946	34,160	30,744
Door Opener			1	527	474
Totals:				30,209	27,188

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:33,441

2026 Est. T.C.V. 009-590-058-00				=	44,391
Est. TCV/Total Floor Area =	0.00				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
20,800	20,800	20,800	11,810	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	318	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
22,200	22,200	22,200	12,128	12,128	0

009-590-060-002026 Est. T.C.V.GLOVER WILLIAM IIIPROPERTY CLASS: 4011689 S SAPPHIRE AVEMap #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 59, 60, & 61 SAPPHIRE LAKE PLAT.

2007 Combined w/059-00 & 061-00 for 2008.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	50.00	100.00	1.0746	0.7071	200	100	LOT 59	7,598	
A 200' @ 110/	50.00	100.00	1.0746	0.6389	110	100	LOT 60	3,776	
A 200' @ 110/	50.00	100.00	1.0746	0.6389	110	100	LOT 61	3,776	
150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								15,151	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.54	126	71	496
Wood Frame	28.65	49	71	997
Total Estimated Land Improvements True Cash Value =				1,493

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 648 SF Floor Area = 648 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	648		
			Total:	75,997	45,599
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	949	569
Porches					
CSEP (1 Story)			168	5,994	3,596
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			936	17,400	10,440
Door Opener			2	797	478
Water/Sewer					
Public Sewer			1	1,107	664
Water Well, 50 Feet			1	3,212	1,927
Built-Ins					
Appliance Allow.			1	1,543	926
Local Cost Items					
SANITARY SEWER			1	0	0
*89% Good					
Totals:				106,999	64,199

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 78,965

2026 Est. T.C.V. 009-590-060-00					=	95,609
Est. TCV/Total Floor Area = 147.54						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
42,100	42,100	42,100	28,760	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,700	0	0	776	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-590-060-00

Page: 2

47,800	47,800	47,800	29,536	29,536	29,536

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-590-062-00

2026 Est. T.C.V.

ONAN PHILLIP D

Property Class: 402

CHIPPEWA AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 62 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,000

2026 Est. T.C.V. 009-590-062-00

=

10,000

Est. TCV/Total Floor Area = 15.43

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,000	5,000	5,000	1,188	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	32	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,220	1,220	0

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-590-063-00

2026 Est. T.C.V.

ST PIERRE FAMILY TRUST

Property Class: 402

CHIPPEWA AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 63 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,000

2026 Est. T.C.V. 009-590-063-00

=

10,000

Est. TCV/Total Floor Area = 15.43

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	1,188	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	32	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,220	1,220	0

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-590-064-00

2026 Est. T.C.V.

ST PIERRE FAMILY TRUST

Property Class: 402

CHIPPEWA AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 64 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

2026 Est. T.C.V. 009-590-064-00

=

10,000

Est. TCV/Total Floor Area = 15.43, Most recent sale 11/05/2004 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	1,239	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	33	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,272	1,272	0

009-590-065-002026 Est. T.C.V.BOUGHNER JOHN & CARON

Property Class: 401CHIPPEWA AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 65 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100	10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		10,000

Cost Est. for Res. Bldg: 1Single FamilyGRG

Cls CD

Blt 1998

(11) Heating System: No Heating/Cooling

Ground Area = 0 SFFloor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,428	20,342
Totals:				25,428	20,342

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:25,021

2026 Est. T.C.V. 009-590-065-00				=	35,021
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/05/2011 for 15,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
16,200	16,200	16,200	10,577	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	285	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,500	17,500	17,500	10,862	10,862	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-590-066-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SKUKALEK MIKE
SECOND ST
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 66 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,000

2026 Est. T.C.V. 009-590-066-00 = 10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/1998 for 11,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	1,239	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	33	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,272	1,272	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-590-067-00

2026 Est. T.C.V.

SKUKALEK MIKE

Property Class: 402

S SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 67 SAPPHIRE LAKE PLAT

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								10,000

2026 Est. T.C.V. 009-590-067-00 = 10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/21/2016 for 14,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,000	5,000	5,000	1,239	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	33	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,272	1,272	0

009-590-069-002026 Est. T.C.V.KERASTAS FAMILY TRUST

Property Class: 401S SAPPHIRE AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 69 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000	
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 10,000	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	600 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2016

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Storage Over Garage		1000	13,240 11,916
Door Opener		1	527 474
Base Cost		1500	47,310 42,579
Totals:			61,077 54,969

Notes: GARAGE ONLY, NO PLUMBING

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 67,612

2026 Est. T.C.V. 009-590-069-00				=	78,562
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
36,000	36,000	36,000	22,837	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,300	0	0	616	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,300	39,300	39,300	23,453	23,453	0

009-590-070-002026 Est. T.C.V.PROMER JODY R & MARLANE K

Property Class: 4011718 S SAPPHIRE AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 70 & 68 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409	
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409	
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	16,818

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost				957	34,462
					31,016
Totals:				34,462	31,016

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 38,150

2026 Est. T.C.V. 009-590-070-00						=	55,918
Est. TCV/Total Floor Area = 0.00, Most recent sale 11/17/2010 for 2,400							
2025 Assessed		MBOR	S.E.V.	Base for Cap		IRM	
26,300		26,300	26,300	14,174		2.70	
2026 New Eq. Adjustment		Loss		Additions	Tax Adjustment	Losses	
0		1,700		0	382	0	
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
28,000		28,000	28,000	14,556	14,556	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-590-071-00

2026 Est. T.C.V.

LOGUSZ ROMAN ETAL

Property Class: 402

109 S SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 71 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	50.00	1.4072	0.5946	200	100		8,535
51 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			8,535

2026 Est. T.C.V. 009-590-071-00

=

8,535

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,300	4,300	4,300	1,360	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	36	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,300	4,300	4,300	1,396	1,396	0

009-590-072-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LOGUSZ ROMAN ETAL
S SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 72 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	85.00	1.4072	0.6790	200	100		9,746
51 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =			9,746

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD Blt 1992

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,428	19,071
			Totals:	25,428	19,071
Notes:					

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 23,457

2026 Est. T.C.V. 009-590-072-00				=	33,203
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
15,400	15,400	15,400	9,040	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	244	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,600	16,600	16,600	9,284	9,284	0

KAMMER DANIEL J JR
109 S SAPPHIRE AVE
LAKE CITY, MI 49651

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	34,200	34,200	34,200	15,561	15,561	0

009-590-074-002026 Est. T.C.V.BUTZIN GERALD & CYNTHIA
Property Class: 402SECOND ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 74 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000	
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	
								10,000	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	28.53	130	50	1,854
Total Estimated Land Improvements True Cash Value =				1,854

2026 Est. T.C.V. 009-590-074-00					=	11,854
Est. TCV/Total Floor Area = 20.30, Most recent sale 06/28/2018 for 12,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,800	5,800	5,800	1,704		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100		0	0	46	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
5,900	5,900	5,900	1,750	1,750		1,750

009-590-075-002026 Est. T.C.V.BUTZIN GERALD & CYNTHIA
Property Class: 402SECOND ST
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 75 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000	
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 10,000	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	28.53	130	50	1,854
Total Estimated Land Improvements True Cash Value =				1,854

2026 Est. T.C.V. 009-590-075-00					=	11,854
Est. TCV/Total Floor Area = 20.30, Most recent sale 06/28/2018 for 12,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,800	5,800	5,800	1,704		2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	100		0	0	46	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
5,900	5,900	5,900	1,750	1,750		1,750

03/24/2026
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Valuation Report

DB: Lake2026

009-590-076-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ST PIERRE BRIAN & JOANN
SECOND ST
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 76 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,000

2026 Est. T.C.V. 009-590-076-00

=

10,000

Est. TCV/Total Floor Area = 17.12, Most recent sale 03/01/1995 for 1,400

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,000	5,000	5,000	1,188	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	32	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,220	1,220	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-590-077-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ST PIERRE BRIAN & JOANN
SECOND ST
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 77 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,000

2026 Est. T.C.V. 009-590-077-00 = 10,000

Est. TCV/Total Floor Area = 17.12

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,000	5,000	5,000	1,188	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	32	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,220	1,220	0

009-590-078-00	2026 Est. T.C.V.	DUNLAP SIERRA M & BROWN JACOB
Property Class: 401		8210 W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 78 & 79 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

LOT 78 & 79

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
100 Actual Front Feet, 0.23 Total Acres					Total	Est.	Land Value =	16,818

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	800	0	0
Wood Frame	24.62	200	50	2,462

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				3,402

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1993

(11) Heating System: Forced Hot Water

Ground Area = 720 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	720		
			Total:	154,672	116,002

Other Additions/Adjustments

Recreation Room	500	9,485	7,114
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Porches

WCP (1 Story)	126	6,067	4,550
WPP	40	1,978	1,483

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	18,954
Common Wall: 1 Wall	1	-2,589	-1,942
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Direct-Vented Gas	1	2,963	2,222

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good

Totals:	216,914	162,681

Notes:

Parcel Number: 009-590-078-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 200,098

2026 Est. T.C.V. 009-590-078-00						=	220,318
Est. TCV/Total Floor Area = 204.00, Most recent sale 05/24/2019 for 145,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
95,800	95,800		95,800	81,127	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	14,400	0		0	2,190	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT
110,200	110,200		110,200	83,317	83,317		83,317

03/24/2026

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Valuation Report

DB: Lake2026

009-590-080-00

2026 Est. T.C.V.

DUNLAP SIERRA M & BROWN JACOB

Property Class: 402

W FIRST ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

/ SEC 10 T22N R8W LOT 80 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,000

2026 Est. T.C.V. 009-590-080-00 = 10,000

Est. TCV/Total Floor Area = 9.26, Most recent sale 05/24/2019 for 145,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	1,704	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	46	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,750	1,750	1,750

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-590-081-00

2026 Est. T.C.V.

BUTZIN GERALD & CYNTHIA ANN

Property Class: 402

FIRST ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 81 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								10,000

2026 Est. T.C.V. 009-590-081-00

=

10,000

Est. TCV/Total Floor Area = 9.26, Most recent sale 09/01/2001 for 82,500

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

5,000

5,000

5,000

1,188

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

32

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

5,000

5,000

5,000

1,220

1,220

1,220

03/24/2026		Valuation Report				DB: Lake2026	
12:45 PM							
009-590-082-00		2026 Est. T.C.V.		BUTZIN GERALD & CYNTHIA ANN			
Property Class: 401				8240 W FIRST ST			
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651			
. SEC 10 T22N R8W LOT 82 SAPPHIRE LAKE PLAT.							
ADD GRG FOR 96							
ADD WW, CS,CHG GRG TP 1S, 2 SHDS FOR 99 (NO PERMITS)							
Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
C200'@200/	50.00	100.00	1.4142	0.7071	200 100	10,000	
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	10,000	
Land Improvement Cost Estimates							
Description	Rate			Size % Good		Cash Value	
Fencing: Wd, Solid, 5 ft.	30.55			475 50		7,255	
D/W/P: 4in Concrete	6.96			900 50		3,132	
Wood Frame	27.96			120 50		1,677	
Wood Frame	32.26			80 50		1,290	
Total Estimated Land Improvements True Cash Value =					13,354		
Cost Est. for Res. Bldg: 1 Single Family 1S						Cls C Blt 1998	
(11) Heating System: Forced Heat & Cool							
Ground Area = 1920 SF Floor Area = 1920 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story	Siding	Slab	960				
1 Story	Siding	Basement	960				
Total:				270,759	216,607		
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)			1	1,422	1,138		
3 Fixture Bath			1	4,478	3,582		
2 Fixture Bath			1	2,996	2,397		
Porches							
CCP (1 Story)			144	4,126	3,301		
Garages							
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Common Wall: 1 Wall			1	-2,589	-2,071		
Door Opener			2	1,054	843		
Base Cost			1104	38,452	30,762		
Water/Sewer							
Public Sewer			1	1,465	1,172		
Water Well, 100 Feet			1	5,734	4,587		
Built-Ins							
Appliance Allow.			1	2,713	2,170		
Local Cost Items							
SANITARY SEWER			1	0	0	*88% Good	
Totals:				330,610	264,488		
Notes:							
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:				325,320			
2026 Est. T.C.V. 009-590-082-00				= 348,674			
Est. TCV/Total Floor Area = 181.60							

Parcel Number: 009-590-082-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	149,800	149,800	149,800	84,640	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	24,500	0	0	2,285	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	174,300	174,300	174,300	86,925	86,925	86,925	

009-590-083-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GILLESPIE ALICEN J & BUNTING E C &
1750 S SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 83 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	98.00	1.4072	0.7035	200	100		10,098
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		10,098	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	20	71	87
Total Estimated Land Improvements True Cash Value =				87

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1968

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	16,451	9,871
Totals:				16,451	9,871

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 12,141

2026 Est. T.C.V. 009-590-083-00					=	22,326
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,600	10,600	10,600	5,881	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	158	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,200	11,200	11,200	6,039	6,039	0	

009-590-084-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STOLP K & STAFFORD B
W FIRST ST
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 84 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	51.00	110.00	1.4072	0.7242	200	100		10,394	
51 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								10,394	

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls C Blt 2000

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,380	24,123
Totals:				28,380	24,123
Notes:					

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

29,671

2026 Est. T.C.V. 009-590-084-00				=	40,065
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
18,500	18,500	18,500	10,577	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	285	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
20,000	20,000	20,000	10,862	10,862	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-590-085-00

2026 Est. T.C.V.

CARLSON SARA L LE

Property Class: 402

FIRST ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 85 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	81.00	1.4072	0.6708	200	100		9,629
51 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =			9,629

2026 Est. T.C.V. 009-590-085-00

=

9,629

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,800	4,800	4,800	1,526	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	41	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,800	4,800	4,800	1,567	1,567	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-590-086-00

2026 Est. T.C.V.

CARLSON SARA L LE

Property Class: 402

S SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 86 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	93.00	1.4072	0.6944	200	100		9,967
51 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =			9,967

2026 Est. T.C.V. 009-590-086-00

=

9,967

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	1,526	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	41	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,567	1,567	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-590-087-00

2026 Est. T.C.V.

EDWARDS MELVIN A

Property Class: 402

W FIRST ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 87 SAPPHIRE LAKE PLAT.

FROM DNR FOR 00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet,	0.12	Total Acres			Total Est. Land Value =			10,000

2026 Est. T.C.V. 009-590-087-00

=

10,000

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/13/2018 for 5,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

5,000

5,000

5,000

1,704

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

46

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

5,000

5,000

5,000

1,750

1,750

0

009-590-088-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

EDWARDS MELVIN A
W FIRST ST
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 88 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100	10,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		10,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	140 50	572
Total Estimated Land Improvements True Cash Value =			572

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2019

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,254
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			1680	52,987 50,338
Totals:				48,509 46,084

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 56,683

2026 Est. T.C.V. 009-590-088-00					=	67,255
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/20/2018 for 5,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
30,700	30,700	30,700	23,333	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,900	0	0	629	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
33,600	33,600	33,600	23,962	23,962	0	

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-590-089-00

2026 Est. T.C.V.

BUTZIN GERALD & CYNTHIA A

Property Class: 402

W FIRST ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 89 & W 10 FT OF LOT 90 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	60.00	100.00	1.3512	0.7071	200	100		11,465
60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								11,465

2026 Est. T.C.V. 009-590-089-00 = 11,465

Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/2020 for 6,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,700	5,700	5,700	1,704	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	46	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,700	5,700	5,700	1,750	1,750	1,750

DB: Lake2026

009-590-090-00	2026 Est. T.C.V.	SHIELDS SARA
Property Class: 401		8221 W FIRST ST
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W E 40 FT OF LOT 90, AND LOT 91 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.2209	0.7071	200	100		8,633
C200'@200/	40.00	100.00	1.2209	0.7071	200	100		6,907
90 Actual Front Feet, 0.21 Total Acres					Total	Est.	Land Value =	15,540

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.36	140	94	1,626
Wood Frame	25.57	80	94	1,923
Total Estimated Land Improvements True Cash Value =				3,549

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1920

(11) Heating System: Wall/Floor Furnace

Ground Area = 567 SF Floor Area = 567 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	567		
			Total:	69,541	41,726

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Deck

Treated Wood	150	3,158	1,895

Water/Sewer

Public Sewer	1	1,152	691
Water Well, 100 Feet	1	5,150	3,090

Built-Ins

Appliance Allow.	1	1,607	964

Porches

WGEP (1 Story)	24	2,776	1,666

Totals:	84,372	50,625

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 62,268

2026 Est. T.C.V. 009-590-090-00 = 81,357

Est. TCV/Total Floor Area = 143.49, Most recent sale 03/15/2022 for 129,900

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM		
	36,000		36,000	36,000	31,935	2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0		4,700	0	0	8,765	0	
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	40,700		40,700	40,700	32,797	40,700	0	

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-590-092-00

2026 Est. T.C.V.

BROWN JACOB

Property Class: 402

W FIRST ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 92 SAPPHIRE LAKE PLAT.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

2026 Est. T.C.V. 009-590-092-00 = 10,000

Est. TCV/Total Floor Area = 17.64, Most recent sale 08/14/2020 for 7,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	1,704	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	46	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,750	1,750	1,750

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-095-00

2026 Est. T.C.V.

THOMPSON LAUREN & CARPENTER MITCH

Property Class: 402

SIXTH ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 95 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								10,000

2026 Est. T.C.V. 009-600-095-00

=

10,000

Est. TCV/Total Floor Area = 17.64, Most recent sale 11/05/2021 for 339,999

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,000	5,000	5,000	1,704	2.70	

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	46	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,750	1,750	0

03/24/2026

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Valuation Report

DB: Lake2026

009-600-096-00

2026 Est. T.C.V.

THOMPSON LAUREN & CARPENTER MITCH

Property Class: 402

SIXTH ST

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 96 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								10,000

2026 Est. T.C.V. 009-600-096-00 = 10,000

Est. TCV/Total Floor Area = 17.64, Most recent sale 11/05/2021 for 339,999

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	1,704	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	46	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,000	5,000	5,000	1,750	1,750	0

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-600-097-00

2026 Est. T.C.V.

THOMPSON LAUREN & CARPENTER MITCH

Property Class: 402

8251 W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

,

. SEC 10 T22N R8W LOT 97 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	107.00	1.4142	0.7192	200	100		10,171
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,171

2026 Est. T.C.V. 009-600-097-00

=

10,171

Est. TCV/Total Floor Area = 17.94, Most recent sale 11/05/2021 for 339,999

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,100	5,100	5,100	1,704	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	46	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,100	5,100	5,100	1,750	1,750	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-098-00

2026 Est. T.C.V.

THOMPSON LAUREN & CARPENTER MITCH

Property Class: 401

8251 W SAPPHIRE AVE

Map #: LAKE TOWNSHIP

Lake City, MI 49651

. SEC 10 T22N R8W LOTS 98 & 99 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	80.00	121.00	0.8483	1.0690	1800	100		130,586
80 Actual Front Feet, 0.22 Total Acres								
Total Est. Land Value =								130,586

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	288	45	767
Total Estimated Land Improvements True Cash Value =				767

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1957

(11) Heating System: Wall/Floor Furnace

Ground Area = 816 SF Floor Area = 816 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Crawl Space	816		
Total:				101,361	65,883

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,138

740

Porches

CGEP (1 Story)

160

9,546

6,205

Deck

Treated Wood

144

3,021

1,964

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

480

16,138

10,490

Water/Sewer

Public Sewer

1

1,249

812

Water Well, 50 Feet

1

3,212

2,088

Built-Ins

Appliance Allow.

1

1,822

1,184

Fireplaces

Exterior 1 Story

1

5,376

3,494

Local Cost Items

SANITARY SEWER

1

0

0

*89% Good

Totals:

142,863

92,860

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

157,862

2026 Est. T.C.V. 009-600-098-00				=	289,215	
Est. TCV/Total Floor Area = 354.43, Most recent sale 11/05/2021 for 339,999						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
126,400	126,400	126,400	97,185	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,200	0	0	2,623	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-600-098-00

Page: 2

144,600	144,600	144,600	99,808	99,808	0

009-600-100-00	2026 Est. T.C.V.	SWICK PAUL S
Property Class: 401		8271 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 100 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	134.00	1.0000	1.1079	1800	100		99,708
50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	99,708

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		21.91	200 94	4,119
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				5,069

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1962

(11) Heating System: Forced Hot Water
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	576		
Total:				64,600	35,530

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	652

Porches				
CCP (1 Story)		80	2,226	1,224
WGEP (1 Story)		336	21,363	11,750
WFP		288	4,732	2,603

Water/Sewer				
Public Sewer		1	1,300	715
Water Well, 100 Feet		1	5,415	2,978

Built-Ins				
Appliance Allow.		1	1,897	1,043

Fireplaces				
Wood Stove		1	2,107	1,159

Local Cost Items				
SANITARY SEWER		1	0	0 *88% Good

Totals:			104,825	57,654

Notes: VERTICAL LOG

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:			98,011

2026 Est. T.C.V. 009-600-100-00					=	202,788
Est. TCV/Total Floor Area = 352.06, Most recent sale 09/29/2014 for 106,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,600	90,600	90,600	59,995	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,800	0	0	1,619	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,400	101,400	101,400	61,614	61,614	0	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 275,638

2026 Est. T.C.V. 009-600-101-00						=	372,518
Est. TCV/Total Floor Area = 369.56, Most recent sale 07/15/2015 for 185,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
160,000	160,000	160,000	108,911	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	26,300	0	0	2,940	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
186,300	186,300	186,300	111,851	111,851	111,851		

03/24/2026
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Valuation Report

DB: Lake2026

009-600-102-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LECHNER SEAN P
8291 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 102 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	107.00	0.9123	1.0240	1800	100		109,292
65 Actual Front Feet, 0.16 Total Acres								109,292
Total Est. Land Value =								109,292

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	388	71	1,697
Total Estimated Land Improvements True Cash Value =				1,697

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 936 SF Floor Area = 936 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	936		
Total:				134,211	87,237

Other Additions/Adjustments

Recreation Room	450	8,181	4,090
Exterior Brick Veneer	144	2,195	1,427
Basement, Outside Entrance, Below Grade	1	2,293	1,490
Plumbing Average Fixture(s)	1	1,185	770
Porches WCP (1 Story)	90	4,313	2,803
WGEP (1 Story)	240	16,579	10,776
Deck Treated Wood	174	3,558	2,313
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	720	22,428	14,578
Water/Sewer Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174
Built-Ins Appliance Allow.	1	1,897	1,233
Fireplaces Exterior 1 Story	1	5,597	3,638
Local Cost Items SANITARY SEWER	1	0	0
*84% Good			
Totals:		207,081	133,374

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 226,736

Parcel Number: 009-600-102-00

Page: 2

2026	Est.	T.C.V.	009-600-102-00	=	337,725	
Est. TCV/Total Floor Area = 360.82, Most recent sale 09/06/2013 for 138,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	144,600	144,600	144,600	92,334	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,300	0	0	2,493	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	168,900	168,900	168,900	94,827	94,827	0

009-600-103-002026 Est. T.C.V.FARMER PHILIP C
Property Class: 4018303 W SAPPHIRE AVE
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 10 T22N R8W LOT 103 SAPPHIRE LAKE PLAT 2. FULLY ASSESSED WITH PIN
009-600-198-85 DESCRIBED AS Parcel of land situated Southwesterly of and
adjacent to Lot 103 and Seventh Street (vacated) I Sapphire Lake Plat No. 2 1
Section 10 1 T22N 1 R8W 1 Lake Township 1 Missaukee County/ Michigan and
described as Beginning at the Southeasterly corner of said Lot 103 1 thence
S48°05 1 25N 15.00 feet 1 thence S41°48 1 38°W 14.57 feet/ thence S87°47'43"W
90.23 feet 1 thence N41°48 1 38"E 77.38 feet to the Southwesterly corner of said
Lot 103, thence S48°05 1 25/fE 49.89
feet to the Point of Beginning. Containing 0.07 acres more or less. Subject to
easements/ reservations and restrictions of record. 2011

ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON
12/6/1963

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	65.00	146.76	0.9123	1.1437	1800	100	122,074
65 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		122,074

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
Wood Frame	29.49	96	94 2,661
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 2500	2,500.00	1	97 2,425
Total Estimated Land Improvements True Cash Value =			5,086

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1426 SF Floor Area = 1426 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,426	
Total:			209,696	167,762

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,138	
3 Fixture Bath	2	8,956	7,165	
2 Fixture Bath	1	2,996	2,397	
Porches				
WPP	73	2,731	2,185	
WPP	825	12,821	10,257	
Deck				
Treated Wood	68	2,011	1,609	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	704	33,292	26,634	
Storage Over Garage	480	6,355	5,084	
Water/Sewer				
Public Sewer	1	1,465	1,172	
Water Well, 50 Feet	1	3,344	2,675	
Built-Ins				
Appliance Allow.	1	2,713	2,170	

Parcel Number: 009-600-103-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*88% Good
Totals:		287,802	230,248	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 391,422

2026 Est. T.C.V. 009-600-103-00				=	518,582
Est. TCV/Total Floor Area = 363.66, Most recent sale 01/20/2012 for 140,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
214,700	214,700	214,700	116,833	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
9,000	35,600	9,000	3,154	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
259,300	259,300	259,300	128,987	128,987	0

009-600-104-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CAVANAUGH JAMES & WINEGAR MARY
8313 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 104 SAPPHIRE LAKE PLAT 2

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100	90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		90,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.96	934 50	3,250
D/W/P: Brick on Sand		18.00	151 50	1,359
Wood Frame		27.96	120 50	1,677
Total Estimated Land Improvements True Cash Value =				6,286

Cost Est. for Res. Bldg: 1

Single Family 1S

Cls C

Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 915 SF Floor Area = 915 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
1 Story	Siding	Basement	195		
Total:				136,389	81,833

Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,727	1,636
Plumbing					
Average Fixture(s)			1	1,422	853
Water/Sewer					
Public Sewer			1	1,465	879
Water Well, 100 Feet			1	5,734	3,440
Built-Ins					
Appliance Allow.			1	2,713	1,628
Fireplaces					
Exterior 1 Story			1	6,387	3,832
Local Cost Items					
SANITARY SEWER			1	0	0 *90% Good
Totals:				156,837	94,101

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 159,972

2026 Est. T.C.V. 009-600-104-00				=	256,258
Est. TCV/Total Floor Area = 280.06					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
110,200	110,200	110,200	60,065	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,900	0	0	1,621	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,100	128,100	128,100	61,686	61,686	61,686

009-600-105-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SAPPHIRE HOLDING CO LLC
8323 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 105 SAPPHIRE LAKE PLAT 2 AND THAT PART OF THE VACATED ENGEL PARK ADJACENT TO SAID LOT 105. AND FULLY ASSESSED WITH PIN 009-600-193-45 DESCRIBED AS PARCEL OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 105, SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTYL MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 105, THENCE S41°45'44"W 125.54 FEET L THENCE S87°47'43"W 12.98 FEET, THENCE N00002'49"W 60.71 FEET, THENCE N41°41'14"E 89.36 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 105, THENCE S48°09'43"E 49.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

MISC UNIT IN PLACE IS 192 FT OF RETAINING WALL CALCULATED FROM
UIP PG 179 (BASEMENT WALL PORTION OF STATE ASSESSOR MANUAL)

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	50.00	213.44	1.0000	1.3039	1800 100	117,352
50 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =	117,352

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	667	50	2,321
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				3,998

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = 836 SF Floor Area = 836 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	220		
1 Story	Siding	Crawl Space	616		
			Total:	127,017	76,210

Other Additions/Adjustments				
Basement, Outside Entrance, Below Grade				
	1	2,727	1,636	
Plumbing				
Average Fixture(s)	1	1,422	853	
Water/Sewer				
Public Sewer	1	1,465	879	
Water Well, 50 Feet	1	3,344	2,006	
Built-Ins				
Appliance Allow.	1	2,713	1,628	
Fireplaces				
Exterior 1 Story	1	6,387	3,832	
Local Cost Items				
SANITARY SEWER	1	0	0	*90% Good
		Totals:	145,075	87,044

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 147,975

Est. TCV/Total Floor Area = 322.16						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	115,900	115,900	115,900	62,937	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,800	0	0	1,699	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	134,700	134,700	134,700	64,636	64,636	0

009-600-106-00	2026 Est. T.C.V.	THOENES PROPERTIES LLC
Property Class: 402		W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 106 & SE'LY 15 FT OF VACATED 8TH ST ADJACENT THERETO
SAPPHIRE LAKE PLAT 2. AND FULLY ASSESSED WITH PIN 600-193-25 DESCRIBED AS PARCEL
OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 106 AND EIGHT STREET
(VACATED), SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, ROW, LAKE TOWNSHIP,
MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY
CORNER OF SAID LOT 106, THENCE S41°41'14"W 89.36 FEET, THENCE N02'49"W 97.54
FEET, THENCE
N41'44'04"E 16.73 FEET, THENCE S48°10'01"E 15.00 FEET TO THE SOUTHWESTERLY
CORNER OF SAID LOT 106, THENCE S48°10'33"E 49.92 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.08 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND
RESTRICTIONS OF RECORD.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	65.00	153.47	0.9123	1.1617	1800	100	123,996
65 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		123,996

2026	Est. T.C.V. 009-600-106-00				=	123,996	
Est. TCV/Total Floor Area = 148.32, Most recent sale 10/01/1996 for 33,900							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	55,100	55,100	55,100	26,418	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	6,900	0	0	713	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	62,000	62,000	62,000	27,131	27,131	0	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-600-107-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RASTELLO KEITH & VICKI
8355 W SAPPHIRE AVE
LAKE CITY, MI 49651

2020-01745 SEC 10 T22N R8W LOT 107 SAPPHIRE LAKE PLAT #2 & NW'LY 15' VACATED
EIGHTH ST ST ADJ LOT 107

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	100.00	0.9123	1.0000	1800	100		106,735
65 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			106,735

2026 Est. T.C.V. 009-600-107-00 = 106,735

Est. TCV/Total Floor Area = 127.67, Most recent sale 06/17/2020 for 45,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
47,400	47,400	47,400	26,418	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,000	0	0	713	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
53,400	53,400	53,400	27,131	27,131	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-600-108-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KNORR TERESA M
8365 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 108 & 109 SAPPHIRE LAKE PLAT #2

GAVE -10% SWAMP ADJ FOR POOR FRONTAGE FOR 05
ADDED 144 SQ WD & WO BSM'T FOR 08.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	100.00	100.00	0.7846	1.0000	1800	100		141,225
100 Actual Front Feet, 0.23 Total Acres								141,225
Total Est. Land Value =								141,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	80	0	0
Wood Frame	26.96	144	50	1,941

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,891

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C -5 Blt 1959

(11) Heating System: Forced Air w/ Ducts
Ground Area = 726 SF Floor Area = 1131 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	726		
1 Story	Siding	Overhang	42		
Total:				147,700	96,030

Other Additions/Adjustments

Recreation Room	384	7,284	4,735
Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CPP	42	1,129	734

Deck

Treated Wood	240	4,500	2,925
Treated Wood	144	3,217	2,091

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good
Totals:		179,979	117,012	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 198,920

Parcel Number: 009-600-108-00

Page: 2

2026	Est.	T.C.V.	009-600-108-00	=	343,036	
Est. TCV/Total Floor Area = 303.30, Most recent sale 10/01/2002 for 150,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	147,400	147,400	147,400	90,368	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,100	0	0	2,439	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	171,500	171,500	171,500	92,807	92,807	0

009-600-110-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KOLAR DANIEL ET AL
8375 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 110 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12	Total Acres		Total Est. Land Value =			90,000		

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls CD Blt 1971

(11) Heating System: Electric Baseboard

Ground Area = 768 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	768		
			Total:	157,669	102,485
Other Additions/Adjustments					
Recreation Room			500	9,090	5,908
Basement, Outside Entrance, Below Grade			1	2,293	1,490
Plumbing					
Average Fixture(s)			1	1,185	770
2 Fixture Bath			1	2,502	1,626
Deck					
Treated Wood			168	3,479	2,261
Treated Wood			20	877	570
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	1,897	1,233
Fireplaces					
Exterior 2 Story			1	6,914	4,494
Local Cost Items					
SANITARY SEWER			1	0	0
					*90% Good
			Totals:	190,550	123,856

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 210,555

2026 Est. T.C.V. 009-600-110-00				=	300,555
Est. TCV/Total Floor Area = 223.63					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
127,600	127,600	127,600	65,127	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,700	0	0	1,758	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
150,300	150,300	150,300	66,885	66,885	66,885

03/24/2026

Valuation Report

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DB: Lake2026

009-600-111-00

2026 Est. T.C.V.

NELSON FAMILY REVOCABLE TRUST

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 111 & 112 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
100 Actual Front Feet, 0.23 Total Acres								
Total Est. Land Value =								16,818

2026 Est. T.C.V. 009-600-111-00

=

16,818

Est. TCV/Total Floor Area = 12.51

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
8,400	8,400	8,400	3,676	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	99	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,400	8,400	8,400	3,775	3,775	0

009-600-113-00	2026 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 401		8407 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 113 SAPPHIRE LAKE PLAT 2.

FRONTS PARK...NO ACTUAL USE OF LAKE FRONT

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	61.00	100.00	1.3456	0.7071	200	100		11,608
61 Actual Front Feet, 0.14 Total Acres					Total Est.	Land Value =		11,608

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	211	94	1,144
Metal Prefab	11.18	211	50	1,179
Total Estimated Land Improvements True Cash Value =				2,323

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = 714 SF Floor Area = 714 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	714		
			Total:	85,788	51,473

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Porches

CGEP (1 Story)	90	5,945	3,567

Water/Sewer

Public Sewer	1	1,152	691

Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Local Cost Items

SANITARY SEWER	1	0	0	*90% Good

Totals: 98,824 59,294

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 100,800

2026 Est. T.C.V. 009-600-113-00 = 114,731

Est. TCV/Total Floor Area = 160.69, Most recent sale 05/01/1998 for 53,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
48,900	48,900	48,900	43,884	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,500	0	0	1,184	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
57,400	57,400	57,400	45,068	45,068	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-114-00

2026 Est. T.C.V.

BALL TAMAR

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 114 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	60.00	100.00	0.9382	1.0000	1800	100		101,324
60 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			101,324

2026 Est. T.C.V. 009-600-114-00 = 101,324

Est. TCV/Total Floor Area = 141.91, Most recent sale 07/03/2020 for 270,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
45,000	45,000	45,000	16,554	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,700	0	0	446	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,700	50,700	50,700	17,000	17,000	17,000

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-600-115-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BALL TAMAR
8427 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 115 & SE'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO
SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	79.00	100.00	0.8521	1.0000	1800	100		121,163
79 Actual Front Feet, 0.18 Total Acres								
Total Est. Land Value =								121,163

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1400	0	0
Wood Frame	24.83	121	50	1,502

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				3,877

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1970

(11) Heating System: Forced Air w/ Ducts
Ground Area = 958 SF Floor Area = 1294 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
1 Story	Siding	Crawl Space	286		
Total:				143,264	100,284

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	829
3 Fixture Bath	1	3,721	2,605

Porches

WGEP (1 Story)	324	20,606	14,424
WCP (1 Story)	65	3,552	2,486

Deck

Treated Wood	99	2,389	1,672

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	816	27,401	19,181
Storage Over Garage	470	5,541	3,879

Water/Sewer

Public Sewer	1	1,300	910
Water Well, 100 Feet	1	5,415	3,790

Built-Ins

Appliance Allow.	1	1,897	1,328

Fireplaces

Exterior 2 Story	1	6,914	4,840
Wood Stove	1	2,107	1,475

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 225,292 157,703

Notes:

Parcel Number: 009-600-115-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:						268,095
2026 Est. T.C.V. 009-600-115-00						= 393,135
Est. TCV/Total Floor Area = 303.81, Most recent sale 07/03/2020 for 270,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
169,700	169,700	169,700	138,201	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,900	0	0	3,731	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
196,600	196,600	196,600	141,932	141,932	141,932	

DB: Lake2026

Local Cost Items

Parcel Number: 009-600-116-00

Page: 2

SANITARY SEWER	1	0	0	*94% Good
Totals:	293,332	190,688		

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 324,170

2026 Est. T.C.V. 009-600-116-00	=	494,030
Est. TCV/Total Floor Area = 395.86, Most recent sale 04/15/2025 for 475,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
213,100 213,100 213,100 204,447 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 33,900 0 0 42,553 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
247,000 247,000 247,000 209,967 247,000 0		

009-600-118-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAGE BRYAN J
8459 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 118 SAPPHIRE LAKE PLAT 2.

GRG IS ON LOT 119

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
A50'@1800/	50.00	101.00	1.0000	1.0035	1800	100	
50 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =	
							Value
							90,314
							90,314

Land Improvement Cost Estimates			
Description	Rate	Size	% Good
Fencing: Wd, Split, 2 Rail	18.08	40	0
D/W/P: 3.5 Concrete	6.58	288	0
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good
LAND IMPROVE 2500	2,500.00	1	95
Total Estimated Land Improvements	True Cash Value =		
			2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Slab	1,296	
			Total:	185,942
Other Additions/Adjustments				
Exterior				
Stone Veneer			20	732
				476
Plumbing				
Average Fixture(s)			1	1,422
3 Fixture Bath			1	4,478
				2,911
Deck				
Treated Wood			180	3,721
Treated Wood			72	2,062
Treated Wood			286	5,048
w/Roof (Roof portion)			80	1,479
				961
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			384	18,236
				11,853
Class: C Exterior: Block Foundation: 18 Inch (Finished)				
Base Cost			286	16,662
				10,830
Water/Sewer				
Public Sewer			1	1,465
Water Well, 50 Feet			1	3,344
				2,174
Built-Ins				
Appliance Allow.			1	2,713
				1,763
Fireplaces				
Interior 1 Story			1	5,235
				3,403
Breezeways				
Frame Wall			42	2,835
				1,843

Parcel Number: 009-600-118-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		255,374	165,990	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 282,183

2026 Est. T.C.V. 009-600-118-00	=	374,872
Est. TCV/Total Floor Area = 289.25, Most recent sale 08/17/2017 for 245,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
161,500 161,500 161,500 117,027 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 25,900 0 0 3,159 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
187,400 187,400 187,400 120,186 120,186 0		

009-600-119-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAGE BRYAN J
W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 119 SAPPHIRE LAKE PLAT 2.

GARAGE CONNECTED TO HOUSE, ASSESSED ON LOT 118

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@1800/	20.00	101.00	1.3781	1.0035	1800	100		49,784	
20 Actual Front Feet,	0.05	Total Acres	Total Est. Land Value =					49,784	

2026 Est. T.C.V. 009-600-119-00 = 49,784									
Est. TCV/Total Floor Area = 38.41, Most recent sale 08/17/2017 for 245,000									
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM				
22,100	22,100	22,100	11,622		2.70				
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment		Losses		
0	2,800	0	0		313		0		
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT		
24,900	24,900	24,900	11,935		11,935		0		

009-600-120-00	2026 Est. T.C.V.	MONRO DIANA K
Property Class: 401		8479 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 120 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	45.00	100.00	1.0376	1.0000	1800	100	84,043
45 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =							84,043

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.92	184 0	0
Metal Prefab		18.24	63 66	758
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				1,708

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Space Heater

Ground Area = 1024 SF Floor Area = 1024 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Block	Slab	1,024	
Total:			119,018	77,360
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,138	740
Porches				
CGEP (1 Story)		256	13,304	8,648
Water/Sewer				
Public Sewer		1	1,249	812
Water Well, 50 Feet		1	3,212	2,088
Built-Ins				
Appliance Allow.		1	1,822	1,184
Local Cost Items				
SANITARY SEWER		1	0	0 *88% Good
Totals:			139,743	90,832

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 154,414

2026	Est. T.C.V. 009-600-120-00			=	240,165	
Est. TCV/Total Floor Area = 234.54						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	103,700	103,700	103,700	57,238	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,400	0	0	1,545	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	120,100	120,100	120,100	58,783	58,783	58,783

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-600-121-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DODD GEORGE G
8489 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 121 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	480	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1160 SF Floor Area = 1608 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	712			
2 Story	Siding	Crawl Space	448			*90% Good
Total:				176,616	143,460	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	1,066
3 Fixture Bath	1	3,721	3,349

Water/Sewer

Public Sewer	1	1,300	1,170
Water Well, 50 Feet	1	3,344	3,010

Built-Ins

Appliance Allow.	1	1,897	1,707

Fireplaces

Interior 1 Story	1	4,610	4,149

Porches

WPP	20	980	882

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	180	8,642	7,778

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
Totals:		202,295	166,571	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 283,171

2026 Est. T.C.V. 009-600-121-00

= 374,121

Est. TCV/Total Floor Area = 232.66

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
159,500	159,500	159,500	76,187	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-600-121-00

Page: 2

	0	27,600	0	0	2,057	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	187,100	187,100	187,100	78,244	78,244	0

009-600-122-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SPIKER ELDORA M
8499 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 122 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 90,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wire Mesh, #9		3.73	600 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 976 SF Floor Area = 976 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	976	
Total:			119,986	77,990
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	770
Deck				
Treated Wood		520	7,296	4,742
Water/Sewer				
Public Sewer		1	1,300	845
Water Well, 50 Feet		1	3,344	2,174
Built-Ins				
Appliance Allow.		1	1,897	1,233
Fireplaces				
Exterior 1 Story		1	5,597	3,638
Local Cost Items				
SANITARY SEWER		1	0	0 *88% Good
Totals:			140,605	91,392

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 155,366

2026 Est. T.C.V. 009-600-122-00			=	246,316
Est. TCV/Total Floor Area = 252.37				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
105,800	105,800	105,800	45,518	2.70
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	17,400	0	0	1,228 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
123,200	123,200	123,200	46,746	46,746 46,746

009-600-123-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MOONEY TERRY A & MAGIDSOHN KAREN L
8519 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOTS 123 & 124 & VACATED WALKWAY BLYING BETWEEN SAID LOTS 123 & 124 OF SAID PLAT EXC THE W 12 FT OF LOT 124 SAPPHIRE LAKE PLAT 2.

97 H.S. @ 7-97 BOR

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1800/	111.00	100.00	0.7564	1.0000	1800 100	151,137
111 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =	151,137

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		24.86	120 50	1,491
Total Estimated Land Improvements True Cash Value =				1,491

Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1958

(11) Heating System: Wall/Floor Furnace
Ground Area = 588 SF Floor Area = 588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	588		
			Total:	75,650	41,607

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,185	652	

Porches					
CGEP (1 Story)		180	10,818	5,950	

Deck					
Treated Wood		80	2,133	1,173	

Water/Sewer					
Public Sewer		1	1,300	715	
Water Well, 50 Feet		1	3,344	1,839	

Built-Ins					
Appliance Allow.		1	1,897	1,043	

Fireplaces					
Exterior 1 Story		1	5,597	3,078	

Local Cost Items					
SANITARY SEWER		1	0	0	*88% Good

Totals: 101,924 56,057

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 95,296

2026 Est. T.C.V. 009-600-123-00					=	247,924
Est. TCV/Total Floor Area = 421.64, Most recent sale 08/29/2017 for 124,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
108,300	108,300	108,300	70,002	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,700	0	0	1,890	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,000	124,000	124,000	71,892	71,892	0	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-600-125-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MATHEWS SHANNON CLARK
8529 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 125 SAPPHIRE LAKE PLAT 2.

Property address changed from 641 N. Sapphire to 8529 N. Sapphire per owner
8-6-04.
ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	55.00	100.00	0.9672	1.0000	1800	100		95,752
55 Actual Front Feet, 0.13 Total Acres								95,752
Total Est. Land Value =								95,752

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	24	50	74
Total Estimated Land Improvements True Cash Value =				74

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1973

(11) Heating System: Electric Baseboard
Ground Area = 780 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	780		
Total:				142,112	85,268

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,293	1,376		
Plumbing					
Average Fixture(s)	1	1,185	711		
Porches					
CGEP (1 Story)	60	5,012	3,007		
WGEP (1 Story)	208	14,974	8,984		
Deck					
Treated Wood	280	4,869	2,921		
Water/Sewer					
Public Sewer	1	1,300	780		
Water Well, 50 Feet	1	3,344	2,006		
Built-Ins					
Appliance Allow.	1	1,897	1,138		
Fireplaces					
Exterior 1 Story	1	5,597	3,358		
Local Cost Items					
SANITARY SEWER	1	0	0		
Totals:				182,583	109,549

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 186,233

2026 Est. T.C.V. 009-600-125-00 = 282,059

Est. TCV/Total Floor Area = 241.08, Most recent sale 08/03/2018 for 145,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

120,300

120,300

120,300

86,986

2.70

Parcel Number: 009-600-125-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	8,000	20,700	8,000	8,000	2,192	5,785
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,000	141,000	141,000	91,393	91,393	0

DB: Lake2026

009-600-126-00	2026 Est. T.C.V.	HEINRITZ CHERYL M ETAL
Property Class: 401		8539 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 126 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	55.00	100.00	0.9672	1.0000	1800	100		95,752
55 Actual Front Feet, 0.13 Total Acres					Total Est.	Land Value =		95,752

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	75	0	0
Wood Frame	31.07	35	50	543
Wood Frame	25.57	80	50	1,023
Total Estimated Land Improvements True Cash Value =				1,566

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1957

(11) Heating System: Electric Baseboard

Ground Area = 704 SF Floor Area = 704 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	704		
			Total:	81,918	53,246

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	642

Porches

CGEP (1 Story)	270	12,803	8,322

Deck

Treated Wood	250	4,408	2,865

Water/Sewer

Public Sewer	1	1,152	749

Water Well, 100 Feet	1	5,150	3,347

Built-Ins

Appliance Allow.	1	1,607	1,045

Fireplaces

Wood Stove	1	1,745	1,134

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	109,771	71,350

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 121,296

2026 Est. T.C.V. 009-600-126-00 = 218,614

$$\text{Est. TCV/Total Floor Area} = 310.53$$

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
94,700	94,700	94,700	54,456	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,600	0	0	1,470	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
109,300	109,300	109,300	55,926	55,926	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-127-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RYAN STEVEN R & CHERYL L NORTHROP

8545 W SAPPHIRE AVE

Lake City, MI 49651

. SEC 10 T22N R8W LOT 127 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	55.00	107.00	0.9672	1.0240	1800	100		98,047
55 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			98,047

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	240	0	0
D/W/P: 4in Concrete	6.96	570	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family LOG

Cls C Blt 1994

(11) Heating System: Forced Heat & Cool

Ground Area = 1092 SF Floor Area = 1638 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	1,092		
Total:				221,206	176,965

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,182
Plumbing			
Average Fixture(s)	1	1,422	1,138
Porches			
WPP	568	10,071	8,057
Deck			
Treated Wood	25	1,140	912
Treated Wood	294	5,136	4,109
Water/Sewer			
Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587
Built-Ins			
Appliance Allow.	1	2,713	2,170
Local Cost Items			
SANITARY SEWER	1	0	0 *84% Good
Totals:		251,614	201,292

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 342,196

2026 Est. T.C.V. 009 600-127-00					=	442,743	
Est. TCV/Total Floor Area = 270.29							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
189,300	189,300		189,300	100,845	2.70		
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	32,100		0	0	2,722 0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT

Parcel Number: 009-600-127-00

Page: 2

221,400	221,400	221,400	103,567	103,567	103,567

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-600-128-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BARASA PATRICK D
8561 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 128 SAPPHIRE LAKE PLAT 2.

EFF (53.66+53.66+45.2)/3 = 50.84

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Description

Frontage

Depth

Front

Depth

Rate

%Adj.

Reason

Value

A50'@1800/50.84107.000.99421.02401800100

93,160

51 Actual Front Feet, 0.13 Total Acres

Total Est. Land Value =

93,160

Land Improvement Cost Estimates

Description

Rate

Size

% Good

Cash Value

D/W/P: 4in Concrete6.96960503,341

Total Estimated Land Improvements True Cash Value =

3,341

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C

Blt 1970

(11) Heating System: Forced Air w/ Ducts

Ground Area = 950 SF Floor Area = 1334 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories

Exterior

Foundation

Size

Cost New

Depr. Cost

1.5 StorySidingBasement768

1 StorySidingSlab182

Total:179,808118,381

*72% Good

Other Additions/Adjustments

Recreation Room

950

18,022

9,011

Basement, Outside Entrance, Below Grade

1

2,727

1,773

Plumbing

Average Fixture(s)

1

1,422

924

3 Fixture Bath

1

4,478

2,911

Deck

Treated Wood

125

2,929

1,904

Treated Wood

252

4,642

3,017

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

768

26,365

17,137

Water/Sewer

Public Sewer

1

1,465

952

Water Well, 50 Feet

1

3,344

2,174

Built-Ins

Appliance Allow.

1

2,713

1,763

Fireplaces

Interior 1 Story

1

5,235

3,403

Porches

WPP

12

623

405

Local Cost Items

SOLAR POWER SYSTEM

1

1

1

*100% Good

SANITARY SEWER

1

0

0

*71% Good

Totals:253,774163,756

Notes:

Parcel Number: 009-600-128-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 278,385

2026 Est. T.C.V. 009-600-128-00					=	374,886
Est. TCV/Total Floor Area = 281.02, Most recent sale 10/21/2016 for 229,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
160,500	160,500	160,500	113,888	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,900	0	0	3,074	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
187,400	187,400	187,400	116,962	116,962		0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-129-00

2026 Est. T.C.V.

ZUIDERVEEN MARY H TRUST

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

,

. SEC 10 T22N R8W LOTS 129 SAPPHIRE LAKE PLAT 2.

HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME OWNER)

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.84	104.00	0.9942	1.0138	1800	100		92,237
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			92,237

2026 Est. T.C.V. 009-600-129-00

=

92,237

Est. TCV/Total Floor Area = 69.14, Most recent sale 08/26/2011 for 46,831

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
41,000	41,000	41,000	19,948	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,100	0	0	538	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,100	46,100	46,100	20,486	20,486	20,486

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-600-130-00	2026 Est. T.C.V.	ZUIDERVEEN MARY H TRUST
Property Class: 401		8581 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 130 SAPPHIRE LAKE PLAT 2

HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME OWNER)
ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.84	102.00	0.9942	1.0070	1800	100		91,613
51 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								91,613

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	640	0	0
D/W/P: 4in Concrete	6.96	70	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 10 Blt 2016

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2016 SF Floor Area = 2520 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	2,016		
Total:				371,089	341,373

Other Additions/Adjustments

Recreation Room	871	16,523	15,201
Basement, Outside Entrance, Below Grade	2	5,454	5,018

Plumbing

Average Fixture(s)	1	1,422	1,308
3 Fixture Bath	1	4,478	4,120

Porches

CCP (1 Story)	84	2,536	2,333
WPP	95	3,003	2,763

Deck

Treated Wood	96	2,414	2,221

Water/Sewer

Public Sewer	1	1,465	1,348
Water Well, 100 Feet	1	5,734	5,275

Built-Ins

Appliance Allow.	1	2,713	2,496

Fireplaces

Prefab 1 Story	1	2,542	2,339
Totals:		419,373	385,795

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 655,852

2026 Est. T.C.V. 009-600-130-00 = 749,840

Est. TCV/Total Floor Area = 297.56, Most recent sale 08/26/2011 for 107,169						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	314,800	314,800	314,800	216,818	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	60,100	0	0	5,854	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	374,900	374,900	374,900	222,672	222,672	222,672

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-131-00

2026 Est. T.C.V.

ZUIDERVEEN MARY H TRUST

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 131 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	54.00	101.00	0.9734	1.0035	1800	100		94,947
54 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			94,947

2026 Est. T.C.V. 009-600-131-00

=

94,947

Est. TCV/Total Floor Area = 37.68

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
42,200	42,200	42,200	21,123	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,300	0	0	570	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,500	47,500	47,500	21,693	21,693	21,693

009-600-132-002026 Est. T.C.V.HARWOOD CHESTER & LINDA
Property Class: 401W SAPPHIRE AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 132 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A50'@1800/	54.00	100.00	0.9734	1.0000	1800 100	94,617
54 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						94,617

Cost Est. for Res. Bldg: 1Single Family 1SCls CDBlt 2009

(11) Heating System: Electric Wall Heat
Ground Area = 240 SF Floor Area = 240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	240		
Total:				33,290	29,961

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,185	1,066
Built-Ins					
Appliance Allow.			1	1,897	1,707
Deck					
Treated Wood			760	9,447	8,502
Totals:				45,819	41,236

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:70,101

2026 Est. T.C.V. 009-600-132-00				=	164,718
Est. TCV/Total Floor Area = 686.33					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
72,000	72,000	72,000	47,035	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,400	0	0	1,269	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
82,400	82,400	82,400	48,304	48,304	0

009-600-133-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WROBLEWSKI STEPHEN & HARNED JULIE &
8613 W SAPPHIRE AVE
Lake City, MI 49651

. SEC 10 T22N R8W LOT 133 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100	90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		90,000

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	460 50	1,879
D/W/P: Patio Blocks		15.58	42 50	327
Wood Frame		27.96	120 50	1,677
Total Estimated Land Improvements True Cash Value =				3,883

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C 5 Blt 2024

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1472 SF Floor Area = 2320 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	624	
2 Story	Siding	Basement	848	
Total:			309,939	306,806
Other Additions/Adjustments				
Recreation Room			894 16,959	16,789
Basement, Outside Entrance, Above Grade			1 1,980	1,960
Plumbing				
Average Fixture(s)			1 1,422	1,408
3 Fixture Bath			2 8,956	8,866
Porches				
WPP			634 11,215	11,103
WCP (1 Story)			32 2,480	2,455
Deck				
Treated Wood			52 1,733	1,716
Water/Sewer				
Public Sewer			1 1,465	1,450
Water Well, 100 Feet			1 5,734	5,677
Built-Ins				
Appliance Allow.			1 2,713	2,686
Fireplaces				
Direct-Vented Gas			1 2,963	2,933
Totals:			367,559	363,849

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 618,543

2026 Est. T.C.V. 009-600-133-00					=	712,426
Est. TCV/Total Floor Area = 307.08						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
300,800	300,800	300,800	295,509	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-600-133-00

Page: 2

	0	55,400	0	0	7,978	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	356,200	356,200	356,200	303,487	303,487	0

009-600-134-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BURKE ARTHUR R & SUZANNE S
8633 W SAPPHIRE AVE
Lake City, MI 49651

. SEC 10 T22N R8W W'LY 1/2 OF LOT 134, LOT 135 & E'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	100.00	100.00	0.7846	1.0000	1800	100	141,225
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		141,225

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1949

(11) Heating System: Forced Air w/ Ducts

Ground Area = 900 SF Floor Area = 900 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	900		
			Total:	122,242	73,345
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	853
Porches					
CGEP (1 Story)			324	18,646	11,188
Deck					
Treated Wood			522	7,491	4,495
Treated Wood			100	2,461	1,477
Treated Wood			40	1,540	924
Water/Sewer					
Public Sewer			1	1,465	879
Water Well, 50 Feet			1	3,344	2,006
Built-Ins					
Appliance Allow.			1	2,713	1,628
Fireplaces					
Exterior 1 Story			1	6,387	3,832
Local Cost Items					
SANITARY SEWER			1	0	0 *86% Good
			Totals:	167,711	100,627
Notes: VERTICAL LOG					
			ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:	171,066	

2026	Est. T.C.V. 009-600-134-00				=	312,291	
Est. TCV/Total Floor Area = 346.99, Most recent sale 11/01/2001 for 167,500							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	134,800	134,800	134,800	86,003	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	21,300	0	0	2,322	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	156,100	156,100	156,100	88,325	88,325	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-600-134-50

2026 Est. T.C.V.

44.32° NORTH LLC

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W E'LY 1/2 OF LOT 134 SAPPHIRE LAKE PLAT 2.

OWNS ADJOINING LOT 133

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	25.00	100.00	1.2746	1.0000	1800	100		57,355
25 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			57,355

2026 Est. T.C.V. 009-600-134-50

=

57,355

Est. TCV/Total Floor Area = 63.73

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
25,500	25,500	25,500	18,351	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	0	495	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
28,700	28,700	28,700	18,846	18,846	0

009-600-137-002026 Est. T.C.V.PRANGLEY JEAN L
Property Class: 4018653 W SAPPHIRE AVE
Map #:LAKE TOWNSHIPLake City, MI 49651

SEC 10 T22N R8W LOT 137 & W'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.

ADD SEWER FOR 05 ADD WD FOR 07+2000 NEW.... ADD WO BSM'T +500 AS ADD.N

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	75.00	100.00	0.8677	1.0000	1800	100		117,139
75 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			117,139

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	81	25	364
D/W/P: 3.5 Concrete	6.58	181	50	595
Wood Frame	32.26	80	50	1,290
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/VINF/451A	46.75	35	50	818
/CI16/YARI/WOOF/TWORSH2436L	14.40	140	50	1,008
Total Estimated Land Improvements True Cash Value =				4,075

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Wall/Floor Furnace

Ground Area = 744 SF Floor Area = 744 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	744		
Total:				106,130	74,290

Other Additions/Adjustments

Plumbing					
Average Fixture(s)	1	1,422	995		
Deck					
Treated Wood	350	5,758	4,031		
Water/Sewer					
Public Sewer	1	1,465	1,025		
Water Well, 50 Feet	1	3,344	2,341		
Built-Ins					
Appliance Allow.	1	2,713	1,899		
Fireplaces					
Exterior 1 Story	1	6,387	4,471		
Local Cost Items					
SANITARY SEWER	1	0	0	*94% Good	
Totals:			127,219	89,052	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 151,388

2026 Est. T.C.V. 009-600-137-00					=	272,602
Est. TCV/Total Floor Area = 366.40, Most recent sale 06/27/2024 for 283,163						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
117,600	117,600	117,600	117,600	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,700	0	0	3,175	0

Parcel Number: 009-600-137-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	136,300	136,300	136,300	120,775	120,775	0

03/24/2026

Valuation Report

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DB: Lake2026

009-600-138-00

2026 Est. T.C.V.

PRANGLEY JEAN L

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 138 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			90,000

2026 Est. T.C.V. 009-600-138-00 = 90,000

Est. TCV/Total Floor Area = 120.97

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
40,000	40,000	40,000	22,073	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,000	0	0	595	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
45,000	45,000	45,000	22,668	22,668	22,668

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-600-139-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PRANGLEY JEAN L
8675 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 139 SAPPHIRE LAKE PLAT 2.

ADDEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	50.00	100.00	1.0000	1.0000	1800	100		90,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	120	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1943

(11) Heating System: Forced Hot Water

Ground Area = 1119 SF Floor Area = 1119 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	999		
1 Story	Siding	Crawl Space	120		
Total:				158,513	95,110

Other Additions/Adjustments

Recreation Room	350	6,363	3,818

Plumbing

Average Fixture(s)	1	1,185	711
3 Fixture Bath	1	3,721	2,233

Porches

CGEP (1 Story)	36	3,725	2,235

Deck

Treated Wood	185	3,704	2,222
Treated Wood	80	2,133	1,280

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Wood Stove	1	2,107	1,264

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		187,992	112,797	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

191,755

2026 Est. T.C.V. 009-600-139-00

=

282,705

Est. TCV/Total Floor Area = 252.64						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	120,400	120,400	120,400	86,962	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,000	0	0	2,347	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	141,400	141,400	141,400	89,309	89,309	89,309

009-600-140-00	2026 Est. T.C.V.	NEVINS ROBERT M &
Property Class: 401		8695 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651
SEC 10 T22N R8W LOTS 140 & 141 SAPPHIRE LAKE PLAT 2.		
7/2018 SPLIT PLATTED LOTS 174, 175, &176		
FORMERLY SEC 10 T22N R8W LOTS 140, 141, 174, 175 & 176. SAPPHIRE LAKE PLAT 2.		
NEW ADD'N & BSM'T FOR 96		
7/2017 SPLIT PLATTED LOTS 174,175,176 FOR 2018		
98 COMBO OF 141 & BACK LOTS 174, 175, 176 FOR 99		
Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
* Factors *		
Description	Frontage Depth Front Depth	Rate %Adj. Reason Value
A50'@1800/	90.00 100.00 0.8141 1.0000	1800 100 131,877
90 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value = 131,877
Land Improvement Cost Estimates		
Description	Rate	Size % Good Cash Value
Fencing: Wd, Split, 2 Rail	18.08	50 0 0
D/W/P: 4in Ren. Conc.	8.17	1000 0 0
Wood Frame	37.28	51 50 950
Wood Frame	26.83	147 50 1,972
Residential Local Cost Land Improvements		
Description	Rate	Size % Good Cash Value
LAND IMPROVE 2500	2,500.00	1 95 2,375
Total Estimated Land Improvements True Cash Value =		5,297
Cost Est. for Res. Bldg: 1 Single Family 1S		
	Cls C 10	Blt 1966
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1399 SF Floor Area = 1399 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
Building Areas		
Stories	Exterior Foundation	Size Cost New Depr. Cost
1 Story	Siding Basement	1,399
	Total:	235,221 164,652
Other Additions/Adjustments		
Recreation Room	528	10,016 7,011
Exterior		
Stone Veneer	72	2,634 1,844
Basement, Outside Entrance, Below Grade	1	2,727 1,909
Plumbing		
Average Fixture(s)	1	1,422 995
3 Fixture Bath	1	4,478 3,135
2 Fixture Bath	1	2,996 2,097
Porches		
WPP	370	6,601 4,621
WPP	101	3,054 2,138
WCP (1 Story)	24	1,776 1,243
Deck		
Treated Wood	316	5,388 3,772
Treated Wood	48	1,667 1,167
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Basement Garage: 2 Car	1	3,863 2,704
Door Opener	1	527 369

Parcel Number: 009-600-140-00

Page: 2

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost	100	4,926	3,448		
Water/Sewer					
Public Sewer	1	1,465	1,025		
Water Well, 50 Feet	1	3,344	2,341		
Built-Ins					
Appliance Allow.	1	2,713	1,899		
Local Cost Items					
SANITARY SEWER	1	0	0	*86% Good	
	Totals:	294,818	206,370		
Notes: ADDITION WITH BASEMENT 1996					
	ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:	350,829			

2026 Est. T.C.V. 009-600-140-00					
			=	488,003	
Est. TCV/Total Floor Area = 348.82, Most recent sale 06/28/2024 for 524,900					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
207,500	207,500	207,500	207,500	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	36,500	0	0	5,602	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
244,000	244,000	244,000	213,102	213,102	213,102

009-600-142-00	2026 Est. T.C.V.	WRBELIS CHRISTOPHER & CHRISTINE
Property Class: 401		8705 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 142 SAPPHIRE LAKE PLAT 2.

LOT IS NEXT TO BEACH ACCESS PATH

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	43.99	103.00	1.0458	1.0104	1800	100	83,677
39 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =		83,677

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	136 0	0
Wood Frame		31.15	64 71	1,416
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,366

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Space Heater
Ground Area = 872 SF Floor Area = 872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
1 Story	Siding	Slab	200		
Total:			105,439	68,535	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Porches					
CGEP (1 Story)			40	3,955	2,571
WPP			319	5,024	3,266
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	1,897	1,233
Deck					
w/Roof (Roof portion)			150	2,351	1,528
Local Cost Items					
SANITARY SEWER			1	0	0 *86% Good
Totals:				124,495	80,922

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 137,567

2026 Est. T.C.V. 009-600-142-00					=	223,610
Est. TCV/Total Floor Area = 256.43, Most recent sale 09/25/2008 for 130,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
95,800	95,800	95,800	48,492	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,000	0	0	1,309	0	

Parcel Number: 009-600-142-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,800	111,800	111,800	49,801	49,801	0

(11) Heating System: Wall/Floor Furnace

Parcel Number: 009-600-143-00

Page: 2

Ground Area = 0 SF Floor Area = 346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	346		
			Total:	30,026	22,519

Other Additions/Adjustments

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Storage Over Garage			950	12,578	9,433
Base Cost			1728	73,284	54,963

Deck

w/Roof (Roof portion)			448	6,724	5,043
			Totals:	122,612	91,958

Notes: ON LOTS 172 & 173 ACCROSS THE STREET

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 156,329

2026	Est. T.C.V. 009-600-143-00				=	542,373	
Est. TCV/Total Floor Area = 279.29, Most recent sale 06/15/2022 for 0							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	233,600	233,600	233,600	135,156	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	37,600	0	0	3,649	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	271,200	271,200	271,200	138,805	138,805	0	

009-600-144-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WHITNEY STEVEN & DARLENE
8725 W SAPPHIRE AVE
Lake City, MI 49651

. SEC 10 T22N R8W LOT 144 SAPPHIRE LAKE PLAT 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@1800/	51.00	101.00	0.9931	1.0035	1800	100		91,484	
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			91,484	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	961	0	0
Wood Frame	31.15	64	94	1,874
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,824

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	1,008			
			Total:	142,911	78,600	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,185	652	
Water/Sewer						
Public Sewer			1	1,300	715	
Water Well, 50 Feet			1	3,344	1,839	
Built-Ins						
Appliance Allow.			1	1,897	1,043	
Fireplaces						
Exterior 1 Story			1	5,597	3,078	
Local Cost Items						
SANITARY SEWER			1	0	0	*94% Good
			Totals:	156,234	85,927	

Notes: VERTICAL LOG

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 146,076

2026	Est. T.C.V. 009-600-144-00				=	240,384	
Est. TCV/Total Floor Area = 190.78, Most recent sale 10/31/2003 for 136,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	103,100	103,100	103,100	63,203	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	17,100	0	0	1,706	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	120,200	120,200	120,200	64,909	64,909	0	

009-600-145-00	2026 Est. T.C.V.	BOUGHNER DALE K & JUDITH A TRUST
Property Class: 401		8735 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 145 SAPPHIRE LAKE PLAT 2.

TOTAL REMODEL UPPER STY, 1S/CR, GRG. 3 PORCHES COMP FOR 00

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	51.00	101.00	0.9931	1.0035	1800	100		91,484
51 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			91,484

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	912	0	0
Wood Frame	28.38	110	95	2,966
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				5,341

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1440 SF Floor Area = 2400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	960		
1 Story	Siding	Crawl Space	480		
			Total:	292,471	204,749

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

CCP (1 Story)	288	7,488	5,242
CCP (1 Story)	48	1,531	1,072

Deck

Pine w/Roof (Deck Portion)	288	4,046	2,832
Pine w/Roof (Roof portion)	288	4,406	3,084

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	624	30,457	21,320
Door Opener	1	527	369

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals:	356,257	249,399

Notes:

Parcel Number: 009-600-145-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:						423,978
2026 Est. T.C.V. 009-600-145-00						= 520,803
Est. TCV/Total Floor Area = 217.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
222,100	222,100	222,100	110,641	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,300	0	0	2,987	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
260,400	260,400	260,400	113,628	113,628	113,628	

009-600-146-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WHITTAKER JACQUELINE J
8745 W SAPPHIRE AVE
Lake City, MI 49651

. SEC 10 T22N R8W LOT 146 SAPPHIRE LAKE PLAT 2.

BLOCK BOAT HOUSE.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	52.00	104.00	0.9864	1.0138	1800	100	93,600
52 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		93,600

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
D/W/P: 3.5 Concrete		5.92	410	71 1,723
Total Estimated Land Improvements True Cash Value =				1,723

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1961

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1032 SF Floor Area = 1032 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,032		
			Total:	122,619	73,571

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,138	683
Deck					
Treated Wood			120	2,666	1,600
Water/Sewer					
Public Sewer			1	1,249	749
Water Well, 100 Feet			1	5,200	3,120
Built-Ins					
Appliance Allow.			1	1,822	1,093
Fireplaces					
Exterior 1 Story			1	5,376	3,226
Garages					
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			156	7,192	4,315

Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Totals:				147,262	88,357

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 150,207

2026 Est. T.C.V. 009-600-146-00				=	245,530
Est. TCV/Total Floor Area = 237.92					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
107,500	107,500	107,500	52,898	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,300	0	0	1,428	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
122,800	122,800	122,800	54,326	54,326	0

009-600-147-002026 Est. T.C.V.

Property Class: 401

Map #:LAKE TOWNSHIP

STEWART RONALD & KATHY
8757 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 147 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	52.00	104.00	0.9864	1.0138	1800	100		93,600
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 93,600

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Crushed Rock		2.26	250 50	282
Wood Frame		32.26	80 50	1,290
Total Estimated Land Improvements True Cash Value =				1,572

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1984

(11) Heating System: Forced Heat & Cool

Ground Area = 864 SF Floor Area = 1248 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	480		
2 Story	Siding	Basement	384		
Total:				201,673	157,290
Other Additions/Adjustments					
Basement, Outside Entrance, Below Grade			1	2,727	2,127
Plumbing					
Average Fixture(s)			1	1,422	1,109
3 Fixture Bath			1	4,478	3,493
Deck					
Treated Wood			408	6,369	4,968
Treated Wood			36	1,454	1,134
Water/Sewer					
Public Sewer			1	1,465	1,143
Water Well, 50 Feet			1	3,344	2,608
Built-Ins					
Appliance Allow.			1	2,713	2,116
Fireplaces					
Direct-Vented Gas			1	2,963	2,311
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:				228,608	178,299

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 303,108

2026 Est. T.C.V. 009-600-147-00					=	398,280
Est. TCV/Total Floor Area = 319.13, Most recent sale 06/29/2017 for 174,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
169,100	169,100	169,100	129,414	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	30,000	0	0	3,494	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,100	199,100	199,100	132,908	132,908	0	

009-600-148-002026 Est. T.C.V. PARSONS CHARLES & SUSAN

Property Class: 4018767 W SAPPHIRE AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 148 SAPPHIRE LAKE PLAT 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@1800/	52.00	104.00	0.9864	1.0138	1800	100		93,600	
52 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			93,600	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	264	50	2,376
D/W/P: Brick on Sand	18.00	74	50	666
Metal Prefab	25.06	32	50	401
Total Estimated Land Improvements True Cash Value =				3,443

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1981

(11) Heating System: Forced Heat & Cool
Ground Area = 884 SF Floor Area = 884 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Basement	884	Depr. Cost
Total:			147,281	103,096

Other Additions/Adjustments				
Recreation Room	440	8,347	5,843	
Basement, Outside Entrance, Below Grade	1	2,727	1,909	

Plumbing				
Average Fixture(s)	1	1,422	995	
3 Fixture Bath	1	4,478	3,135	

Deck				
Treated Wood	554	7,784	5,449	
Treated Wood	291	5,104	3,573	
Treated Wood	140	3,160	2,212	

Water/Sewer				
Public Sewer	1	1,465	1,025	
Water Well, 50 Feet	1	3,344	2,341	

Built-Ins				
Appliance Allow.	1	2,713	1,899	

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good

Totals: 187,825 131,477

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 223,511

2026 Est. T.C.V. 009-600-148-00					=	320,554
Est. TCV/Total Floor Area = 362.62, Most recent sale 10/24/2005 for 193,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
137,100	137,100	137,100	73,802	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,200	0	0	1,992	0

Parcel Number: 009-600-148-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
160,300	160,300	160,300	75,794	75,794	0

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-600-149-00

2026 Est. T.C.V.

STEELE KENNETH E & MARCIA A

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 149 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	52.00	104.00	0.9864	1.0138	1800	100		93,600
52 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			93,600

2026 Est. T.C.V. 009-600-149-00 = 93,600

Est. TCV/Total Floor Area = 105.88

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
41,600	41,600	41,600	20,078	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,200	0	0	542	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,800	46,800	46,800	20,620	20,620	20,620

009-600-150-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STEELE KENNETH E & MARCIA A
8787 W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 150 SAPPHIRE LAKE PLAT 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	52.00	104.00	0.9864	1.0138	1800	100	93,600
52 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		93,600

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.54	208 0	0
Wood Frame		20.52	144 94	2,778
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				3,728

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls D

Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = 988 SF Floor Area = 988 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	988		
Total:			107,612	69,948	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	949	617
Water/Sewer					
Public Sewer			1	1,107	720
Water Well, 50 Feet			1	3,212	2,088
Built-Ins					
Appliance Allow.			1	1,543	1,003
Fireplaces					
Wood Stove			1	1,676	1,089
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:			116,099	75,465	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

128,291

2026 Est. T.C.V. 009-600-150-00				=	225,619
Est. TCV/Total Floor Area = 228.36					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
97,900	97,900	97,900	43,203	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,900	0	0	1,166	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
112,800	112,800	112,800	44,369	44,369	44,369

009-600-151-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAEFELE SUE ANN
8809 W SAPPHIRE AVE
Lake City, MI 49651

. SEC 10 T22N R8W LOTS 151 & 152 SAPPHIRE LAKE PLAT 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	104.00	104.00	0.7739	1.0138	1800	100	146,874
104 Actual Front Feet, 0.25 Total Acres			Total Est. Land Value =			146,874	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	320	66	1,218
Wood Frame	29.69	50	50	742
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements True Cash Value =				3,289

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1955

(11) Heating System: Wall/Floor Furnace

Ground Area = 721 SF Floor Area = 721 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	721	
Total:			82,310	45,270
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	988	543	
Water/Sewer				
Public Sewer	1	1,152	634	
Water Well, 50 Feet	1	3,344	1,839	
Built-Ins				
Appliance Allow.	1	1,607	884	
Fireplaces				
Exterior 1 Story	1	4,873	2,680	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:			94,274	51,850

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 88,146

2026	Est. T.C.V. 009-600-151-00			=	238,309	
Est. TCV/Total Floor Area = 330.53						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	103,700	103,700	103,700	68,900	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,500	0	0	1,860	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	119,200	119,200	119,200	70,760	70,760	0

009-600-153-00	2026 Est. T.C.V.	VARRERO CATHERINE
Property Class: 401		8819 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 153 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	52.00	104.00	0.9864	1.0138	1800	100	93,600
52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							93,600

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.77	420 66	1,599
Wood Frame		23.38	96 50	1,122
Total Estimated Land Improvements True Cash Value =				2,721

Cost Est. for Res. Bldg: 1 Single Family 2S Cls D 10 Blt 1958

(11) Heating System: Electric Baseboard

Ground Area = 768 SF Floor Area = 1536 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
2 Story	Siding	Mich Bsmnt.	768	
Total:			168,244	98,830
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	543
3 Fixture Bath		1	3,128	1,720
Porches				
WCP (1 Story)		30	2,051	1,128
WPP		128	2,918	1,605
Deck				
Treated Wood		104	2,417	1,329
Balcony				
Wood Balcony		60	2,182	1,200
Water/Sewer				
Public Sewer		1	1,152	634
Water Well, 50 Feet		1	3,344	1,839
Built-Ins				
Appliance Allow.		1	1,607	884
Fireplaces				
Exterior 2 Story		1	6,091	3,350
Local Cost Items				
SANITARY SEWER		1	0	0 *84% Good
Totals:			194,122	106,772

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 181,512

2026 Est. T.C.V. 009-600-153-00					=	277,833
Est. TCV/Total Floor Area = 180.88						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
120,600	120,600	120,600	56,907	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-600-153-00

Page: 2

	0	18,300	0	0	1,536	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	138,900	138,900	138,900	58,443	58,443	58,443

009-600-154-00	2026 Est. T.C.V.	COCHRAN WILLIAM J & BETTY SUE TRUST
Property Class: 401		8833 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2014-01614 . SEC 10 T22N R8W LOT 154 SAPPHIRE LAKE PLAT 2, INCLUDING ANY ND ALL RIGHTS IN THAT PART OF FIFTEEN ST AS VACATED AS IS OWNED BY THE SELLER FORMERLY ABV AS . SEC 10 T22N R8W LOT 154 SAPPHIRE LAKE PLAT 2.

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	67.00	104.00	0.9026	1.0138	1800	100		110,363
67 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			110,363

Description	Rate	Size % Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size % Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	95	950

Total Estimated Land Improvements True Cash Value = 950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1072 SF Floor Area = 1072 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

1 Story	Block	Slab	624

1 Story	Siding	Crawl Space	448

Total:	126,116	81,974

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,202	1,431

Plumbing

Average Fixture(s)	1	1,138	740

Deck

Treated Wood	698	8,495	5,522

Treated Wood	120	2,666	1,733

Treated Wood	230	4,110	2,671

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	432	16,939	11,010

Common Wall: 1 Wall	1	-2,325	-1,511

Water/Sewer

Public Sewer	1	1,249	812

Water Well, 50 Feet	1	3,212	2,088

Built-Ins

Appliance Allow.	1	1,822	1,184

Fireplaces

Exterior 1 Story	1	5,376	3,494

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	171,000	111,148

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 188,952

Parcel Number: 009-600-154-00

Page: 2

2026 Est. T.C.V. 009-600-154-00							=	300,265
Est. TCV/Total Floor Area = 280.10								
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM			
	132,500	132,500	132,500	69,554	2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	17,600	0	0	1,877	0		
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
	150,100	150,100	150,100	71,431	71,431	0		

DB: Lake2026

009-600-155-00	2026 Est. T.C.V.	PUTMAN GARY L & MENYHART DONNA
Property Class: 401		8834 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 155 SAPPHIRE LAKE PLAT 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	67.00	104.00	1.3144	0.7141	200	100		12,577
67 Actual Front Feet, 0.16 Total Acres					Total Est.	Land Value =		12,577

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	108	0	0
Wood Frame	21.37	144	50	1,538

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,488

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = 480 SF Floor Area = 480 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	59,772	35,864

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	988	593

Water/Sewer

Public Sewer	1	1,152	691

Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,607	964

Fireplaces

Exterior 1 Story	1	4,873	2,924

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	71,736	43,042

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 52,942

2026 Est. T.C.V. 009-600-155-00 = 68,007

$$\text{Est. TCV/Total Floor Area} = 141.68$$

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
30,000	30,000	30,000	16,847	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	454	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
34,000	34,000	34,000	17,301	17,301	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-156-00

2026 Est. T.C.V.

HAEFELE SUE ANN

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 156 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	52.00	104.00	1.4004	0.7141	200	100		10,400
52 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,400

2026 Est. T.C.V. 009-600-156-00

=

10,400

Est. TCV/Total Floor Area = 21.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,200	5,200	5,200	2,665	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	71	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,200	5,200	5,200	2,736	2,736	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-600-157-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HAEFELE SUE ANN
8809 W SAPPHIRE AVE
Lake City, MI 49651

. SEC 10 T22N R8W LOT 157 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	52.00	104.00	1.4004	0.7141	200	100		10,400
52 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,400

2026 Est. T.C.V. 009-600-157-00 = 10,400

Est. TCV/Total Floor Area = 21.67

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,200	5,200	5,200	3,355	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	90	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,200	5,200	5,200	3,445	3,445	0

DB: Lake2026

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
19,100	19,100	19,100	9,565	9,565	9,565

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-165-00

2026 Est. T.C.V.

RUBY JEREMI D & SHANNON J

Property Class: 401

8778 W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SSEC 10 T22N R8W LOT 165 & W 1/2 OF LOT 166. SAPPHIRE LAKE PLAT 2.

02 COMBO W/166-50 FPR 03

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

165 & 1/2 LOT 166

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	78.78	103.71	1.2623	0.7136	200	100		14,191
79 Actual Front Feet, 0.19 Total Acres								14,191
Total Est. Land Value =								14,191

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	240	0	0
Wood Frame	33.65	72	50	1,211

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,161

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1352 SF Floor Area = 1352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,352		
Total:				207,444	134,839

Other Additions/Adjustments

Recreation Room	350	6,640	4,316		
Plumbing					
Average Fixture(s)	1	1,422	924		
2 Fixture Bath	1	2,996	1,947		
Deck					
Treated Wood	234	4,430	2,879		
Treated Wood	72	2,062	1,340		
Garages					
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)					
Basement Garage: 2 Car	1	3,863	2,511		
Water/Sewer					
Public Sewer	1	1,465	952		
Water Well, 50 Feet	1	3,344	2,174		
Built-Ins					
Appliance Allow.	1	2,713	1,763		
Fireplaces					
Wood Stove	1	2,503	1,627		
Local Cost Items					
SANITARY SEWER	1	0	0		
Totals:				238,882	155,272

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

190,985

Parcel Number: 009-600-165-00

Page: 2

2026 Est. T.C.V. 009-600-165-00					=	207,337
Est. TCV/Total Floor Area = 153.36, Most recent sale 10/04/2021 for 150,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
88,700	88,700	88,700	76,156	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,000	0	0	2,056	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
103,700	103,700	103,700	78,212	78,212		0

Notes:

Parcel Number: 009-600-167-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

441,028

2026	Est. T.C.V. 009-600-167-00				=	457,499
Est. TCV/Total Floor Area = 197.88, Most recent sale 08/01/1998 for 70,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	197,800	197,800	197,800	135,547	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,900	0	0	3,659	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	228,700	228,700	228,700	139,206	139,206	139,206

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-168-00

2026 Est. T.C.V.

STEWART RONALD & KATHY

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 168 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	52.00	103.00	1.4004	0.7124	200	100		10,375
52 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,375

2026 Est. T.C.V. 009-600-168-00

=

10,375

Est. TCV/Total Floor Area = 4.49, Most recent sale 06/29/2017 for 174,500

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

5,200

5,200

5,200

3,355

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

90

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

5,200

5,200

5,200

3,445

3,445

0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-169-00

2026 Est. T.C.V.

WHITTAKER JACQUELINE

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 169 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	101.00	1.4072	0.7089	200	100		10,175
51 Actual Front Feet,	0.12	Total Acres			Total Est.	Land Value =		10,175

2026 Est. T.C.V. 009-600-169-00

=

10,175

Est. TCV/Total Floor Area = 4.40

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,100	5,100	5,100	1,759	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	47	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,100	5,100	5,100	1,806	1,806	0

009-600-170-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BOUGHNER DALE K & JUDITH A TRUST
W SAPPHIRE AVE
LAKE CITY, MI 49651

LA 1271 SEC 10 T22N R8W LOT 170 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	51.00	101.00	1.4072	0.7089	200	100		10,175	
51 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	10,175

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.72	150	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

2026 Est. T.C.V. 009-600-170-00					=	11,125
Est. TCV/Total Floor Area = 4.81						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
5,600	5,600	5,600	1,759		2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses
0	0		0	47		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
5,600	5,600	5,600	1,806	1,806		1,806

009-600-171-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BOUGHNER DALE K & JUDITH A TRUST
W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 171 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	51.00	101.00	1.4072	0.7089	200	100	10,175
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							10,175

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.05	632 50	1,912
D/W/P: 3.5 Concrete		5.77	212 50	611
Metal Prefab		13.12	100 50	656
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				5,554

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 1958

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			1174	32,860 18,073
Totals:			32,860	18,073

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

22,230

2026 Est. T.C.V. 009-600-171-00					=	37,959
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
17,800	17,800	17,800	5,036		2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	135	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,000	19,000	19,000	5,171	5,171	5,171	

009-600-174-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

NEVINS ROBERT M II &
8698 W SAPPHIRE AVE
,

SEC10T22NR8W LOT 174 SAPPHIRE LAKE PLAT 2 LAKE TOWNSHIP MISSAUKEE COUNTY
6/2018 SEPARATE PLATTED LOTS FORMERLY
SEC10T22NR8W LOTS 174, 175 & 176 SAPPHIRE LAKE PLAT 2
7/2017 SPLIT PLATTED LOTS FROM 600-140-00
1998 ASSESS LOTS 174, 175, 176 WITH 600-140-00

SEPARATELY ASSESS LOTS 174, 175 & 176

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	59.98	133.58	1.3513	0.7602	200	100		12,323
63 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	12,323

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	50	2,451
Total Estimated Land Improvements True Cash Value =				2,451

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls C Blt 2024

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3	Fixture Bath		1	-4,478	-4,433
Garages					
Class: C Exterior: Pole (Unfinished)					
	Door Opener		2	1,054	1,043
	Base Cost		1200	28,380	28,096
Totals:				24,956	24,706

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 30,388

2026	Est. T.C.V. 009-600-174-00				=	45,162	
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/18/2024 for 20,000							
2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	21,000		21,000		21,000	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,600	0	0	567	0	
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	22,600	22,600	22,600	21,567	21,567	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-600-175-00

2026 Est. T.C.V.

PRANGLEY JEAN L

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

,

SSEC10T22NR8W LOT 175 SAPPHIRE LAKE PLAT 2

FORMERLY ASSESSED WITH 600-174-00

FORMERLY ASSESSED WITH 600-174-00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	49.53	131.88	1.4176	0.7578	200	100		10,641
47 Actual Front Feet,	0.15	Total Acres					Total Est. Land Value =	10,641

2026 Est. T.C.V. 009-600-175-00

=

10,641

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/24/2017 for 15,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,300	5,300	5,300	3,409	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	92	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,300	5,300	5,300	3,501	3,501	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-176-00

2026 Est. T.C.V.

PRANGLEY JEAN L

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

,

SSEC10T22NR8W LOT 176 SAPPHIRE LAKE PLAT 2

FORMERLY ASSESSED WITH 600-174-00

SSEC10T22NR8W LOT 175 SAPPHIRE LAKE PLAT 2

FORMERLY ASSESSED WITH 600-174-00

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	47.00	130.72	1.4363	0.7561	200	100		10,208
47 Actual Front Feet, 0.14 Total Acres								10,208
Total Est. Land Value =								10,208

2026 Est. T.C.V. 009-600-176-00

=

10,208

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/24/2017 for 15,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

5,100

5,100

5,100

3,355

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

90

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

5,100

5,100

5,100

3,445

3,445

0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-600-178-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KELLEY DONNA J TRUST
8654 W SAPPHIRE AVE
LAKE CITY, MI 49651

SEC 10 T22N R8W LOTS 177 & 178 SAPPHIRE LAKE PLAT 2.

ADD SEWER FOR 05

03 COMBO W/177 FOR 04

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	97.00	115.00	1.1983	0.7323	200	100		17,023
97 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 17,023

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	480	0	0
Metal Prefab	15.08	120	50	905

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,855

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
1 Story	Siding	Basement	384		
Total:				169,588	110,233

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770
3 Fixture Bath	1	3,721	2,419

Deck

Treated Wood	220	4,154	2,700
Treated Wood	72	2,016	1,310

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	480	18,926	12,302
Common Wall: 1 Wall	1	-2,421	-1,574

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 100 Feet	1	5,415	3,520

Built-Ins

Appliance Allow.	1	1,897	1,233

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		205,781	133,758	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 164,522

2026 Est. T.C.V. 009-600-178-00 = 183,400

Parcel Number: 009-600-178-00

Page: 2

Est. TCV/Total Floor Area = 136.46						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	79,800	79,800	79,800	53,860	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,900	0	0	1,454	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	91,700	91,700	91,700	55,314	55,314	55,314

009-600-179-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PRANGLEY JEAN L
W SAPPHIRE AVE
LAKE CITY, MI 49651

SEC 10 T22N R8W LOT 179 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	115.00	1.4142	0.7323	200	100		10,356
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								10,356

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	84	0	0
D/W/P: Crushed Rock	2.10	240	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 1976

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	16,451	11,516
Totals:		16,451	11,516

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 14,165

2026 Est. T.C.V. 009-600-179-00					=	25,471
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/27/2024 for 283,163						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,100	12,100	12,100	12,100	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	0	326	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,700	12,700	12,700	12,426	12,426	0	

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-180-00

2026 Est. T.C.V.

BURKE ARTHUR R & SUZANNE S

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 180 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	115.00	1.4142	0.7323	200	100		10,356
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			10,356

2026 Est. T.C.V. 009-600-180-00

=

10,356

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,200	5,200	5,200	3,355	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	90	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,200	5,200	5,200	3,445	3,445	0

009-600-181-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BURKE ARTHUR R & SUZANNE S
W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 181 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C200'@200/	50.00	115.00	1.4142	0.7323	200	100		10,356	
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value =	
								10,356	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	70	50	202
Total Estimated Land Improvements True Cash Value =				202

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1974

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		308	10,888	7,622
Totals:			10,888	7,622

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 9,375

2026 Est. T.C.V. 009-600-181-00					=	19,933
Est. TCV/Total Floor Area = 0.00						
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM	
9,600		9,600	9,600	7,397	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	199	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000		10,000	10,000	7,596	7,596	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-600-182-00

2026 Est. T.C.V.

HARWOOD CHESTER & LINDA

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 182 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	50.00	115.00	1.4142	0.7323	200	100		10,356
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			10,356

2026 Est. T.C.V. 009-600-182-00

=

10,356

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,200	5,200	5,200	3,355	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	90	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,200	5,200	5,200	3,445	3,445	0

HARWOOD CHESTER & LINDA
8602 W SAPPHIRE AVE
LAKE CITY, MI 49651

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	44,600		44,600	44,600	27,944	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		7,000	0	0	754	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	51,600		51,600	51,600	28,698	28,698	

03/24/2026

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Valuation Report

DB: Lake2026

009-600-184-00

2026 Est. T.C.V.

ZUIDERVEEN MARY H TRUST

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 184 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	58.00	100.00	1.3627	0.7071	200	100		11,177
58 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			11,177

2026 Est. T.C.V. 009-600-184-00

=

11,177

Est. TCV/Total Floor Area = 14.33

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,600	5,600	5,600	3,409	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	92	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,600	5,600	5,600	3,501	3,501	3,501

009-600-185-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ZUIDERVEEN MARY H TRUST
W SAPPHIRE AVE
LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 185 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	58.00	102.00	1.3627	0.7106	200	100		11,233
58 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			11,233

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 2025

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
w/Roof (Roof portion)			200	3,004	2,974
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,428	25,174
No Concrete Floor			1200	-7,188	-7,116
Totals:				21,244	21,032

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 25,869

2026 Est. T.C.V. 009-600-185-00				=	37,102
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,600	5,600	5,600	3,409	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
13,000	0	0	13,000	92	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
18,600	18,600	18,600	16,501	16,501	16,501

03/24/2026

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Valuation Report

DB: Lake2026

009-600-186-00

2026 Est. T.C.V.

ZUIDERVEEN MARY H TRUST

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 186 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	58.00	105.00	1.3627	0.7158	200	100		11,315
58 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =			11,315

2026 Est. T.C.V. 009-600-186-00

=

11,315

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,700	5,700	5,700	3,409	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	92	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,700	5,700	5,700	3,501	3,501	3,501

009-600-187-002026 Est. T.C.V. RYAN STEVEN R & CHERYL L NORTHROP

Property Class: 401 W SAPPHIRE AVE

Map #: LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT 187 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	69.00	116.00	1.3048	0.7338	200	100		13,214
69 Actual Front Feet, 0.18	Total Acres		Total Est. Land Value =			13,214		

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2001

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost			1040	22,038 16,528
			Totals:	22,038 16,528

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 20,329

2026 Est. T.C.V. 009-600-187-00					=	33,543
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/01/2000 for 6,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
15,700	15,700	15,700	11,124		2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,100	0	0	300	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
16,800	16,800	16,800	11,424	11,424		0

009-600-188-00	2026 Est. T.C.V.	MURPHY KERRIN & JOHNSTON BRENNAN
Property Class: 401		8530 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 10 T22N R8W LOT 188 SAPPHIRE LAKE PLAT 2.

TOTAL REMODEL FOR 02..NO PERMIT
ADD SEWER FOR 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	54.00	116.00	1.3873	0.7338	200	100		10,995
54 Actual Front Feet, 0.14 Total Acres					Total Est.		Land Value =	10,995

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1946

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1065 SF Floor Area = 1065 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,065		
			Total:	146,940	95,511

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Deck

Treated Wood	32	1,353	879
Treated Wood	220	4,255	2,766

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Common Wall: 1 Wall	1	-2,589	-1,683
Base Cost	165	9,181	5,968

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	168,084	109,254

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 134,382

2026 Est. T.C.V. 009-600-188-00 = 145,377

Est. TCV/Total Floor Area = 136.50, Most recent sale 04/24/2023 for 175,000

2025	Assessed		MBOR	S.E.V.	Base for Cap	IRM	
	62,600		62,600	62,600	62,600	2.70	
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		10,100	0	0	1,690	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	72,700		72,700	72,700	64,290	64,290	64,290

009-600-189-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRADY THOMAS K & JOANNE M
8520 S SAPPHIRE AVE
Lake City, MI 49651

. SEC 10 T22N R8W LOT 189 SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	54.00	116.00	1.3873	0.7338	200	100	10,995
54 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =		10,995

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		6.60	1000 50	3,300
Total Estimated Land Improvements True Cash Value =				3,300

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1975

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			424	13,242 8,607
Deck				
w/Roof (Roof portion)			144	2,265 1,472
Totals:			15,507	10,079
Notes:				
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:				12,397

2026 Est. T.C.V. 009-600-189-00					=	26,692
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2018 for 17,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
12,800	12,800	12,800	7,277	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	196	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,300	13,300	13,300	7,473	7,473	0	

009-600-190-00	2026 Est. T.C.V.				KLAFT CRYSTAL & RINDLIBSACHER TREVO			
Property Class: 401					8510 W SAPPHIRE AVE			
Map #:	LAKE TOWNSHIP				Lake City, MI 49651			
. SEC 10 T22N R8W LOT 190 SAPPHIRE LAKE PLAT 2.								
ADD SEWER FOR 05								
Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value	
C200'@200/	54.00	116.00	1.3873	0.7338	200	100	10,995	
54 Actual Front Feet,		0.14	Total Acres		Total Est. Land Value =		10,995	
Land Improvement Cost Estimates								
Description					Rate	Size % Good	Cash Value	
Wood Frame					25.46	180 50	2,291	
Wood Frame					29.49	96 50	1,415	
Total Estimated Land Improvements					True Cash Value =		3,706	
Cost Est. for Res. Bldg: 1 Single Family 1S								
				Cls	C	Blt 1969		
(11) Heating System: Forced Air w/ Ducts								
Ground Area = 720 SF Floor Area = 720 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Building Areas								
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost		
1 Story	Siding	Crawl Space		720				
				Total:	103,059	66,988		
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)				1	1,422	924		
Deck								
Treated Wood				330	5,544	3,604		
Water/Sewer								
Public Sewer				1	1,465	952		
Water Well, 50 Feet				1	3,344	2,174		
Built-Ins								
Appliance Allow.				1	2,713	1,763		
Local Cost Items								
SANITARY SEWER				1	0	0	*94% Good	
Totals:					117,547	76,405		
Notes:								
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:					93,978			
2026 Est. T.C.V. 009-600-190-00					= 108,679			
Est. TCV/Total Floor Area = 150.94, Most recent sale 10/28/2022 for 175,000								
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM	
47,300	47,300		47,300		47,300		2.70	
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment		Losses	
0	7,000	0		0	1,277		0	
2026 Assessed	MBOR		S.E.V.		Capped ->Taxable<-		PRE/MBT	
54,300	54,300		54,300		48,577		48,577	

009-600-191-00	2026 Est. T.C.V.	NELSON FAMILY REVOCABLE TRUST
Property Class: 401		8387 W SAPPHIRE AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 10 T22N R8W LOT A SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	66.00	128.00	0.9074	1.0902	1800	100		117,527
66 Actual Front Feet, 0.19 Total Acres					Total Est.		Land Value =	117,527

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1350	0	0
Wood Frame	27.96	120	50	1,677

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements	True	Cash Value =		4,052

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1953

(11) Heating System: Forced Heat & Cool

Ground Area = 1391 SF Floor Area = 1391 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,391		
			Total:	185,532	120,594

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Deck

Treated Wood	187	3,817	2,481
Treated Wood w/Roof (Deck Portion)	64	1,953	1,269
Treated Wood w/Roof (Roof portion)	64	1,212	788
Treated Wood	925	11,785	7,660

Garages

Class: C Exterior: Block Foundation: 42 Inch (Finished)

Base Cost	421	24,153	15,699

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	249,169	161,956

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 275,325

2026 Est. T.C.V. 009-600-191-00 = 396,904

Est. TCV/Total Floor Area = 285.34

Parcel Number: 009-600-191-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	171,400	171,400	171,400	114,968	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	27,100	0	0	3,104	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	198,500	198,500	198,500	118,072	118,072	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-600-192-00

2026 Est. T.C.V.

NELSON FAMILY REVOCABLE TRUST

Property Class: 402

W SAPPHIRE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

WOLCOTT PARK. SAPPHIRE LAKE PLAT 2.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	167.40	78.06	0.6551	0.9170	1800	100		181,014
167 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								181,014

2026 Est. T.C.V. 009-600-192-00 = 181,014

Est. TCV/Total Floor Area = 130.13, Most recent sale 08/01/1999 for 75,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
80,500	80,500	80,500	25,961	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,000	0	0	700	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,500	90,500	90,500	26,661	26,661	0

009-600-193-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES L C
W SAPPHIRE AVE
LAKE CITY, MI 49651

ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963
REMAINDER OF NORTH PART OF ENGEL PARK AFTER SPLITS:
SPLIT ON 12/03/2011 INTO 009-600-193-11, 009-600-193-85, 009-600-193-65, 009-600-193-45, 009-600-193-25;

RETURNED TO ROLL FOR 00

Split/Comb. on 12/03/2011 completed 12/03/2011 TIM SPLIT ;
Parent Parcel(s): 009-600-193-00;
Child Parcel(s): 009-600-193-11, 009-600-193-85, 009-600-193-65, 009-600-193-45, 009-600-193-25;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
B200'@1600/	15.00	7.00	1.3512L	0.0547	1600 100	1,774
		0.00	Total Acres		Total Est. Land Value =	1,774

2026 Est. T.C.V. 009-600-193-00 = 1,774						
Est. TCV/Total Floor Area = 1.28, Most recent sale 09/09/2011 for 3,267						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
900	900	900	649		2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	17	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
900	900	900	666	666	0	

009-600-193-11
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

INDIAN LAKES L C
W SAPPHIRE AVE
LAKE CITY, MI 49651

ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963

Split on 12/03/2011 from 009-600-193-00;

RETURNED TO ROLL FOR 00

Split/Comb. on 12/03/2011 completed 12/03/2011 TIM SPLIT ;
Parent Parcel(s): 009-600-193-00;
Child Parcel(s): 009-600-193-11, 009-600-193-85, 009-600-193-65, 009-600-193-45, 009-600-193-25;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
B200'@1600/	15.00	7.00	1.3512	L0.0499	1600	100	PRT OF SIDEWALK
		0.00	Total Acres		Total Est.	Land Value =	
							1,618

2026 Est. T.C.V. 009-600-193-11				=		1,618
Est. TCV/Total Floor Area = 1.16						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
800	800	800	468	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	12	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800	800	800	480	480	0	

009-600-193-65
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CAVANAUGH JAMES & WINEGAR MARY
W SAPPHIRE AVE
LAKE CITY, MI 49651

PARCEL OF LAND SITUATED SOUTHEASTERLY OF AND ADJACENT TO LOT 104, SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 104, THENCE S47°48'38"W 77.38 FEET, THENCE S87°47'43"W 69.28 FEET, THENCE N41°45'44"E 125.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 104, THENCE S48°09'43"E 49.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

2011- ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963
SPLIT ON 12/03/2011 FROM 009-600-193-00;

RETURNED TO ROLL FOR 00

Split/Comb. on 12/03/2011 completed 12/03/2011 TIM SPLIT ;
Parent Parcel(s): 009-600-193-00;
Child Parcel(s): 009-600-193-11, 009-600-193-85, 009-600-193-65, 009-600-193-45, 009-600-193-25;

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A50'@1800/	50.00	107.46	1.0000	1.0255	1800	20	PRT OF ABAND SIDEWALK	18,459	
50 Actual Front Feet, 0.12		Total Acres		Total Est. Land Value =			18,459		

2026 Est. T.C.V. 009-600-193-65					=	18,459	
Est. TCV/Total Floor Area = 13.27, Most recent sale 09/09/2011 for 3,267							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
8,200	8,200	8,200		1,927	2.70		
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	1,000	0		0	52	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,200	9,200	9,200		1,979	1,979	1,979	

009-620-001-002026 Est. T.C.V. ADLER KELLY M
Property Class: 4017870 W FOREST DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W W 75 FT OF LOT 1, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.
L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B100'@5000/FF	75.00	85.00	1.1059	0.6909	5000	100		286,532	
75 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value =	
								286,532	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	420	0	0
D/W/P: 4in Ren. Conc.	8.17	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2018

(11) Heating System: Forced Heat & Cool
Ground Area = 1316 SF Floor Area = 1316 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas				
Stories	Exterior	Foundation	Size	Cost New
1 Story	Siding	Basement	1,316	
Total:			223,089	207,442
Other Additions/Adjustments				
Recreation Room			1316	24,965
				12,482
Plumbing				
Average Fixture(s)			1	1,422
3 Fixture Bath			1	4,478
2 Fixture Bath			1	2,996
Porches				
WCP (1 Story)			48	3,193
				2,969
Deck				
Treated Wood			48	1,667
Composite			622	9,430
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			504	21,864
Common Wall: 1 Wall			1	-2,589
Door Opener			1	527
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			320	16,278
Common Wall: 1 Wall			1	-2,589
Water/Sewer				
Public Sewer			1	1,465
Water Well, 100 Feet			1	5,734
Local Cost Items				
GENERATOR			1	1
				1
				*95% Good
Totals:			311,931	279,329

Notes:

Parcel Number: 009-620-001-00

Page: 2

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

474,859

2026 Est. T.C.V. 009-620-001-00						
=						
766,141						
Est. TCV/Total Floor Area = 582.17						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
346,000	346,000	346,000	225,634	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	37,100	0	0	6,092	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
383,100	383,100	383,100	231,726	231,726	231,726	

009-620-001-20	2026 Est. T.C.V.	LAURIE CARL & BRITTANY E		
Property Class: 401		7856 W FOREST DR		
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651		
. SEC 11 T22N R8W BEG ON N LOT LINE 191 FT FR NE COR TH NW'LY ALONG LOT LINE 75 FT S'LY PAR TO W LOT LINE TO S LOT LINE SE'LY ON LOT LINE 65 FT N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES				
Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
* Factors *				
Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
B100'@5000/FF	75.00	85.00	1.1059 0.6909	5000 100 286,532
75 Actual Front Feet, 0.15 Total Acres				Total Est. Land Value = 286,532
Land Improvement Cost Estimates				
Description			Rate	Size % Good Cash Value
Wood Frame			25.02	84 94 1,976
Residential Local Cost Land Improvements				
Description			Rate	Size % Good Cash Value
LAND IMPROVE 1000			1,000.00	1 95 950
Total Estimated Land Improvements True Cash Value =				2,926
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls D Blt 1960				
(11) Heating System: Forced Air w/ Ducts				
Ground Area = 1198 SF Floor Area = 1402 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				
Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.25 Story	Siding	Crawl Space	814	
1 Story	Siding	Crawl Space	384	
Total:			144,515	97,559 *87% Good
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	988 593
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			576	18,657 11,194
Common Wall: 1 Wall			1	-2,227 -1,336
Water/Sewer				
Public Sewer			1	1,152 691
Water Well, 50 Feet			1	3,344 2,006
Built-Ins				
Appliance Allow.			1	1,607 964
Fireplaces				
Exterior 1 Story			1	4,873 2,924
Porches				
CGEP (1 Story)			20	1,881 1,129
Local Cost Items				
SANITARY SEWER			1	0 0 *84% Good
Totals:			174,790	115,724
Notes:				
ECF (4081 LAKE MISSAUKEE SOUTH SHORE)			1.700 => TCV:	196,731
2026 Est. T.C.V. 009-620-001-20			=	486,189
Est. TCV/Total Floor Area = 346.78, Most recent sale 08/12/2021 for 300,000				

Parcel Number: 009-620-001-20

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	219,200	219,200	219,200	162,382	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	23,900	0	0	4,384	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	243,100	243,100	243,100	166,766	166,766	0	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-620-001-40
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PASSENGER DON & JANESE
7842 W FOREST DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG ON N LOT LINE 116 FT FR NE COR TH NW'LY ON LOT LINE 75 FT S'LY TO A PT ON S LOT LINE 150 FT FR SE COR SE'LY ON LOT LINE 75 FT N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	85.00	1.1059	0.6909	5000	100		286,532
75 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 286,532

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	63	0	0
Wood Frame	31.57	84	94	2,493

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,443

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C

Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1752 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	384		
2 Story	Siding	Crawl Space	384		
1 Story	Siding	Crawl Space	60		
2 Story	Siding	Crawl Space	60		
1 Story	Siding	Basement	108		
2 Story	Siding	Basement	108		
Total:				221,606	155,124

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Deck

Treated Wood	315	5,377	3,764
Treated Wood	93	2,375	1,662
Treated Wood	192	3,882	2,717

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	17,794	12,456

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

GENERATOR	1	1	1	*95% Good
SANITARY SEWER	1	0	0	*84% Good

Parcel Number: 009-620-001-40

Page: 2

Totals:

273,234

191,263

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

325,147

2026	Est. T.C.V. 009-620-001-40				=	615,122
Est. TCV/Total Floor Area = 351.10, Most recent sale 08/02/2002 for 262,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	277,900	277,900	277,900	174,967	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,700	0	0	4,724	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	307,600	307,600	307,600	179,691	179,691	0

009-620-001-60
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VELDHEER JAMES D & MARYANNE M
7812 W FOREST DR
Lake City, MI 49651

. SEC 11 T22N R8W BEG ON N LOT LINE 41 FT FR NE COR TH NW'LY ON LOT LINE 75 FT S'LY TO A PT ON S LOT LINE 75 FT FR SE COR SE'LY TO SE COR N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

ADD SEWER FOR 05 For 08...Chg patio to deck, add 6x14 wd, add 12x12 vinyl deck.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	75.00	85.00	1.1059	0.6909	5000	100	286,532
75 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =		286,532

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Dock: Light posts		46.97	600 0	0
D/W/P: Patio Blocks		15.58	52 0	0
D/W/P: 4in Ren. Conc.		8.17	651 0	0
Wood Frame		27.96	120 94	3,154
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 100	5,000
Total Estimated Land Improvements True Cash Value =				8,154

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C 5 Blt 1978

(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 2180 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	896		
1 Story	Siding	Overhang	388		
			Total:	253,870	190,403

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,066
3 Fixture Bath		1	4,478	3,358

Porches				
CGEP (1 Story)		120	9,235	6,926
CPF		120	2,490	1,867

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		528	22,551	16,913
Common Wall: 1 Wall		1	-2,589	-1,942

Water/Sewer				
Public Sewer		1	1,465	1,099
Water Well, 100 Feet		1	5,734	4,300

Built-Ins				
Appliance Allow.		1	2,713	2,035

Deck				
Composite		1064	16,130	12,097
Treated Wood		20	896	672

Local Cost Items

Parcel Number: 009-620-001-60

Page: 2

SANITARY SEWER	1	0	0	*94% Good
Totals:	318,395	238,794		

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 405,950

2026 Est. T.C.V. 009-620-001-60	=	700,636
Est. TCV/Total Floor Area = 321.39, Most recent sale 09/01/2004 for 265,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
315,900 315,900 315,900 197,100 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
1,400 33,000 0 1,400 5,321 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
350,300 350,300 350,300 203,821 203,821 0		

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-620-001-80
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VANDRIE SUSAN TRUST
7808 W FOREST DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W BEG AT NE COR LOT 1 TH W'LY ON N LINE 41 FT TH S'LY ON
STRAIGHT LINE TO SE COR SD LOT TH E'LY ON S LINE TO SE COR LOT 2 TH N'LY ON
STRAIGHT LINE TO PT ON N LINE LOT 1 WHICH LIES 34 FT E'LY OF NW COR LOT 2 TH
W'LY 34 FT TO BEG. PT OF LOTS 1 & 2, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF.
L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	75.00	101.00	1.1059	0.7090	5000	100		294,041
75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 294,041

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	336	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
Total:				113,912	74,042

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,185

770

Garages

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost

288

12,920

8,398

Water/Sewer

Public Sewer

1

1,300

845

Water Well, 100 Feet

1

5,415

3,520

Built-Ins

Appliance Allow.

1

1,897

1,233

Fireplaces

Exterior 1 Story

1

5,597

3,638

Carports

Comp.Shingle

520

7,639

4,965

Local Cost Items

SANITARY SEWER

1

0

0

*94% Good

Totals:

149,865

97,411

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 165,599

2026 Est. T.C.V. 009-620-001-80

=

460,590

Est. TCV/Total Floor Area = 479.78

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

Parcel Number: 009-620-001-80

Page: 2

	208,700	208,700	208,700	97,805	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	21,600	0	0	2,640	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	230,300	230,300	230,300	100,445	100,445	100,445

009-620-002-00	2026 Est. T.C.V.	WINKLE TOD & SHANNON
Property Class: 401		7804 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W THAT PART OF LOT 2 E'LY OF A LINE FR A PT ON N LOT LINE 16 FT
FR NE COR TO SE COR ALL OF LOT 3 & W'LY 1/2 OF LOT 4, ALSO ADJ BEACH AREA.
SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
B100'@5000/FF	91.00	95.00	1.0336	0.7025	5000 100	330,374
91 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =	330,374

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	3150	50	12,868
Wood Frame	27.96	120	50	1,677
Wood Frame	24.96	192	50	2,396
Total Estimated Land Improvements True Cash Value =				16,941

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 1596 SF Floor Area = 3540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,224		
2 Story	Siding	Crawl Space	180		
1 Story	Siding	Basement	192		
1 Story	Siding	Overhang	540		
Total:			437,507	433,096	

Other Additions/Adjustments

Recreation Room	1416	26,862	26,593
Exterior			
Stone Veneer	40	1,463	1,448
Basement, Outside Entrance, Above Grade	1	1,980	1,960

Plumbing			
Average Fixture(s)	1	1,422	1,408
3 Fixture Bath	3	13,434	13,300
2 Fixture Bath	1	2,996	2,966

Porches			
CCP (2 Story)	240	7,896	7,817
CCP (1 Story)	24	1,185	1,173

Deck			
Treated Wood	364	5,911	5,852

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	756	35,003	34,653
Common Wall: 1 Wall	1	-2,589	-2,563
Door Opener	2	1,054	1,043

Water/Sewer			
Public Sewer	1	1,465	1,450
Water Well, 200 Feet	1	10,565	10,459

Built-Ins			
Appliance Allow.	1	2,713	2,686

Parcel Number: 009-620-002-00

Page: 2

Fireplaces			
Direct-Vented Gas	2	5,927	5,868
Totals:		554,794	549,209

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 933,655

2026 Est. T.C.V. 009-620-002-00				=	1,280,970
Est. TCV/Total Floor Area = 361.86, Most recent sale 08/28/2023 for 430,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
488,000	488,000	488,000	436,455	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
112,900	39,600	0	112,900	11,784	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
640,500	640,500	640,500	561,139	561,139	0

009-620-004-00	2026 Est. T.C.V.	PECKHAM DANIEL C
Property Class: 401		7800 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W E 1/2 OF LOT 4 & LOT 5 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA
L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	75.00	100.00	1.1059	0.7079	5000	100	293,603
75 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =		293,603

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	700 50	2,303
Total Estimated Land Improvements True Cash Value =				2,303

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = 1872 SF Floor Area = 1872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,872		
			Total:	309,708	247,782
Other Additions/Adjustments					
Recreation Room			1872	35,512	17,756
Plumbing					
Average Fixture(s)			1	1,422	1,138
3 Fixture Bath			2	8,956	7,165
2 Fixture Bath			1	2,996	2,397
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			672	13,924	11,139
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			240	12,377	9,902
Water/Sewer					
Public Sewer			1	1,465	1,172
Water Well, 50 Feet			1	3,344	2,675
Built-Ins					
Appliance Allow.			1	2,713	2,170
Breezeways					
Frame Wall			120	6,298	6,172 *98% Good
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Totals:				398,715	309,468

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 526,096

2026 Est. T.C.V. 009-620-004-00					=	822,002
Est. TCV/Total Floor Area = 439.10, Most recent sale 11/03/2016 for 460,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
369,400	369,400	369,400	283,242	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	41,600	0	0	7,647	0

Parcel Number: 009-620-004-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
411,000	411,000	411,000	290,889	290,889	290,889

009-620-006-002026 Est. T.C.V.MARCUS BRIAN G & ELIZABETH

Property Class: 4017794 W FOREST DR

Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 11 T22N R8W LOTS 6 & 7 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000	100		353,973	
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								353,973	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	50	395
D/W/P: 4in Concrete	6.96	444	50	1,545
D/W/P: 4in Ren. Conc.	8.17	1549	50	6,327
Wood Frame	29.49	96	50	1,415
Total Estimated Land Improvements True Cash Value =				9,682

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)					
Base Cost			240	13,618	8,852
Local Cost Items					
SANITARY SEWER			1	0	0 *84% Good
Totals:				13,618	8,852

Notes: BOAT HOUSE AT WATER

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV: 11,508

Cost Est. for Res. Bldg: 2 Single Family 1S Cls C 5 Blt 2025

(11) Heating System: Forced Heat & Cool
Ground Area = 1787 SF Floor Area = 1787 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,787		
Total:				283,638	280,785
Other Additions/Adjustments					
Exterior					
Stone Veneer			165	6,036	5,976
Plumbing					
Average Fixture(s)			1	1,422	1,408
3 Fixture Bath			2	8,956	8,866
Porches					
CCP (1 Story)			45	1,457	1,442
Garages					

Parcel Number: 009-620-006-00

Page: 2

Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	840	37,766	37,388	
Common Wall: 1 Wall	1	-2,589	-2,563	
Door Opener	2	1,054	1,043	
Water/Sewer				
Public Sewer	1	1,465	1,450	
Water Well, 200 Feet	1	10,565	10,459	
Built-Ins				
Appliance Allow.	1	2,713	2,686	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
Totals:		352,484	348,941	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 593,200

2026	Est. T.C.V. 009-620-006-00				=	968,363	
Est. TCV/Total Floor Area = 541.89, Most recent sale 08/16/2009 for 245,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	380,000	380,000	380,000	287,924	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	82,500	21,700	0	82,500	7,773	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	484,200	484,200	484,200	378,197	378,197	378,197	

009-620-008-00	2026 Est. T.C.V.	CLEARY LAWRENCE E & CHRISTINE						
Property Class: 401		7764 W FOREST DR						
Map #:	LAKE TOWNSHIP	Lake City, MI 49651						
. SEC 11 T22N R8W LOT 8 SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES								
Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		240,000	
Land Improvement Cost Estimates								
Description					Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete					5.77	53	0	0
Wood Frame					29.97	48	94	1,353
Wood Frame					23.38	96	94	2,109
Residential Local Cost Land Improvements								
Description					Rate	Size	% Good	Cash Value
LAND IMPROVE 1000					1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =							4,412	
Cost Est. for Res. Bldg: 1 Single Family 1S						Cls	D	Blt 1950
(11) Heating System: Space Heater								
Ground Area = 720 SF Floor Area = 720 SF.								
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
Building Areas								
Stories	Exterior	Foundation			Size	Cost New	Depr. Cost	
1 Story	Siding	Slab			720			
					Total:	81,941	45,067	
Other Additions/Adjustments								
Plumbing								
Average Fixture(s)					1	988	543	
Water/Sewer								
Public Sewer					1	1,152	634	
Water Well, 50 Feet					1	3,344	1,839	
Built-Ins								
Appliance Allow.					1	1,607	884	
Local Cost Items								
SANITARY SEWER					1	0	0	*84% Good
					Totals:	89,032	48,967	
Notes:								
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:							83,245	
2026 Est. T.C.V. 009-620-008-00					=		327,657	
Est. TCV/Total Floor Area = 455.08, Most recent sale 08/01/2001 for 165,000								
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM			
164,100	164,100	164,100	83,872		2.70			
2026 New	Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses	
0	-300	0	0		2,264		0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
163,800	163,800	163,800	86,136		86,136		0	

009-620-009-002026 Est. T.C.V.MCLEOD ALAN R & VALERIE

Property Class: 4017750 W FOREST DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 9 & 10 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000	100	353,973
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		353,973

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Patio Blocks		13.08	24 61	192
Total Estimated Land Improvements True Cash Value =				192

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1944

(11) Heating System: Forced Air w/ Ducts
Ground Area = 640 SF Floor Area = 640 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	640	
Total:			76,058	45,635
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1 988	593
Porches				
CGEP (1 Story)			96 6,202	3,721
Water/Sewer				
Public Sewer			1 1,152	691
Water Well, 50 Feet			1 3,344	2,006
Built-Ins				
Appliance Allow.			1 1,607	964
Garages				
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)				
Base Cost			200 8,732	5,239
Local Cost Items				
SANITARY SEWER			1 0 0	*84% Good
Totals:			98,083	58,849

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 100,043

2026 Est. T.C.V. 009-620-009-00					=	454,208
Est. TCV/Total Floor Area = 709.70, Most recent sale 10/26/2018 for 270,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
221,700	221,700	221,700	142,788	2.70		
2026 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,400	0	0	3,855	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
227,100	227,100	227,100	146,643	146,643	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-620-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VANDRIE IRENE J
7728 W FOREST DR
LAKE CITY, MI 49651

LOT 11 & W 10 FT OF LOT 12 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

01 SPLIT 34' TO 012-00 FOR 02
NEW GRG FOR 03

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	60.00	100.00	0.9382	1.0000	4800	100		270,196
60 Actual Front Feet, 0.14 Total Acres								
Total Est. Land Value =								270,196

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	156	50	543
D/W/P: 3.5 Concrete	6.58	100	50	329

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,822

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1700 SF Floor Area = 1700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,436			
1 Story	Siding	Crawl Space	264			
Total:				222,340	155,291	*97% Good

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

CCP (1 Story)	100	2,954	1,920

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	560	23,470	15,255
Storage Over Garage	375	4,965	3,227
Door Opener	1	527	343

Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	280	12,723	8,270

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good
Totals:		284,154	195,469	

Parcel Number: 009-620-011-00

Page: 2

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

332,297

2026	Est. T.C.V. 009-620-011-00				=	604,315	
Est. TCV/Total Floor Area = 355.48, Most recent sale 09/01/2001 for 150,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	291,200	291,200	291,200	167,068	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	11,000	0	0	4,510	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	302,200	302,200	302,200	171,578	171,578	171,578	

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-620-012-00

2026 Est. T.C.V.

VANDRIE IRENE

Property Class: 402

W FOREST DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

LOT 12 EXC W 10 FT THOF ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966

JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

01 SPLIT FROM 011-00 FOR 02

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	34.00	100.00	1.1445	10.9112	4800	100		170,203
		0.08	Total Acres				Total Est. Land Value =	170,203

2026 Est. T.C.V. 009-620-012-00

=

170,203

Est. TCV/Total Floor Area = 100.12

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

88,600

88,600

88,600

43,641

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

-3,500

0

0

1,178

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

85,100

85,100

85,100

44,819

44,819

44,819

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-620-013-00

2026 Est. T.C.V.

MORGAN COURTNEY E

Property Class: 401

7710 W FOREST DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 13 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966

JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	44.00	100.00	1.0458	1.0000	4800	100		220,864
44 Actual Front Feet, 0.10 Total Acres								220,864

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	72	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C 10

Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = 844 SF Floor Area = 1312 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	624		
1 Story	Siding	Crawl Space	220		
Total:				195,561	127,112

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WPP	200	4,818	3,132
CGEP (1 Story)	35	4,136	2,688

Deck

Treated Wood	496	7,242	4,707

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	13,961
Door Opener	1	527	343

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	128	6,559	4,263

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Interior 1 Story	1	5,235	3,403

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

258,979

168,333

Notes:

Parcel Number: 009-620-013-00

Page: 2

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:						286,166
2026 Est. T.C.V. 009-620-013-00						= 507,980
Est. TCV/Total Floor Area = 387.18						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
243,500	243,500	243,500	106,875	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	0	2,885	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
254,000	254,000	254,000	109,760	109,760	0	

03/24/2026 12:45 PM		Valuation Report				DB: Lake2026	
009-620-014-00		2026 Est. T.C.V.		PALLAY DAVID & SHARON			
Property Class: 401				7686 W FOREST DR			
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651			
. SEC 11 T22N R8W LOTS 14 & 15 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.							
LL196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES							
ON STATE RECIND LIST BUT NO HS FOR 95 & 96 (WALLINGTON)							
Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000 100	353,973	
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =	353,973	
Land Improvement Cost Estimates							
Description					Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving					3.10	960 0	0
Residential Local Cost Land Improvements							
Description					Rate	Size % Good	Cash Value
LAND IMPROVE 1000					1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =						950	
Cost Est. for Res. Bldg: 1 Single Family 1S						Cls	C -5 Blt 1940
(11) Heating System: Forced Heat & Cool							
Ground Area = 1366 SF Floor Area = 1366 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
Building Areas							
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space		1,366			
				Total:	179,098	116,431	
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)				1	1,422	924	
Deck							
Treated Wood				114	2,730	1,774	
Garages							
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)							
Base Cost				240	14,414	9,369	
Water/Sewer							
Public Sewer				1	1,465	952	
Water Well, 50 Feet				1	3,344	2,174	
Built-Ins							
Appliance Allow.				1	2,713	1,763	
Fireplaces							
Exterior 1 Story				1	6,387	4,152	
Local Cost Items							
SANITARY SEWER				1	0	0	*88% Good
				Totals:	211,573	137,539	
Notes:							
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:					233,816		
2026 Est. T.C.V. 009-620-014-00				=	588,739		
Est. TCV/Total Floor Area = 430.99, Most recent sale 07/01/2001 for 250,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
282,500	282,500	282,500	160,234	2.70			

Parcel Number: 009-620-014-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,900	0	0	4,326	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	294,400	294,400	294,400	164,560	164,560	0

03/24/2026

Valuation Report

DB: Lake2026

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009-620-016-00

2026 Est. T.C.V.

HUNT BAZIL L

Property Class: 401

7678 W FOREST DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 16 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966

JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1200	0	0
D/W/P: 4in Ren. Conc.	8.17	512	0	0
D/W/P: 3.5 Concrete	6.58	66	0	0
Wood Frame	25.96	168	94	4,099

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				8,849

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C 10 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = 1328 SF Floor Area = 2624 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	1,328		
1 Story	Siding	Overhang	300		
Total:				368,311	294,653

Other Additions/Adjustments

Recreation Room	1000	18,970	15,176
Exterior			
Stone Veneer	160	5,853	4,682
Basement, Outside Entrance, Below Grade	2	5,454	4,363
Plumbing			
Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	2	8,956	7,165
Porches			
CCP (1 Story)	68	2,097	1,678
WPP	512	9,093	7,274
Deck			
Treated Wood	202	4,012	3,210
Treated Wood	132	3,040	2,432
Treated Wood	92	2,363	1,890
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	480	25,330	20,264
Common Wall: 1 Wall	1	-2,589	-2,071
Door Opener	1	527	422
Water/Sewer			
Public Sewer	1	1,465	1,172
Water Well, 100 Feet	1	5,734	4,587

Parcel Number: 009-620-016-00

Page: 2

Built-Ins				
Appliance Allow.	1	2,713	2,170	
Fireplaces				
2nd on Same Stack	1	4,280	3,424	
Prefab 2 Story	1	3,109	2,487	
Direct-Vented Gas	1	2,963	2,370	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		473,103	378,486	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 643,426

2026	Est. T.C.V. 009-620-016-00				=	892,275	
Est. TCV/Total Floor Area = 340.04, Most recent sale 12/19/2013 for 450,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	418,400	418,400	418,400	279,587	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	27,700	0	0	7,548	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	446,100	446,100	446,100	287,135	287,135	0	

03/24/2026

Valuation Report

DB: Lake2026

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009-620-017-00

2026 Est. T.C.V.

MOULTON CRAIG A

Property Class: 401

7670 W FOREST DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 17 & 18 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966

JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

MISC IS 144 SQ FT OLD BOAT HOUSE

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

LOTS 17 & 18

Description Frontage Depth Front Depth Rate %Adj. Reason Value

B100'@5000/FF 100.00 100.00 1.0000 0.7079 5000 100 353,973

100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 353,973

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value

D/W/P: 4in Ren. Conc. 8.17 680 0 0

D/W/P: Brick on Sand 18.00 459 0 0

Wood Frame 23.80 280 50 3,332

Residential Local Cost Land Improvements

Description Rate Size % Good Cash Value

LAND IMPROVE 5000 5,000.00 1 95 4,750

Total Estimated Land Improvements True Cash Value = 8,082

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1990

(11) Heating System: Forced Hot Water

Ground Area = 1485 SF Floor Area = 2157 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories Exterior Foundation Size Cost New Depr. Cost

1.75 Story Siding Crawl Space 896

1 Story Siding Crawl Space 224

1 Story Siding Crawl Space 365

Total: 293,334 205,293

Other Additions/Adjustments

Exterior

Brick Veneer 192 3,180 2,226

Plumbing

Average Fixture(s) 1 1,422 995

3 Fixture Bath 1 4,478 3,135

2 Fixture Bath 1 2,996 2,097

Porches

CPP 156 3,108 2,176

WPP 242 5,198 3,639

Deck

Treated Wood 434 6,632 4,642

Treated Wood 325 5,489 3,842

Garages

Class: BC Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost 624 38,688 27,082

Common Wall: 1 Wall 1 -3,005 -2,103

Door Opener 1 659 461

Class: D Exterior: Pole (Finished)

Base Cost 280 9,937 6,956

Water/Sewer

Public Sewer 1 1,465 1,025

Water Well, 100 Feet 1 5,734 4,014

Parcel Number: 009-620-017-00

Page: 2

Built-Ins				
Appliance Allow.	1	2,713	1,899	
Fireplaces				
Direct-Vented Gas	1	2,963	2,074	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		384,991	269,453	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 458,070

2026 Est. T.C.V. 009-620-017-00		=	820,125
Est. TCV/Total Floor Area = 380.22			
2025 Assessed	MBOR	S.E.V.	Base for Cap
387,100	387,100	387,100	257,059
2026 New	Eq. Adjustment	Loss	IRM
0	23,000	0	2.70
		Additions	Tax Adjustment
		0	6,940
		Losses	
		0	
2026 Assessed	MBOR	S.E.V.	Capped
410,100	410,100	410,100	263,999
		->Taxable<-	PRE/MBT
		263,999	0

009-620-019-00	2026 Est. T.C.V.	ANDERSON DAVID W
Property Class: 401		7634 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 19 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.		Land Value =	240,000

Description	Rate	Size %	Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size %	Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1963

(11) Heating System: Wall/Floor Furnace
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	864		
			Total:	103,190	56,755

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,138	626

Water/Sewer			
Public Sewer	1	1,249	687
Water Well, 100 Feet	1	5,200	2,860

Built-Ins			
Appliance Allow.	1	1,822	1,002

Fireplaces				
Exterior 1 Story	1	5,376	2,957	

Garages			
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	180	8,298	4,564

Local Cost Items				
SANITARY SEWER	1	0	0	*88% Good

Totals:	126,273	69,451

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 118,067

2026 Est. T.C.V. 009-620-019-00 = 359,017

$$\text{Est. TCV/Total Floor Area} = 415.53$$

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	180,000	180,000	180,000	104,488	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	2,821	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	179,500	179,500	179,500	107,309	107,309	0

009-620-020-002026 Est. T.C.V.ARDIS WILLIAM B & JOAN K

Property Class: 4017624 W FOREST DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 20 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800 100	240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	240,000

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =			1,900

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1951

(11) Heating System: Forced Air w/ Ducts
Ground Area = 963 SF Floor Area = 963 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	963	
			Total:	136,301 88,594
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			1	4,478 2,911
Porches				
CCP (1 Story)			126	3,657 2,377
Water/Sewer				
Public Sewer			1	1,465 952
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	2,713 1,763
Fireplaces				
Interior 1 Story			1	5,235 3,403
Local Cost Items				
SANITARY SEWER			1	0 0 *94% Good
			Totals:	158,615 103,098

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 175,267

2026 Est. T.C.V. 009-620-020-00			=	417,167
Est. TCV/Total Floor Area = 433.20				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
204,500	204,500	204,500	75,249	2.70
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
0	4,100	0	0	2,031 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
208,600	208,600	208,600	77,280	77,280 0

03/24/2026

Valuation Report

DB: Lake2026

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2026 Est. T.C.V.

LEVANDOWSKI RICHARD & LEVANDOWSKI P

Property Class: 401

7620 W FOREST DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 21 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966

JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.26	800	0	0
D/W/P: Patio Blocks	15.58	144	0	0
Wood Frame	24.96	192	50	2,396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,346

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 908 SF Floor Area = 1369 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	908		
1 Story	Siding	Overhang	461		
Total:				167,255	100,352

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
3 Fixture Bath	1	4,478	2,687

Porches

CGEP (1 Story)	176	12,024	7,214

Deck

Treated Wood	192	3,882	2,329
Treated Wood	120	2,840	1,704

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	14,346

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	218	11,170	6,702

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Interior 1 Story	1	5,235	3,141
Wood Stove	1	2,503	1,502

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Parcel Number: 009-620-021-00

Page: 2

Totals:

242,241

145,343

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

247,083

2026 Est. T.C.V. 009-620-021-00				=	490,429	
Est. TCV/Total Floor Area = 358.24						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
239,300	239,300	239,300	112,012	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	3,024	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
245,200	245,200	245,200	115,036	115,036	115,036	

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-620-022-00

2026 Est. T.C.V.

TRAVIS KYLE D & EMILY E TRUST

Property Class: 401

7610 W FOREST DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 22 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966

JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

GRG IS GUEST HOUSE

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	78	0	0
Wood Frame	24.12	140	94	3,174
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,124

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 10 Blt 1972

(11) Heating System: Forced Hot Water

Ground Area = 1086 SF Floor Area = 1384 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	576		
1 Story	Siding	Slab	202		
1.5 Story	Siding	Slab	308		
Total:				193,439	125,732

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Porches

WPP	57	2,381	1,548

Deck

Treated Wood	57	1,833	1,191
Treated Wood	346	5,716	3,715
Treated Wood	68	2,011	1,307
Treated Wood	160	3,446	2,240

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

235,503

153,072

Notes:

Parcel Number: 009-620-022-00

Page: 2

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

260,222

Cost Est. for Res. Bldg: 2 Single Family 1S

Cls CD

Blt 0

(11) Heating System: Wall/Floor Furnace
Ground Area = 345 SF Floor Area = 345 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	345		
Total:				44,864	29,162

Other Additions/Adjustments

Deck					
	Treated Wood		254	4,562	2,965

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
	Base Cost		339	15,150	9,847

Water/Sewer					
	Public Sewer		1	1,300	845

Totals:				65,876	42,819

Notes: GUEST HOUSE: GARAGE

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

72,792

2026	Est. T.C.V. 009-620-022-00				=	577,138	
Est. TCV/Total Floor Area = 333.80, Most recent sale 10/13/2023 for 550,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	278,000	278,000	278,000	254,657	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	10,600	0	0	6,875	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	288,600	288,600	288,600	261,532	261,532	0	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-620-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MORROW RICHARD
7600 W FOREST DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 23 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966
JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres								
Total Est. Land Value =								240,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 10 Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1772 SF Floor Area = 2354 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,190		
2 Story	Siding	Slab	582		
Total:				307,287	199,725

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	50	3,258	2,118

Deck

Treated Wood	607	8,261	5,370
Treated Wood	176	3,664	2,382

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	448	18,028	11,718

Class: C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	324	14,966	9,728

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Unit-in-Place Cost Items

BOAT HOUSE (BY SQ FT	324	1,228	872	*71% Good

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:

376,501

244,789

Parcel Number: 009-620-023-00

Page: 2

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

416,141

2026 Est. T.C.V. 009-620-023-00				=	657,091	
Est. TCV/Total Floor Area = 279.14						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
313,200	313,200	313,200	151,331	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,300	0	0	4,085	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
328,500	328,500	328,500	155,416	155,416	0	

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-620-025-00

2026 Est. T.C.V.

HOEWE MICHAEL P & JOAN L

Property Class: 401

7580 W FOREST DR

Map #: LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 24 & 25 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966

JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000	100		353,973
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								353,973

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 10

Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = 2156 SF Floor Area = 2176 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,156		
1 Story	Siding	Overhang	20		
Total:				351,739	316,558

Other Additions/Adjustments

Recreation Room	1500	28,455	25,609
Exterior			
Stone Veneer	168	6,145	5,530
Basement, Outside Entrance, Below Grade	1	2,727	2,454
Plumbing			
Average Fixture(s)	1	1,422	1,280
3 Fixture Bath	1	4,478	4,030
2 Fixture Bath	1	2,996	2,696
Porches			
CCP (1 Story)	112	3,282	2,954
Deck			
Treated Wood	516	7,430	6,687
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Common Wall: 1 Wall	1	-2,589	-2,330
Door Opener	2	1,054	949
Base Cost	1080	45,803	41,223
Water/Sewer			
Public Sewer	1	1,465	1,318
Water Well, 200 Feet	1	10,565	9,508
Built-Ins			
Appliance Allow.	1	2,713	2,442
Local Cost Items			
GENERATOR	1	1	1 *100% Good
SANITARY SEWER	1	0	0 *96% Good

Parcel Number: 009-620-025-00

Page: 2

Totals:

467,686

420,909

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV:

715,545

2026	Est. T.C.V. 009-620-025-00				=	1,071,893	
Est. TCV/Total Floor Area = 492.60							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	499,500	499,500	499,500	321,230	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	36,400	0	0	8,673	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	535,900	535,900	535,900	329,903	329,903	329,903	

009-620-026-00	2026 Est. T.C.V.	WHITACRE TRUST & GRAHAM TRUST
Property Class: 401		7570 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 26, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. 2017-00824 EASE
L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	50.00	100.00	1.0000	1.0000	4800	100		240,000
50 Actual Front Feet, 0.12 Total Acres					Total Est.	Land Value =		240,000

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	73	2,178
Total Estimated Land Improvements True Cash Value =				2,178

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1820 SF Floor Area = 1820 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	572			
1 Story	Siding	Crawl Space	624			*80% Good
1 Story	Siding	Crawl Space	624			*90% Good
			Total:	203,442	166,606	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	948
3 Fixture Bath	1	3,721	2,977

Deck

Treated Wood	240	4,399	3,519	*80% Good

Water/Sewer

Public Sewer	1	1,300	1,040
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	1,897	1,518

Local Cost Items

SANITARY SEWER	1	0	0	*84% Good

Totals:	219,288	179,283

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 304,781

2026 Est. T.C.V. 009-620-026-00 = 546,959

$$\text{Est. TCV/Total Floor Area} = 300.53$$

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	262,000	262,000	262,000	112,408	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,500	0	0	3,035	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
273,500	273,500	273,500	115,443	115,443	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-620-027-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DREWS KENNETH P & IRENE A
7558 W FOREST DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 27, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. 2017-00824
EASE L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@4800/FF	41.00	102.00	1.0719	1.0070	4800	100		212,422
41 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								212,422

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.63	128	71	2,511
Total Estimated Land Improvements True Cash Value =				2,511

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2015

(11) Heating System: Forced Heat & Cool
Ground Area = 1232 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,232		
Total:				237,355	215,966

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,294
3 Fixture Bath	1	4,478	4,075
2 Fixture Bath	1	2,996	2,726

Porches

WPP	301	5,382	4,898
WCP (1 Story)	13	962	875

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	784	35,876	32,647
Storage Over Garage	392	5,190	4,723
Common Wall: 1 Wall	1	-2,589	-2,356
Door Opener	1	527	480

Water/Sewer

Public Sewer	1	1,465	1,333
Water Well, 100 Feet	1	5,734	5,218

Built-Ins

Appliance Allow.	1	2,713	2,469

Fireplaces

Direct-Vented Gas	1	2,963	2,696

Deck

Treated Wood	18	806	733

Totals: 305,280 277,777

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 472,221

2026 Est. T.C.V. 009-620-027-00 = 687,154
Est. TCV/Total Floor Area = 371.84, Most recent sale 08/01/2000 for 164,500
2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-620-027-00

Page: 2

	325,300	325,300	325,300	198,766	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,300	0	0	5,366	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	343,600	343,600	343,600	204,132	204,132	204,132

Fireplaces

Parcel Number: 009-620-028-00

Page: 2

Direct-Vented Gas	1	2,963	2,933	
Local Cost Items				
GENERATOR	1	1	1	*100% Good
Totals:		512,148	507,021	

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 861,936

2026 Est. T.C.V. 009-620-028-00				=	1,078,630
Est. TCV/Total Floor Area = 290.11					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
110,600	110,600	110,600	49,748	2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
433,100	-4,400	0	433,100	1,343	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
539,300	539,300	539,300	484,191	484,191	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-620-029-00

2026 Est. T.C.V.

LEVINE JERRY & ROBIN

Property Class: 402

7555 W FOREST DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 29 SILVER BIRCH BLUFF.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$1500/	64.00	102.00	0.9402	0.9602	1500	100		86,661
64 Actual Front Feet,	0.15	Total Acres	Total Est. Land Value =				86,661	

2026 Est. T.C.V. 009-620-029-00 = 86,661

Est. TCV/Total Floor Area = 23.31, Most recent sale 06/15/2015 for 85,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
76,500	76,500	76,500	32,595	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,300	47,500	0	333	20,239

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,300	43,300	43,300	12,689	12,689	0

009-620-030-002026 Est. T.C.V.MEEKHOF STEPHAN

Property Class: 4011850 S DIVISION ST

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 30 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 50' @\$1500/	50.00	100.00	1.0000	0.9554	1500	100		71,658	
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	
								71,658	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	244	0	0
D/W/P: 4in Ren. Conc.	8.17	565	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = 725 SF Floor Area = 906 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	725		
Total:				130,481	104,371

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	1,138	
2 Fixture Bath	1	2,996	2,397	
Porches				
WGEP (1 Story)	56	6,923	5,538	
WCP (1 Story)	160	7,272	5,818	
WPP	40	1,978	1,582	
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost	728	19,059	15,247	
Door Opener	1	527	422	
Water/Sewer				
Public Sewer	1	1,465	1,172	
Water Well, 50 Feet	1	3,344	2,675	
Built-Ins				
Appliance Allow.	1	2,713	2,170	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		178,180	142,530	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 175,312

2026	Est. T.C.V. 009-620-030-00					=	249,470					
Est. TCV/Total Floor Area = 275.35, Most recent sale 07/05/2017 for 86,900												
2025	Assessed		MBOR		S.E.V.		Base for Cap		IRM			
	113,700		113,700		113,700		67,605		2.70			
2026	New		Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses	

Parcel Number: 009-620-030-00

Page: 2

	0	11,000	0	0	1,825	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	124,700	124,700	124,700	69,430	69,430	0

009-620-031-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MEEKHOF STEPHAN
1870 S DIVISION ST
Lake City, MI 49651

. SEC 11 T22N R8W LOTS 31,32,33 & 34 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					LOTS 31,32,33 & 34				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	174.00	101.00	0.6924	0.9216	500	100	LOTS 31 & 32	55,519	
174 Actual Front Feet, 0.40 Total Acres								Total Est. Land Value = 55,519	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	128	50	369
Total Estimated Land Improvements True Cash Value =				369

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1967

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			720	19,598 10,779
Local Cost Items				
SANITARY SEWER			1	0 0 *95% Good
Totals:				19,598 10,779

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 13,258

2026 Est. T.C.V. 009-620-031-00					=	69,146
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/14/2024 for 83,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
39,500	39,500	39,500	39,500	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,900	0	0	-4,900	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,600	34,600	34,600	40,566	34,600	0	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-620-035-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ORTIZ ISMELDA
1871 W POPLAR ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 35, 36 & 37 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	145.00	102.00	0.7247	0.9239	500	100	LOT 35	48,543
145 Actual Front Feet, 0.34 Total Acres								
Total Est. Land Value =								48,543

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	540	50	1,747
Total Estimated Land Improvements True Cash Value =				1,747

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1064 SF Floor Area = 1596 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,064		
Total:				186,443	121,188

Other Additions/Adjustments

Basement Living Area	350	11,477	7,460	
Plumbing				
Average Fixture(s)	1	1,185	770	
3 Fixture Bath	1	3,721	2,419	
Porches				
WPP	224	4,491	2,919	
WCP (1 Story)	456	13,995	9,097	
Deck				
Treated Wood	336	5,484	3,565	
Balcony				
Wood Balcony	64	2,554	1,660	
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	19,077	12,400	
Water/Sewer				
Public Sewer	1	1,300	845	
Water Well, 50 Feet	1	3,344	2,174	
Built-Ins				
Appliance Allow.	1	1,897	1,233	
Fireplaces				
Exterior 2 Story	1	6,914	4,494	
Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		261,882	170,224	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 209,376

Parcel Number: 009-620-035-00

Page: 2

2026	Est.	T.C.V.	009-620-035-00	=	259,666	
Est. TCV/Total Floor Area = 162.70, Most recent sale 04/27/1990 for 61,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	125,000	125,000	125,000	73,198	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,800	0	0	1,976	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	129,800	129,800	129,800	75,174	75,174	75,174

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-620-038-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GILL KAY L
7575 W FOREST DR
LAKE CITY, MI 49651

SEC 11 T22N R8W LOT 38, 39 & 40. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$1500/	147.50	100.00	0.7630	0.9554	1500	100	LOT 38	161,299
148 Actual Front Feet, 0.34 Total Acres								161,299
Total Est. Land Value =								161,299

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	306	50	1,006
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				2,683

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1236 SF Floor Area = 1236 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,236		
Total:				191,881	134,316

Other Additions/Adjustments

Exterior			
Brick Veneer	352	5,829	4,080
Plumbing			
Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097
Porches			
CPP	36	1,011	708
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	572	23,801	16,661
Common Wall: 1 Wall	1	-2,589	-1,812
Door Opener	1	527	369
Water/Sewer			
Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014
Built-Ins			
Appliance Allow.	1	2,713	1,899
Fireplaces			
Interior 1 Story	1	5,235	3,664
Local Cost Items			
SANITARY SEWER	1	0	0
*85% Good			
Totals:		240,025	168,016

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 206,660

2026 Est. T.C.V. 009-620-038-00 = 370,642

Est. TCV/Total Floor Area = 299.87

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-620-038-00

Page: 2

	159,200	159,200	159,200	69,935	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,100	0	0	1,888	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	185,300	185,300	185,300	71,823	71,823	71,823

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-620-041-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOEWE MICHAEL P & JOAN L
7601 W FOREST DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 41 & 42 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

LOTS 41 & 42

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 50' @\$1500/	62.00	100.00	0.9476	0.9554	1500	100		84,204
62 Actual Front Feet,	0.14	Total Acres			Total Est. Land Value =			84,204

2026 Est. T.C.V. 009-620-041-00 = 84,204

Est. TCV/Total Floor Area = 68.13, Most recent sale 06/07/2021 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
28,100	28,100	28,100	11,366	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,000	0	0	306	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,100	42,100	42,100	11,672	11,672	11,672	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-620-043-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HOEWE MICHAEL P & JOAN L
S POPLAR ST
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 43, 44, 45 & 46 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *
4 LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	150.00	100.00	0.6564	0.9193	500	100		45,257
C40'@500/FF	65.50	101.00	0.6564	0.9216	500	100		19,811
216 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								65,068

2026 Est. T.C.V. 009-620-043-00 = 65,068

Est. TCV/Total Floor Area = 52.64, Most recent sale 06/07/2021 for 220,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
39,000	39,000	39,000	11,366	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,500	0	0	306	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	11,672	11,672	11,672

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	18,900	18,900	18,900	5,682	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-3,100	0	0	153	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	15,800	15,800	15,800	5,835	5,835	5,835	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-620-049-00	2026 Est. T.C.V.	HOEWE MICHAEL P & JOAN L
Property Class: 402		BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 49 & 50 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *				LOTS 49 & 50			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C40'@500/FF	100.00	100.00	0.7953	0.9193	500	100	36,556
100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =		36,556

2026 Est. T.C.V. 009-620-049-00					=	36,556
Est. TCV/Total Floor Area = 29.58, Most recent sale 06/07/2021 for 220,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
21,900	21,900	21,900	5,682		2.70	
2026 New Eq.	Adjustment	Loss	Additions		Tax Adjustment	Losses
0	-3,600	0	0		153	0
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<- PRE/MBT	
18,300	18,300	18,300	5,835		5,835	5,835

009-620-051-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ARDIS WILLIAM ETAL
W FOREST DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W E 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					E 1/2 OF LOTS 51 & 52				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	50.00	113.00	0.9457	0.9478	500	100		22,410	
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value =	
								22,410	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	600	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2014

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Plumbing		
3 Fixture Bath	1	-4,478
		-4,030

Porches		
CCP (1 Story)	60	1,870
		1,683

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	893	32,648	29,383
Door Opener	1	527	474
Totals:		30,567	27,510

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 33,837

2026 Est. T.C.V. 009-620-051-00					=	58,622
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,800	32,800	32,800	17,453	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,500	0	0	471	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
29,300	29,300	29,300	17,924	17,924	0	

009-620-051-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANDERSON DAVID W
W FOREST DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W W 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					W 1/2 LOTS 51 & 52				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	50.00	127.00	0.9457	0.9759	500	100		23,074	
50 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			23,074	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	29.14	54	72	1,133
Total Estimated Land Improvements True Cash Value =				1,133

2026 Est. T.C.V. 009-620-051-50				=	24,207		
Est. TCV/Total Floor Area = 0.00							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	14,400	14,400	14,400	5,323	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-2,300	0	0	143	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	12,100	12,100	12,100	5,466	5,466	0	

009-620-053-00	2026 Est. T.C.V.	MOULTON CRAIG A TTEE & W FOREST DR LAKE CITY, MI 49651
Property Class: 401		
Map #:	LAKE TOWNSHIP	

W 1/2 OF LOTS 53 THRU 58. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

		* Factors *		W1/2 LOTS 53 - 58				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	100.00	100.00	0.7186	0.9193	500	100		33,032
C40'@500/FF	50.00	80.00	0.7186	0.8694	500	100		15,620
150 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value = 48,651

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	2002	0	0
Wood Frame	32.26	80	50	1,290
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =				6,290

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C 10 Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = 0 SF Floor Area = 1121 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	1121		
Total:				97,280	87,552

Other Additions/Adjustments

Exterior

Stone Veneer	96	3,512	3,161

Plumbing

Average Fixture(s)	1	1,422	1,280

Balcony

Wood Balcony	119	5,198	4,678

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	3	1,581	1,423
Base Cost	1121	47,542	42,788

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	400	22,312	20,081
Door Opener	1	527	474

Water/Sewer

Public Sewer	1	1,465	1,318
Water Well, 100 Feet	1	5,734	5,161

Totals:

186,573

167,916

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

206,537

2026 Est. T.C.V. 009-620-053-00	=	261,478
Est. TCV/Total Floor Area = 233.25, Most recent sale 07/01/2005 for 15,000		
2025 Assessed	MBOR	S.E.V.
141,000	141,000	141,000
	Base for Cap	IRM
	80,340	2.70
2026	New Eq. Adjustment	Loss
0	-10,300	0
	Additions	Tax Adjustment
	0	2,169
2026 Assessed	MBOR	S.E.V.
	Capped	->Taxable<-
		PRE/MBT

Parcel Number: 009-620-053-00

Page: 2

130,700	130,700	130,700	82,509	82,509	0

009-620-055-00	2026 Est. T.C.V.	MORROW RICHARD
Property Class: 401		7600 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

E 1/2 OF LOTS 53 THRU 58. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
* Factors *					E1/2 LOTS 53 - 58			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	50.00	302.00	0.9457	1.2119	500	100		28,654
50 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			28,654

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Crushed Rock		2.26	400 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		0.00	0 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2009

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1800	42,570	38,313
Totals:				42,570	38,313

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 47,125

2026 Est. T.C.V. 009-620-055-00				=	76,729
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
42,700	42,700	42,700	18,718	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,300	0	0	505	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
38,400	38,400	38,400	19,223	19,223	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-620-059-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BYTZ TRUST
MAPLE AVE
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 59,60,61 & 62 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

LOTS 59 - 62

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	100.00	209.50	1.1892	0.7687	110	100		10,056
100 Actual Front Feet, 0.48 Total Acres								
Total Est. Land Value =								10,056

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.20	192	50	2,131
Total Estimated Land Improvements True Cash Value =				2,131

2026 Est. T.C.V. 009-620-059-00

=

12,187

Est. TCV/Total Floor Area = 0.00

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

5,200

5,200

5,200

3,103

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

900

0

0

83

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

6,100

6,100

6,100

3,186

3,186

0

009-620-063-00	2026 Est. T.C.V.	BYTZ TRUST
Property Class: 401		7685 W FOREST DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 63 & 64 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
* Factors *				LOTS 63 & 64			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 50' @\$1500/	87.83	100.00	0.8686	0.9554	1500	100	109,341
88 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =		109,341

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		5.77	760 0	0
D/W/P: Asphalt Paving		2.70	450 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 1999

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,200	
Total:			140,039	112,028

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	988	790
3 Fixture Bath		1	3,128	2,502
Porches				
CCP (1 Story)		128	3,112	2,490
CGEP (1 Story)		181	9,693	7,754

Garages				
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		780	20,842	16,674
Common Wall: 1 Wall		1	-1,777	-1,422

Water/Sewer				
Public Sewer		1	1,152	922
Water Well, 100 Feet		1	5,150	4,120

Built-Ins				
Appliance Allow.		1	1,607	1,286

Local Cost Items				
SANITARY SEWER		1	0	0 *88% Good

Totals: 183,934 147,144

Notes: FORMERLY A GARAGE - BEDROOMS DOORS NOT CLOSING IN WINTER - SLAB HEAVING

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 180,987

2026 Est. T.C.V. 009-620-063-00					=	291,278
Est. TCV/Total Floor Area = 242.73, Most recent sale 04/01/2002 for 130,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
128,800	128,800	128,800	61,895	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,800		0	0	1,671	0

Parcel Number: 009-620-063-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	145,600	145,600	145,600	63,566	63,566	0

009-620-065-002026 Est. T.C.V.VOELKER PATRICK W & LINDA TRUST
Property Class: 401W FOREST DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 65 EXC THE EASTERN PART BEING 37 FT ON THE S SIDE & 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	37.00	109.00	1.0197	0.9393	500	90	PRT OF LOT 65	15,948	
37 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value =	15,948

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	22.56	108	72	1,754
Total Estimated Land Improvements True Cash Value =				1,754

2026 Est. T.C.V. 009-620-065-00					=	17,702
Est. TCV/Total Floor Area = 14.75						
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM
10,400	10,400		10,400	1,892		2.70
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses
0	-1,500		0	0 51		0
2026 Assessed	MBOR		S.E.V.	Capped ->Taxable<-		PRE/MBT
8,900	8,900		8,900	1,943 1,943		0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-620-065-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MORGAN PATRICIA
W FOREST DR
LAKE CITY, MI 49651

. SEC 11 T22N R8W THE EASTERN PART OF LOT 65 BEING 37 FT ON THE S SIDE AND 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	35.67	109.00	1.0291	0.9393	500	50	PRT OF LOT 50	8,619
37 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =			8,619

2026 Est. T.C.V. 009-620-065-50

=

8,619

Est. TCV/Total Floor Area = 7.18

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,200	5,200	5,200	1,351	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	36	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
4,300	4,300	4,300	1,387	1,387 0

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-620-066-00

2026 Est. T.C.V.

BYTZ TRUST

Property Class: 402

MAPLE AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 66 & 67 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

LOTS 66 & 67

Description

Frontage

Depth

Front

Depth

Rate %Adj.

Reason

Value

C40'@500/FF

100.00

100.00

0.7953

0.9193

500

100

36,556

100 Actual Front Feet, 0.23 Total Acres

Total Est. Land Value =

36,556

2026 Est. T.C.V. 009-620-066-00

=

36,556

Est. TCV/Total Floor Area = 30.46, Most recent sale 07/29/2014 for 38,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

21,900

21,900

21,900

5,071

2.70

2026

New

Eq.

Adjustment

Loss

Additions

Tax Adjustment

Losses

0

-3,600

0

0

136

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

18,300

18,300

18,300

5,207

5,207

0

009-620-068-002026 Est. T.C.V.BYTZ TRUST

Property Class: 402MAPLE AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 68,69 & 70 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
* Factors *					LOTS 68, 69, 70				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
C40'@500/FF	100.00	155.50	0.7953	1.0266	500	100		40,821	
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								40,821	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	96	50	392
Total Estimated Land Improvements True Cash Value =				392

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2022

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-4,344
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			960	23,434	22,731
Door Opener			1	527	511
Totals:				19,483	18,898

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 23,245

2026 Est. T.C.V. 009-620-068-00					=	64,458
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
37,300	37,300	37,300	15,680		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,100	0	0	423	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,200	32,200	32,200	16,103	16,103	0	

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-620-071-00

2026 Est. T.C.V.

GRUMM BRANDON O

Property Class: 402

S OAK AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 71,72,73 & S 1/2 OF LOT 74 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

LOTS 71-73 & S 1/2 OF 74

Description

Frontage

Depth

Front

Depth

Rate %Adj.

Reason

Value

C40'@500/FF

75.00

100.00

0.7378

0.9193

500

100

25,435

C40'@500/FF

60.00

100.00

0.7378

0.9193

500

100

20,348

135 Actual Front Feet, 0.31 Total Acres

Total Est. Land Value =

45,783

2026 Est. T.C.V. 009-620-071-00

=

45,783

Est. TCV/Total Floor Area = 0.00, Most recent sale 03/30/2017 for 24,000

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

27,500

27,500

27,500

9,314

2.70

2026 New Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

-4,600

0

0

251

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

22,900

22,900

22,900

9,565

9,565

9,565

009-620-075-002026 Est. T.C.V.GRUMM BRANDON O

Property Class: 4011805 S OAK AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W N 1/2 OF LOT 74 & LOT 75. SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@500/FF	75.00	100.00	0.8546	0.9193	500	100		29,461
75 Actual Front Feet, 0.17 Total Acres								29,461
Total Est. Land Value =								29,461

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 12-24	20.50	30	0	0
D/W/P: 4in Concrete	6.96	100	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1970

(11) Heating System: Electric Baseboard

Ground Area = 850 SF Floor Area = 850 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	850		
Total:				125,197	87,637

Other Additions/Adjustments

Plumbing

Average Fixture(s)

1

1,422

995

Porches

CGEP (1 Story)

200

13,130

9,191

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost

525

24,649

17,254

Common Wall: 1 Wall

1

-2,139

-1,497

Class: C Exterior: Pole (Unfinished)

Base Cost

1008

24,343

17,040

Water/Sewer

Public Sewer

1

1,465

1,025

Water Well, 50 Feet

1

3,344

2,341

Built-Ins

Appliance Allow.

1

2,713

1,899

Local Cost Items

SANITARY SEWER

1

0

0

*84% Good

Totals:

194,124

135,885

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

167,139

2026 Est. T.C.V. 009-620-075-00					=	197,550
Est. TCV/Total Floor Area = 232.41, Most recent sale 03/30/2017 for 125,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
103,400	103,400	103,400	63,233	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,600	0	0	1,707	0	

Parcel Number: 009-620-075-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	98,800	98,800	98,800	64,940	64,940	64,940

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-620-076-00

2026 Est. T.C.V.

GRUMM BRANDON O

Property Class: 402

W FOREST DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOT 76 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	37.00	100.00	1.0782	0.9672	500	100		19,292
37 Actual Front Feet, 0.09 Total Acres								19,292
Total Est. Land Value =								19,292

2026 Est. T.C.V. 009-620-076-00

=

19,292

Est. TCV/Total Floor Area = 22.70, Most recent sale 03/30/2017 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
9,600	9,600	9,600	2,841	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	76	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,600	9,600	9,600	2,917	2,917	2,917

03/24/2026

Valuation Report

12:45 PM

DB: Lake2026

009-620-077-00

2026 Est. T.C.V.

CLEARY LAWRENCE E & CHRISTINE

Property Class: 402

S OAK AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 77 TO 82 INCL SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

* Factors *6 LOTS ALONG OAK AVE

DescriptionFrontageDepthFrontDepthRate %Adj.ReasonValue

C40'@500/FF100.00267.000.79531.175250010046,728

100 Actual Front Feet, 0.61 Total AcresTotal Est. Land Value =46,728

2026 Est. T.C.V. 009-620-077-00=46,728

Est. TCV/Total Floor Area = 54.97, Most recent sale 05/01/2001 for 19,000

2025 AssessedMBORS.E.V.Base for CapIRM

28,00028,00028,0004,6512.70

2026 New Eq. AdjustmentLossAdditionsTax AdjustmentLosses

0-4,600001250

2026 AssessedMBORS.E.V.Capped->Taxable<-PRE/MBT

23,40023,40023,4004,7764,7760

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-620-083-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CLEARY LAWRENCE E & CHRISTINE
BIRCH
LAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 83,84 & 85 & THAT PART OF LOT 92 LYING E OF A LINE
EXTENDING DUE N FROM NW COR LOT 85 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

			* Factors *		3 BACK LOTS & PRT OF 92			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	150.00	100.00	1.0746	0.7071	110	100	SEE COMMENTS	12,537
150 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			12,537

2026 Est. T.C.V. 009-620-083-00 = 12,537

Est. TCV/Total Floor Area = 14.75, Most recent sale 09/01/1999 for 5,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,100	5,100	5,100	3,723	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	100	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,300	6,300	6,300	3,823	3,823	0

03/24/2026
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Valuation Report

DB: Lake2026

009-620-086-002026 Est. T.C.V.ROLKA STEVEN R
Property Class: 402BIRCH BLUFF
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 11 T22N R8W LOTS 86 THRU 91 & THAT PART OF LOT 92 LYING W OF A LINE
EXTENDING DUE N FROM NW COR OF LOT 85 SILVER BIRCH BLUFF.

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/FF	100.00	311.00	1.1892	0.9390	110	100		12,284
100 Actual Front Feet, 0.71 Total Acres					Total Est. Land Value =			12,284

2026 Est. T.C.V. 009-620-086-00 = 12,284

Est. TCV/Total Floor Area = 14.45

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,000	5,000	5,000	3,654	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	98	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,100	6,100	6,100	3,752	3,752	0

03/24/2026

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Valuation Report

DB: Lake2026

009-640-020-00

2026 Est. T.C.V.

SILVER MICHAEL E & BONNIE L

Property Class: 401

720 SW OAK DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

LOTS 20, 21, 22 & 23 & N'LY 1/2 OF VACATED ALLEY LYING S'LY OF LOT 20. SOUTHGATE PLAT 2.

ADD 10' VACATED ALLEY

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	210.00	289.00	0.7856	1.1987	1900	100		375,736
210 Actual Front Feet, 1.39 Total Acres								375,736
Total Est. Land Value =								375,736

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	270	0	0
D/W/P: 4in Concrete	6.96	778	0	0
D/W/P: Crushed Rock	2.26	2500	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1948

(11) Heating System: Forced Heat & Cool

Ground Area = 1736 SF Floor Area = 1906 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
1.25 Story	Siding	Basement	680		
Total:				250,638	162,954

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	1,773

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

CGEP (1 Story)	120	9,235	6,003

Deck

Treated Wood	242	4,525	2,941

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	440	19,950	12,967
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	680	24,208	15,735

Class: C Exterior: Pole (Unfinished)

Base Cost	1200	28,380	18,447

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

03/24/2026 12:45 PM		Valuation Report		DB: Lake2026	
Parcel Number: 009-640-020-00			Page: 2		
Fireplaces					
Interior 1 Story		1	5,235	3,403	
Local Cost Items					
SANITARY SEWER		1	0	0	*94% Good
Totals:			356,258	231,607	
Notes: GEO THERMAL HEATING					
ECF (4085 CROOKED LAKE) 1.700 => TCV:			393,732		

2026	Est. T.C.V. 009-640-020-00					=	771,843
Est. TCV/Total Floor Area = 404.95, Most recent sale 08/15/2014 for 310,000							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	295,100	295,100	295,100	196,786	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	90,800	0	0	5,313	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	385,900	385,900	385,900	202,099	202,099	202,099	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-640-020-95
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

OBRIEN KATHLEEN & STOREMSKI LORI
SW OAK DR
LAKE CITY, MI 49651

S'LY 1/2 OF VACATED ALLEY LYING S OF LOT 20. SOUTHGATE PLAT 2.

ADD 1/2 VACATED ALLEY FOR 00

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	10.00	321.00	1.0000	1.2305	1900	100		23,380
10 Actual Front Feet,	0.07	Total Acres			Total Est. Land Value =			23,380

2026 Est. T.C.V. 009-640-020-95 = 23,380

Est. TCV/Total Floor Area = 12.27

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
8,600	8,600	8,600	5,456	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	147	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
11,700	11,700	11,700	5,603	5,603	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-640-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GALVIN LUCILLE L
690 SW OAK DR
LAKE CITY, MI 49651

. LOTS 24 & 25 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	259.00	0.9457	1.1663	1900	100		209,565
100 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								209,565

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.92	72	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1044 SF Floor Area = 1044 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,044		
Total:				123,874	74,324

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,138	683
Deck			
Treated Wood	384	5,748	3,449
Garages			
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	576	19,434	11,660
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	20,483	12,290
Water/Sewer			
Public Sewer	1	1,249	749
Water Well, 100 Feet	1	5,200	3,120
Built-Ins			
Appliance Allow.	1	1,822	1,093
Local Cost Items			
SANITARY SEWER	1	0	0 *94% Good
Totals:		178,948	107,368

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 182,526

2026 Est. T.C.V. 009-640-024-00 = 393,041

Est. TCV/Total Floor Area = 376.48

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
152,200	152,200	152,200	92,861	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	44,300	0	0	2,507	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
196,500	196,500	196,500	95,368	95,368	0

009-640-026-00	2026 Est. T.C.V.	LANDRIS TRUST
Property Class: 401		670 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 26 & 27 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	100.00	239.00	0.9457	1.1431	1900	100	205,397
100 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =							205,397

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	327 50	1,076
Total Estimated Land Improvements True Cash Value =				1,076

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1971

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1726 SF Floor Area = 1726 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,726	
Total:			225,190	146,373
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	924
Porches				
CCP (1 Story)		48	1,531	995
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		720	25,214	16,389
Water/Sewer				
Public Sewer		1	1,465	952
Water Well, 100 Feet		1	5,734	3,727
Built-Ins				
Appliance Allow.		1	2,713	1,763
Fireplaces				
Exterior 1 Story		1	6,387	4,152
Local Cost Items				
SANITARY SEWER		1	0	0 *94% Good
Totals:			269,656	175,275

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 297,968

2026 Est. T.C.V. 009-640-026-00					=	504,441
Est. TCV/Total Floor Area = 292.26						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
193,500	193,500	193,500	126,966	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	58,700	0	3,428	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
252,200	252,200	252,200	130,394	130,394	130,394	

03/24/2026
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Valuation Report

DB: Lake2026

009-640-028-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SHANAVER THOMAS E & ROSE M
660 SW OAK DR
LAKE CITY, MI 49651

. LOTS 28 & 29 SOUTHGATE PLAT 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	227.00	0.9457	1.1284	1900	100		202,769
100 Actual Front Feet, 0.52 Total Acres								202,769
Total Est. Land Value =								202,769

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	760	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1492 SF Floor Area = 1492 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,492		
Total:				173,437	104,062

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	711
2 Fixture Bath	1	2,502	1,501

Deck

Treated Wood	192	3,792	2,275

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	720	22,428	13,457

Water/Sewer

Public Sewer	1	1,300	780
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	1,897	1,138

Fireplaces

Interior 1 Story	1	4,610	2,766

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		214,495	128,696	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 218,783

2026 Est. T.C.V. 009-640-028-00 = 423,927

Est. TCV/Total Floor Area = 284.13

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

162,100

162,100

162,100

110,567

2.70

Parcel Number: 009-640-028-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	49,900	0	0	2,985	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	212,000	212,000	212,000	113,552	113,552	0

009-640-030-00	2026 Est. T.C.V.	LYNCH DENNIS P TRUST
Property Class: 401		630 SW OAK DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOTS 30 & 31 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@ \$1900/FF	100.00	220.00	0.9457	1.1196	1900	100	201,187
100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =							201,187

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.89	1275 50	1,842
D/W/P: 4in Concrete		6.47	281 50	909
Wood Frame		21.54	240 50	2,585
Total Estimated Land Improvements True Cash Value =				5,336

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958

(11) Heating System: Forced Heat & Cool

Ground Area = 1549 SF Floor Area = 1549 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,549		
Total:				184,411	129,086

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	829
Porches				
CGEP (1 Story)		120	8,194	5,736
WCP (1 Story)		80	4,052	2,836

Deck				
Treated Wood		43	1,559	1,091
Treated Wood		246	4,467	3,127
Treated Wood		40	1,506	1,054

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		624	22,632	15,842

Water/Sewer				
Public Sewer		1	1,300	910
Water Well, 50 Feet		1	3,344	2,341

Built-Ins				
Appliance Allow.		1	1,897	1,328

Fireplaces				
Interior 1 Story		1	4,610	3,227

Local Cost Items				
SANITARY SEWER		1	0	0 *94% Good
Totals:			239,157	167,407

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 284,592

Parcel Number: 009-640-030-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	188,700	188,700	188,700	131,190	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	56,900	0	0	3,542	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	245,600	245,600	245,600	134,732	134,732	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-640-032-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KING ASHLEY BARRATT
SW OAK DR
LAKE CITY, MI 49651

. LOTS 32 & 33 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	219.00	0.9457	1.1184	1900	100		200,958
100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	200,958

2026 Est. T.C.V. 009-640-032-00 = 200,958

Est. TCV/Total Floor Area = 129.73, Most recent sale 02/10/2017 for 60,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
74,000	74,000	74,000	40,920	2.70

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		26,500	0	0	1,104	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
100,500	100,500	100,500	42,024	42,024	0

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-640-034-00

2026 Est. T.C.V.

SCHMIEGE C J TRUSTEE

Property Class: 401

590 S OAK DR

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. LOTS 34 & 35 SOUTHGATE PLAT 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	100.00	224.00	0.9457	1.1247	1900	100		202,095
100 Actual Front Feet, 0.51 Total Acres								202,095
Total Est. Land Value =								202,095

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1200	71	5,248
Total Estimated Land Improvements True Cash Value =				5,248

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1963

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1162 SF Floor Area = 1162 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,162		
Total:				139,870	90,915

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

CGEP (1 Story)	108	7,597	4,938
CCP (1 Story)	24	1,110	721

Deck

Treated Wood	433	6,473	4,207

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	624	20,168	13,109

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Interior 1 Story	1	4,610	2,996

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

187,554

121,908

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:

207,244

2026 Est. T.C.V. 009-640-034-00

=

414,587

Est. TCV/Total Floor Area = 356.79

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
158,700	158,700	158,700	109,572	2.70

Parcel Number: 009-640-034-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	48,600	0	0	2,958	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	207,300	207,300	207,300	112,530	112,530	0

009-640-036-002026 Est. T.C.V.FISH STEVE & CYNTHIA G
Property Class: 401570 S OAK DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 36 & 37 SOUTHGATE PLAT 2.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	100.00	218.00	0.9457	1.1171	1900	100	200,728
100 Actual Front Feet, 0.50 Total Acres				Total Est. Land Value =		200,728	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	24.86	120	50	1,491
Total Estimated Land Improvements True Cash Value =				1,491

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1971

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1177 SF Floor Area = 1177 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,177	
Total:			141,446	91,940
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
Porches				
CSEP (1 Story)			288	10,512 6,833
Deck				
Treated Wood			538	7,462 4,850
Water/Sewer				
Public Sewer			1	1,300 845
Water Well, 50 Feet			1	3,344 2,174
Built-Ins				
Appliance Allow.			1	1,897 1,233
Fireplaces				
Interior 1 Story			2	9,219 5,992
Local Cost Items				
SANITARY SEWER			1	0 0 *94% Good
Totals:			176,365	114,637

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 194,883

2026 Est. T.C.V. 009-640-036-00					=	397,102
Est. TCV/Total Floor Area = 337.38						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
150,900	150,900	150,900	78,554	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	47,700	0	2,120	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
198,600	198,600	198,600	80,674	80,674	0	

03/24/2026
12:45 PM

Valuation Report

DB: Lake2026

009-640-039-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MARTIN KEVIN
540 S OAK DR
LAKE CITY, MI 49651

LOTS 38, 39, & 40 SOUTHGATE PLAT 2. T22 N R8 W
7/2022 COMBINE LOTS 640-038-00 & 640-040-00
FORMERLY . LOT 39 SOUTHGATE PLAT 2.

7/2022 COMBINE LOTS 38, 39, & 40

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1900/FF	50.00	167.00	0.8546	1.0451	1900	100		84,844
A 80'@\$1900/FF	50.00	195.00	0.8546	1.0864	1900	100		88,196
A 80'@\$1900/FF	50.00	144.00	0.8546	1.0071	1900	100		81,758
150 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								254,798

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	458	50	1,507
D/W/P: 4in Ren. Conc.	8.17	1514	50	6,184
Total Estimated Land Improvements True Cash Value =				7,691

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C Blt 1968

(11) Heating System: Forced Heat & Cool
Ground Area = 1172 SF Floor Area = 2344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,172		
Total:				276,461	207,344

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358

Deck

Treated Wood	671	8,824	6,618
Treated Wood	24	1,075	806

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	16,109
Door Opener	2	1,054	790

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Local Cost Items

GENERATOR	1	1	1	*100% Good
SOLAR POWER SYSTEM	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*86% Good
Totals:		322,317	241,735	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 410,950

2026 Est. T.C.V. 009-640-039-00 = 673,439

Est. TCV/Total Floor Area = 287.30, Most recent sale 01/06/2020 for 293,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	259,800	259,800	259,800	259,162	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	76,900	0	0	6,997	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	336,700	336,700	336,700	266,159	266,159	266,159

009-640-042-002026 Est. T.C.V.HARTWIG STEVEN M & CHERYL A

Property Class: 401510 S OAK DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOTS 41 & 42 SOUTHGATE PLAT 2.

Combination of 640-041 & 640-042 for 07.

ADD SEWER FOR 05CORRECTED SEWER VALUE FOR 07.

06 COMBINE W640-041-00 FOR 07.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
				* Factors *		LOT 41 & 42			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 80'@\$1900/FF	50.00	111.00	0.9457	0.9436	1900	100		84,780	
A 80'@\$1900/FF	50.00	123.00	0.9457	0.9682	1900	100		86,984	
100 Actual Front Feet, 0.27 Total Acres					Total Est. Land Value =			171,764	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	23.80	280	50	3,332
Total Estimated Land Improvements True Cash Value =				3,332

Cost Est. for Res. Bldg: 1Single FamilyBOCA/STATECls CBlt 2019

(11) Heating System: Forced Heat & Cool

Ground Area = 1232 SFFloor Area = 1652 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Crawl Space	840	
1 Story	Siding	Crawl Space	392	
Total:			208,992	198,543

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,351
3 Fixture Bath		2	8,956	8,508

Porches				
WCP (1 Story)		65	3,939	3,742

Deck				
Treated Wood		645	8,591	8,161

Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		280	13,328	12,662

Water/Sewer				
Public Sewer		1	1,465	1,392
Water Well, 100 Feet		1	5,734	5,447

Totals:			252,427	239,806

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV:407,670

2026 Est. T.C.V. 009-640-042-00					=	582,766
Est. TCV/Total Floor Area = 352.76						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
225,500	225,500	225,500	139,112	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	65,900	0	0	3,756	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
291,400	291,400	291,400	142,868	142,868	142,868	

009-640-043-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LEITCH CAROL H
500 S OAK DR
Lake City, MI 49651

. LOTS 43 & 44 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	100.00	107.00	0.9457	0.9350	1900	100	168,012
100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =							168,012

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Patio Blocks		14.26	84 0	0
D/W/P: Crushed Rock		2.18	600 0	0
Metal Prefab		15.53	100 50	776
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 100	1,000
Total Estimated Land Improvements True Cash Value =				1,776

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1956

(11) Heating System: Space Heater

Ground Area = 864 SF Floor Area = 864 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	864	
Total:			101,972	61,182
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	711
Water/Sewer				
Public Sewer		1	1,300	780
Water Well, 100 Feet		1	5,415	3,249
Built-Ins				
Appliance Allow.		1	1,897	1,138
Fireplaces				
Exterior 1 Story		1	5,597	3,358
Local Cost Items				
SANITARY SEWER		1	0	0 *86% Good
Totals:			117,366	70,418

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 119,711

2026 Est. T.C.V. 009-640-043-00			=	289,499
Est. TCV/Total Floor Area = 335.07				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
110,000	110,000	110,000	52,998	2.70
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	34,700	0	0	1,430 0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
144,700	144,700	144,700	54,428	54,428 0

009-640-045-002026 Est. T.C.V.EHLERS RONALD & JEANNE
Property Class: 401470 S OAK DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 45 & 46 SOUTHGATE PLAT 2.

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	100.00	100.00	0.9457	0.9193	1900	100	165,194
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =							165,194

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	72	71	315
Total Estimated Land Improvements True Cash Value =				315

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1969

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,296	
Total:			153,769	99,950

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,185	770	
3 Fixture Bath	1	3,721	2,419	

Deck				
Treated Wood	140	3,090	2,008	

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	624	20,168	13,109	

Water/Sewer				
Public Sewer	1	1,300	845	
Water Well, 50 Feet	1	3,344	2,174	

Built-Ins				
Appliance Allow.	1	1,897	1,233	

Fireplaces				
Interior 1 Story	1	4,610	2,996	

Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:			193,084	125,504

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 213,357

2026 Est. T.C.V. 009-640-045-00					=	378,866
Est. TCV/Total Floor Area = 292.33, Most recent sale 11/06/2020 for 286,549						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
145,000	145,000	145,000	133,673	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	44,400	0	3,609	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
189,400	189,400	189,400	137,282	137,282	0	

009-640-047-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

AULER JEFFREY D & CATHY
450 S OAK DR
Lake City, MI 49651

LOTS 47 & 48. SOUTHGATE PLAT 2.

03 COMBO W/048 FOR 04

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
* Factors *					LOTS 47 & 48				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 80'@\$1900/FF	100.00	97.00	0.9457	0.9123	1900	100		163,941	
100 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =			163,941	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	25.16	112	74	2,085
Metal Prefab	19.27	60	45	520
Total Estimated Land Improvements True Cash Value =				2,605

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1969

(11) Heating System: Wall/Floor Furnace

Ground Area = 576 SF Floor Area = 576 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	576		
Total:				73,978	44,388
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Porches					
CGEP (1 Story)			240	13,260	7,956
Deck					
Treated Wood			210	4,024	2,414
Treated Wood			144	3,146	2,359
*75% Good					
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 50 Feet			1	3,344	2,006
Built-Ins					
Appliance Allow.			1	1,897	1,138
Fireplaces					
Exterior 1 Story			1	5,597	3,358
Local Cost Items					
SANITARY SEWER			1	0	0
*94% Good					
Totals:				107,731	65,110

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 110,687

2026 Est. T.C.V. 009-640-047-00					=	277,233
Est. TCV/Total Floor Area = 481.31, Most recent sale 02/22/2013 for 140,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
105,100	105,100	105,100	78,639	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	33,500	0	0	2,123	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-640-047-00

Page: 2

138,600	138,600	138,600	80,762	80,762	0

009-640-050-002026 Est. T.C.V.SMITH SUSAN K TRUST
Property Class: 401430 S OAK DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOTS 50 & 51 & 49 SOUTHGATE PLAT 2. 2015-02621 LOT 49 SOUTHGATE PLAT 2
EXCEPTING AND RESERVING AN EASEMENT OVER AND ACROSS THE SOUTHERLY 10 FEET THERE
OF FOR BURIED PIPE LINE, AND OR DRAIN TUBE.

COMBINED 009-640-049-00 ON 5/6/2016 FORMERLY . LOTS 50 & 51 SOUTHGATE PLAT 2

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 80'@\$1900/FF	100.00	123.00	0.8694	0.9682	1900	100	159,933
A 80'@\$1900/FF	40.00	123.00	0.8694	0.9682	1900	100	63,973
140 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =		223,906

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	110	71	514
Total Estimated Land Improvements True Cash Value =				514

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1224 SF Floor Area = 1224 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,224	
Total:			166,293	108,090

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	924	
2 Fixture Bath	1	2,996	1,947	
Deck				
Treated Wood	60	1,887	1,227	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	624	25,272	16,427	
Common Wall: 1 Wall	1	-2,589	-1,683	
Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 50 Feet	1	3,344	2,174	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Exterior 1 Story	1	6,387	4,152	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		209,190	135,973	

Notes:

ECF (4085 CROOKED LAKE) 1.700 => TCV: 231,154

Parcel Number: 009-640-050-00

Page: 2

	173,900	173,900	173,900	95,308	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	53,900	0	0	2,573	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	227,800	227,800	227,800	97,881	97,881	0

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-660-001-00

2026 Est. T.C.V.

O'RILEY PATRICK M & CHERYL A

Property Class: 402

S SARA DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 1 SOUTHSHORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	116.00	175.00	1.1459	0.7349	110	100		10,745
116 Actual Front Feet, 0.47 Total Acres					Total Est.	Land Value =		10,745

2026 Est. T.C.V. 009-660-001-00

=

10,745

Est. TCV/Total Floor Area = 8.78

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,400	4,400	4,400	1,494	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	40	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,400	5,400	5,400	1,534	1,534	1,534

009-660-002-00	2026 Est. T.C.V.	O'RILEY PATRICK M & CHERYL A
Property Class: 401		2042 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 2 SOUTHSHORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100	10,676
115 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =							10,676

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		30.23	70 50	1,058
Total Estimated Land Improvements True Cash Value =				1,058

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1993
(11) Heating System: Forced Air w/ Ducts				
Ground Area = 1104 SF Floor Area = 1104 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,104		
			Total:	154,340	123,471
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	948
2 Fixture Bath			1	2,502	2,002
Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 50 Feet			1	3,344	2,675
Deck					
Treated Wood			100	2,400	2,064 *86% Good
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	23,478	20,895 *89% Good
Built-Ins					
Appliance Allow.			1	1,897	1,518
			Totals:	193,532	157,082
Notes:					
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:				193,211	

2026 Est. T.C.V. 009-660-002-00				=	204,945	
Est. TCV/Total Floor Area = 185.64						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	87,000	87,000	87,000	42,511	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,500	0	0	1,147	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	102,500	102,500	102,500	43,658	43,658	43,658

03/24/2026

12:45 PM

Valuation Report

DB: Lake2026

009-660-003-00

2026 Est. T.C.V.

O'RILEY PATRICK AND CHERYL

Property Class: 402

S SARA DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 3 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100		10,676
115 Actual Front Feet, 0.46 Total Acres								10,676
Total Est. Land Value =								10,676

2026 Est. T.C.V. 009-660-003-00 = 10,676

Est. TCV/Total Floor Area = 9.67, Most recent sale 10/04/2022 for 10,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,400	4,400	4,400	4,400	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	900	0	0	118	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,300	5,300	5,300	4,518	4,518	4,518

009-660-004-002026 Est. T.C.V.MOREEN SCOTTIE & MOREEN PATRICIA

Property Class: 4012086 S SARA DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. EC 13 T22N R8W LOT 4 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100	10,676
115 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =							10,676

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.		31.56	240 0	0
D/W/P: 4in Ren. Conc.		7.33	624 0	0
Wood Frame		24.86	120 50	1,491
Wood Frame		24.86	120 50	1,491
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				4,882

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1080 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,080	
Total:			131,193	85,275
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 770
Water/Sewer				
1000 Gal Septic			1	4,386 2,851
Water Well, 50 Feet			1	3,344 2,174
Porches				
CCP (1 Story)			32	1,016 660
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			672	21,329 13,864
Built-Ins				
Appliance Allow.			1	1,897 1,233
Totals:			164,350	106,827

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 131,397

2026 Est. T.C.V. 009-660-004-00					=	146,955
Est. TCV/Total Floor Area = 136.07, Most recent sale 03/24/2013 for 55,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
63,000	63,000	63,000	33,251	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	0	897	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,500	73,500	73,500	34,148	34,148	34,148	

009-660-005-002026 Est. T.C.V.TAYLOR COLLEEN

Property Class: 4012108 S SARA DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 5 SOUTHSHORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100	10,676
115 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =		10,676

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	400	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				2,627

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,092	
Total:			164,146	137,901
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,194
3 Fixture Bath		1	4,478	3,762
Water/Sewer				
1000 Gal Septic		1	4,689	3,939
Water Well, 50 Feet		1	3,344	2,809
Deck				
Treated Wood		50	1,689	1,419
Treated Wood		100	2,461	2,067
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost		440	23,874	20,054
Common Wall: 1 Wall		1	-2,589	-2,175
Door Opener		1	527	443
Built-Ins				
Appliance Allow.		1	2,713	2,279
Totals:			206,754	173,692

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 213,641

2026 Est. T.C.V. 009-660-005-00					=	226,944
Est. TCV/Total Floor Area = 207.82, Most recent sale 07/31/2017 for 110,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
96,500	96,500	96,500	68,574	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,000	0	0	1,851	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,500	113,500	113,500	70,425	70,425	70,425	

009-660-006-002026 Est. T.C.V.SOMSEL JUSTIN LEE

Property Class: 4012128 S SARA DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 6 SOUTHSHORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100		10,676	
115 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								10,676	

Cost Est. for Res. Bldg: 1Single Family 1SCls C -5 Blt 1995

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,092		
			Total:	164,146	131,315

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	1,138
3 Fixture Bath			1	4,478	3,582
Water/Sewer					
1000 Gal Septic			1	4,689	3,751
Water Well, 50 Feet			1	3,344	2,675

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	23,910	20,563
Common Wall: 1 Wall			1	-2,589	-2,227
*86% Good					

Built-Ins					
Appliance Allow.			1	2,713	2,170
			Totals:	202,113	162,967

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:200,449

2026 Est. T.C.V. 009-660-006-00=211,125						
Est. TCV/Total Floor Area = 193.34, Most recent sale 11/01/2000 for 79,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
89,500	89,500	89,500	45,641	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,100	0	0	1,232	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,600	105,600	105,600	46,873	46,873	46,873	

009-660-007-00	2026 Est. T.C.V.	SILER LAURIE L
Property Class: 401		2150 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 7 SOUTHSHORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100	10,676
115 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =		10,676

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	2000 0	0
Wood Frame		26.22	96 50	1,258
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 5000		5,000.00	1 95	4,750
Total Estimated Land Improvements True Cash Value =				6,008

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2008

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1092 SF Floor Area = 1092 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,092	
Total:			132,472	119,226

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	1,066
3 Fixture Bath		1	3,721	3,349
Water/Sewer				
1000 Gal Septic		1	4,386	3,947
Water Well, 100 Feet		1	5,415	4,873
Deck				
Treated Wood		180	3,638	3,274
Treated Wood w/Roof (Deck Portion)		24	1,052	947
Treated Wood w/Roof (Roof portion)		24	487	438
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		784	26,625	23,962
Door Opener		2	935	841
Built-Ins				
Appliance Allow.		1	1,897	1,707
Breezeways				
Frame Wall		128	7,526	6,773
Totals:			189,339	170,403

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 209,596

2026 Est. T.C.V. 009-660-007-00					=	226,280
Est. TCV/Total Floor Area = 207.22, Most recent sale 10/23/2008 for 79,094						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
98,200	98,200	98,200	48,903	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-660-007-00

Page: 2

	0	14,900	0	0	1,320	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	113,100	113,100	113,100	50,223	50,223	50,223

009-660-008-00	2026 Est. T.C.V.	SIZELAND ANTHONY & AMBER
Property Class: 401		2172 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 13 T22N R8W LOT 8 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	175.00	1.1484	0.7349	110	100	10,676
115 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =							10,676

Land Improvement Cost Estimates			
Description		Rate	Size % Good Cash Value
Residential Local Cost Land Improvements			
Description		Rate	Size % Good Cash Value
LAND IMPROVE 2500		2,500.00	1 100 2,500
Total Estimated Land Improvements True Cash Value =			2,500

Cost Est. for Res. Bldg: 1 Single Family TRI Cls CD Blt 1994

(11) Heating System: Forced Air w/ Ducts
Ground Area = 836 SF Floor Area = 1254 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Tri-Level	Siding	Crawl Space	836		
Total:				142,815	107,110

Other Additions/Adjustments

Plumbing					
Average Fixture(s)		1	1,185	889	
3 Fixture Bath		1	3,721	2,791	

Water/Sewer					
1000 Gal Septic		1	4,386	3,289	
Water Well, 100 Feet		1	5,415	4,061	

Deck					
Treated Wood		64	1,908	1,431	
Treated Wood		120	2,776	2,082	

Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		576	21,439	16,079	

Built-Ins					
Appliance Allow.		1	1,897	1,423	

Breezeways					
Frame Wall		160	7,450	5,587	

Totals:			192,992	144,742	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:				178,033	

2026 Est. T.C.V. 009-660-008-00					
					= 191,209
Est. TCV/Total Floor Area = 152.48, Most recent sale 06/12/2019 for 135,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
82,600	82,600	82,600	64,292	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	1,735	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
95,600	95,600	95,600	66,027	66,027	66,027

009-660-009-00	2026 Est. T.C.V.	GALL HELEN M
Property Class: 401		2194 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LA 1694 SEC 13 T22N R8W LOT 9 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100	10,691
115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =							10,691

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	105 0	0
Fencing: Wire Mesh, #9		3.78	100 0	0
Wood Frame		35.03	64 50	1,121
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		0.00	0 100	1,000
Total Estimated Land Improvements True Cash Value =				2,121

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1990

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
Total:				149,787	104,862

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	995
Water/Sewer				
1000 Gal Septic		1	4,689	3,282
Water Well, 50 Feet		1	3,344	2,341

Deck				
Treated Wood		84	2,246	2,066 *92% Good
Treated Wood		16	716	501
Treated Wood		16	716	501

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		528	20,217	14,152
Common Wall: 1 Wall		1	-2,421	-1,695

Built-Ins				
Appliance Allow.		1	2,713	1,899
Totals:			183,429	128,904

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 158,552

2026 Est. T.C.V. 009-660-009-00					=	171,364
Est. TCV/Total Floor Area = 148.75, Most recent sale 12/31/2020 for 101,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
73,200	73,200	73,200	61,290	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	12,500	0	1,654	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
85,700	85,700	85,700	62,944	62,944	62,944	

009-660-010-002026 Est. T.C.V.HUBBARD JAMES BRIAN
Property Class: 4012216 S SARA DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 10 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100	10,691
115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =							10,691

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	84	71	393
Wood Frame	32.26	80	71	1,833
Total Estimated Land Improvements True Cash Value =				2,226

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1979

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	960		
1 Story	Siding	Overhang	48		
			Total:	158,634	103,112

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	1,422	924	
Water/Sewer				
1000 Gal Septic	1	4,689	3,048	
Water Well, 50 Feet	1	3,344	2,174	
Deck				
Treated Wood	256	4,692	3,050	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	576	23,910	15,541	
Common Wall: 1 Wall	1	-2,589	-1,683	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Porches				
CCP (1 Story)	24	1,185	770	
Breezeways				
Frame Wall	72	4,860	3,159	
Totals:		202,860	131,858	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 162,185

2026 Est. T.C.V. 009-660-010-00					=	175,102
Est. TCV/Total Floor Area = 173.71						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
74,600	74,600	74,600	39,251	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,000	0	0	1,059	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-660-010-00

Page: 2

87,600	87,600	87,600	40,310	40,310	40,310

03/24/2026

12:46 PM

Valuation Report

DB: Lake2026

009-660-011-00

2026 Est. T.C.V.

HUBBARD JAMES B

Property Class: 402

S SARA DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 11 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet,	0.47	Total Acres			Total Est. Land Value =			10,691

2026 Est. T.C.V. 009-660-011-00

=

10,691

Est. TCV/Total Floor Area = 10.61

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,400	4,400	4,400	2,446	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	66	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,300	5,300	5,300	2,512	2,512	0

009-660-012-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

RADEN RAYMOND D & ROCHELLE A
6562 LORRON DR
LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 12 SOUTHSHORE FARMS SUB.

NEW HOUSE FOR 01
NEW 24X32 GRG FOR 03 WD FOR 04

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100	10,691
115 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =		10,691

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1000 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1050 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,050	
Total:			147,919	125,731
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,185 1,007
Water/Sewer				
1000 Gal Septic			1	4,386 3,728
Water Well, 100 Feet			1	5,415 4,603
Deck				
Treated Wood			384	5,983 5,086
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			624	22,632 19,237
Common Wall: 1 Wall			1	-2,421 -2,058
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			768	26,365 22,410
Built-Ins				
Appliance Allow.			1	1,897 1,612
Totals:			213,361	181,356

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 223,068

2026 Est. T.C.V. 009-660-012-00					=	236,134
Est. TCV/Total Floor Area = 224.89, Most recent sale 07/01/2000 for 89,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
101,700	101,700	101,700	51,121	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,400		0	0	1,380	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-660-012-00

Page: 2

118,100	118,100	118,100	52,501	52,501	52,501

03/24/2026

12:46 PM

Valuation Report

DB: Lake2026

009-660-013-00

2026 Est. T.C.V.

RADEN RAYMOND

Property Class: 402

S SARA DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 13 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	10,691

2026 Est. T.C.V. 009-660-013-00

=

10,691

Est. TCV/Total Floor Area = 10.18, Most recent sale 08/10/2009 for 4,500

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,400	4,400	4,400	3,895	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	900	0	0	105	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,300	5,300	5,300	4,000	4,000	0

009-660-014-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DEZEEUW AMANDA
2195 S SARA DR
LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 14 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =		10,691	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	1200 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
			Total:	142,865	114,292
Other Additions/Adjustments					
Recreation Room			652	11,853	9,482
Plumbing					
Average Fixture(s)			1	1,185	948
Water/Sewer					
1000 Gal Septic			1	4,386	3,509
Water Well, 50 Feet			1	3,344	2,675
Deck					
Treated Wood			192	3,792	3,034
Treated Wood			20	877	702
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			896	19,828	15,862
Door Opener			1	468	374
Built-Ins					
Appliance Allow.			1	1,897	1,518
Totals:				190,495	152,396
Notes:					

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

187,447

2026 Est. T.C.V. 009-660-014-00					=	200,038	
Est. TCV/Total Floor Area = 198.45, Most recent sale 06/23/2025 for 215,000							
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM		
85,200		85,200	85,200	76,706	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0		14,800	0	0	23,294	0	
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
100,000		100,000	100,000	78,777	100,000	100,000	

009-660-015-00	2026 Est. T.C.V.	MCCONNELL RYAN
Property Class: 401		2173 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 13 T22N R8W LOT 15 SOUTHSORE FARMS SUB.		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	115.00 176.00 1.1484 0.7359 110 100	10,691
115 Actual Front Feet, 0.47 Total Acres	Total Est. Land Value =	10,691
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84 12 0	0
Wood Frame	39.19 25 0	0
Wood Frame	29.49 96 50	1,415
Total Estimated Land Improvements True Cash Value =		1,415
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1994		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1008 SF Floor Area = 1008 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		
Building Areas		
Stories Exterior Foundation	Size Cost New	Depr. Cost
1 Story Siding Basement	1,008	
Total:	169,057	135,236
Other Additions/Adjustments		
Recreation Room	252 4,780	3,824
Plumbing		
Average Fixture(s)	1 1,422	1,138
Water/Sewer		
1000 Gal Septic	1 4,689	3,751
Water Well, 100 Feet	1 5,734	4,587
Deck		
Treated Wood	102 2,501	2,001
Treated Wood	68 2,011	1,609
Treated Wood	22 985	788
Built-Ins		
Appliance Allow.	1 2,713	2,170
Totals:	193,892	155,104
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		190,778
2026 Est. T.C.V. 009-660-015-00 = 202,884		
Est. TCV/Total Floor Area = 201.27, Most recent sale 04/25/2022 for 170,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
86,000 86,000 86,000 77,428 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 15,400 0 0 2,090 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
101,400 101,400 101,400 79,518 79,518 79,518		

009-660-016-00	2026 Est. T.C.V.	PYLKAS MARK R & JOHANNA C
Property Class: 401		2151 S SARA DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 13 T22N R8W LOT 16 SOUTHSORE FARMS SUB.		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	115.00 176.00 1.1484 0.7359 110 100	10,691
115 Actual Front Feet, 0.47 Total Acres	Total Est. Land Value =	10,691
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: Asphalt Paving	2.89 800 0	0
D/W/P: Asphalt Paving	2.89 336 0	0
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00 1 95	950
Total Estimated Land Improvements True Cash Value =		950
Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1999		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1512 SF Floor Area = 1512 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		
Building Areas		
Stories	Exterior Foundation Size Cost New Depr. Cost	
1 Story	Siding Basement 1,512	
	Total: 200,865 170,736	
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,185	1,007
3 Fixture Bath	1 3,721	3,163
Water/Sewer		
1000 Gal Septic	1 4,386	3,728
Water Well, 100 Feet	1 5,415	4,603
Deck		
Treated Wood	192 3,792 3,413	*90% Good
Treated Wood w/Roof (Deck Portion)	16 702 597	
Treated Wood w/Roof (Roof portion)	16 324 275	
Garages		
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	576 21,439	18,223
Common Wall: 1 Wall	1 -2,421	-2,058
Door Opener	1 468	398
Built-Ins		
Appliance Allow.	1 1,897	1,612
	Totals: 241,773 205,697	
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 253,007		

2026 Est. T.C.V. 009-660-016-00	=	264,648
Est. TCV/Total Floor Area = 175.03, Most recent sale 05/01/1998 for 4,950		
2025 Assessed	MBOR S.E.V. Base for Cap IRM	
112,500	112,500 112,500 55,554 2.70	
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 19,800 0 0 1,499 0		
2026 Assessed	MBOR S.E.V. Capped ->Taxable<- PRE/MBT	

Parcel Number: 009-660-016-00

Page: 2

132,300	132,300	132,300	57,053	57,053	57,053

009-660-017-002026 Est. T.C.V.PEARSON JANE E
Property Class: 4012129 S SARA DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 13 T22N R8W LOT 17 SOUTHSORE FARMS SUB.
Split LOT 28 TO 009-660-028-00 ON 11-12-09

COMBO 028-00 FOR 06
SPLIT LOT 28 TO 009-660-028-00 ON 11-12-09.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =			10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATECls D 10 Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,008		
Total:				143,475	114,773

Other Additions/Adjustments

Recreation Room	808	14,366	11,493	
Plumbing				
Average Fixture(s)	1	988	790	
Water/Sewer				
1000 Gal Septic	1	4,109	3,287	
Water Well, 100 Feet	1	5,150	4,120	
Deck				
Treated Wood	264	4,575	3,660	
Built-Ins				
Appliance Allow.	1	1,607	1,286	
Totals:			174,270	139,409

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 158,926

2026 Est. T.C.V. 009-660-017-00 = 170,567

Est. TCV/Total Floor Area = 169.21, Most recent sale 08/31/2018 for 89,900

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
77,700	77,700	77,700	44,887	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,600	0	0	1,211	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,300	85,300	85,300	46,098	46,098	46,098

009-660-018-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BOGART GARY D & SUSAN L TRUST
2015 S SARA DR
LAKE CITY, MI 49651

SEC 13 T22N R8W

LOT 18 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason		Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100			10,691
115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =									10,691

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	1000 50	3,665
Wood Frame		21.94	199 50	2,183
Total Estimated Land Improvements True Cash Value =				5,848

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls D Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-3,128 -3,097
Water/Sewer				
1000 Gal Septic			1	4,109 4,068
Water Well, 100 Feet			1	5,150 5,098
Totals:				6,131 6,069

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 7,465

2026 Est. T.C.V. 009-660-018-00					=	24,004
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/03/2021 for 8,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
10,800	10,800	10,800	10,629	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,200	0	0	286	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,000	12,000	12,000	10,915	10,915	0	

3/24/2026
12:46 PM

Valuation Report

DB: Lake2026

009-660-019-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STAGG BENJAMIN
2087 S SARA DR
LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 19 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

DescriptionFrontageDepthFrontDepthRate %Adj. ReasonValue

A 200' @ 110/115.00176.001.14840.735911010010,691

115 Actual Front Feet, 0.47 Total AcresTotal Est. Land Value =10,691

Land Improvement Cost Estimates

DescriptionRateSize % GoodCash Value

Wood Frame25.60100501,280

Total Estimated Land Improvements True Cash Value =1,280

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

StoriesExteriorFoundationSizeCost NewDepr. Cost

1 StorySidingBasement1,008

Total:142,865114,292

Other Additions/Adjustments

Plumbing

Average Fixture(s)11,185948

Water/Sewer

1000 Gal Septic14,3863,509

Water Well, 50 Feet13,3442,675

Porches

CCP (1 Story)481,4081,126

Deck

Treated Wood1262,8802,304

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost57621,43917,151

Door Opener1468374

Built-Ins

Appliance Allow.11,8971,518

Breezeways

Frame Wall1106,4685,174

Totals:186,340149,071

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:183,357

2026 Est. T.C.V. 009-660-019-00=195,328

Est. TCV/Total Floor Area = 193.78, Most recent sale 05/08/2019 for 130,000

2025 AssessedMBORS.E.V.Base for CapIRM

83,00083,00083,00064,1712.70

2026 New Eq. AdjustmentLossAdditionsTax AdjustmentLosses

014,700001,7320

2026 AssessedMBORS.E.V.Capped->Taxable<-PRE/MBT

97,70097,70097,70065,90365,90365,903

009-660-020-002026 Est. T.C.V.DOPP STEVEN F

Property Class: 4012065 S SARA DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 20 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100	10,691
115 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =		10,691

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1232 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	134,627	87,507
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	988	642
3 Fixture Bath			1	3,128	2,033
Water/Sewer					
1000 Gal Septic			1	4,109	2,671
Water Well, 150 Feet			1	7,591	4,934
Built-Ins					
Appliance Allow.			1	1,607	1,045
			Totals:	152,050	98,832

Notes: RELOCATED HOME

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 121,563

80% Completed => Est. True Cash Value 2026 = 97,251

2026 Est. T.C.V. 009-660-020-00				=	107,942
Est. TCV/Total Floor Area = 87.62, Most recent sale 06/07/2024 for 16,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
4,400	4,400	4,400	4,400	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
48,700	900	0	48,700	118	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
54,000	54,000	54,000	53,218	53,218	0

009-660-021-002026 Est. T.C.V.BARTRAND ADAM N
Property Class: 4012043 S SARA DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 21 SOUTHSHORE FARMS SUB.

1826419\$103,500 GREAT SUBDIVISION LOCATION FOR THIS COMPLETELY REMODELED 3 BED, 1 BATH, WITH CENTRAL AIR AND A 2 CAR DETACHED GARAGE HOME. SITS ON ALMOST A HALF AN ACRE LOT WITH GREAT SHADE TREES. PERFECT STARTER HOME OR A HOME TO RETIRE TO. ALL UPGRADES WERE FINISHED LATE IN 2016 INCLUDING, NEW ROOF, NEW WINDOWS, NEW PLUMBING, NEW FLOORING, NEW PAINT AND NEW BATHROOM AND UPDATED KITCHEN. A MUST SEE! WILL GIVE APPLIANCE CREDIT. MOVE IN READY! CALL TO SET UP A SHOWING. ONE OF THE MEMBERS OF THE LLC THAT OWNS THIS HOME IS A LICENSED REALTOR IN THE STATE OF MICHIGAN.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =		10,691	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	144	71	673
Total Estimated Land Improvements True Cash Value =				673

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1975

(11) Heating System: Forced Heat & Cool
Ground Area = 1128 SF Floor Area = 1128 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,128		
Total:				159,001	103,350

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	924	
Water/Sewer				
1000 Gal Septic	1	4,689	3,048	
Water Well, 50 Feet	1	3,344	2,174	

Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	21,479	13,961	

Built-Ins				
Appliance Allow.	1	2,713	1,763	
Totals:				192,648 125,220

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 142,751

2026 Est. T.C.V. 009-660-021-00 = 154,115							
Est. TCV/Total Floor Area = 136.63, Most recent sale 11/29/2017 for 100,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
70,600	70,600	70,600	39,428	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,500	0	0	1,064	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
77,100	77,100	77,100	40,492	40,492	40,492		

009-660-022-002026 Est. T.C.V.KOWALSKI JOSEPH E
Property Class: 4012021 S SARA DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 22 SOUTHSORE FARMS SUB.

CHG CLASS FOR C-5 TO CD GRG TO LIVING FOR 98

REMOVE NO PBG ADJ FOR 05

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	116.00	176.00	1.1459	0.7359	110	100		10,761
116 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =		10,761	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	148	71	304
Wood Frame	23.39	160	71	2,657
Total Estimated Land Improvements True Cash Value =				2,961

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 1975

(11) Heating System: Forced Heat & Cool
Ground Area = 1300 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	988		
1 Story	Siding	Slab	312		
Total:			157,151	102,147	
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Water/Sewer					
1000 Gal Septic			1	4,386	2,851
Water Well, 50 Feet			1	3,344	2,174
Deck					
Treated Wood			240	4,399	2,859
Treated Wood			48	1,628	1,058
Built-Ins					
Appliance Allow.			1	1,897	1,233
Totals:			173,990	113,092	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 139,103

2026 Est. T.C.V. 009-660-022-00 = 152,825							
Est. TCV/Total Floor Area = 117.56, Most recent sale 04/29/2022 for 125,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
64,900	64,900	64,900	58,457	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,500	0	0	1,578	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
76,400	76,400	76,400	60,035	60,035	60,035		

009-660-023-00	2026 Est. T.C.V.	PHILLIPS ERIK J
Property Class: 401		2022 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 23 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100	10,691
115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =							10,691

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		6.60	1700 0	0
D/W/P: 3.5 Concrete		5.77	270 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,008	
Total:			130,418	97,812
Other Additions/Adjustments				
Recreation Room			1008	17,922 8,961
Plumbing				
Average Fixture(s)			1	988 741
Water/Sewer				
1000 Gal Septic			1	4,109 3,082
Water Well, 50 Feet			1	3,344 2,508
Deck				
Treated Wood			224	4,115 3,086
Treated Wood			24	1,032 774
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			768	23,224 17,418
Built-Ins				
Appliance Allow.			1	1,607 1,205
Totals:			186,759	135,587

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 166,772

2026 Est. T.C.V. 009-660-023-00					=	179,838
Est. TCV/Total Floor Area = 178.41, Most recent sale 12/26/2019 for 115,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
76,600	76,600	76,600	57,744	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,300	0	1,559	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
89,900	89,900	89,900	59,303	59,303	59,303	

009-660-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHEPERS JERRY L
2044 S AMY DR
LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 24 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100	10,691
115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =							10,691

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	24 0	0
D/W/P: 4in Concrete		6.47	624 0	0
Metal Prefab		15.91	96 50	763
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				1,713

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1056 SF Floor Area = 1056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,056	
Total:			128,622	83,603
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	770
Water/Sewer				
1000 Gal Septic		1	4,386	2,851
Water Well, 50 Feet		1	3,344	2,174
Porches				
WPP		80	2,550	1,657
WPP		24	1,176	764
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		840	28,014	18,209
Common Wall: 1 Wall		1	-2,421	-1,574
Built-Ins				
Appliance Allow.		1	1,897	1,233
Totals:			168,753	109,687
Notes:				

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 134,915

2026 Est. T.C.V. 009-660-024-00			=	147,319
Est. TCV/Total Floor Area = 139.51				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
63,100	63,100	63,100	31,556	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,600	0	852	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
73,700	73,700	73,700	32,408	32,408 32,408

009-660-025-002026 Est. T.C.V.FENBY TERESA L TRUST

Property Class: 4012070 S AMY DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 25 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100	10,691
115 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =		10,691

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
D/W/P: 4in Ren. Conc.		8.17	900	50 3,676
Total Estimated Land Improvements True Cash Value =				3,676

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2016

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1512 SF Floor Area = 1512 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,512	
Total:			200,471	182,427
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,294
3 Fixture Bath			1	4,478 4,075
Water/Sewer				
1000 Gal Septic			1	4,689 4,267
Water Well, 50 Feet			1	3,344 3,043
Porches				
CCP (1 Story)			109	3,200 2,912
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			576	23,910 21,758
Door Opener			1	527 480
Built-Ins				
Appliance Allow.			1	2,713 2,469
Totals:			244,754	222,725

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 253,907

2026 Est. T.C.V. 009-660-025-00					=	268,274
Est. TCV/Total Floor Area = 177.43, Most recent sale 05/16/2016 for 9,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
123,200	123,200	123,200	68,619	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,900	0	0	1,852	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,100	134,100	134,100	70,471	70,471	70,471	

03/24/2026

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Valuation Report

DB: Lake2026

009-660-026-00

Property Class: 401

Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VANHAITSMA JEFFREY R & TASHA

2088 S AMY DR

LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 26 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								10,691

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	555	0	0
Wood Frame	26.96	144	50	1,941

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				4,441

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = 1260 SF Floor Area = 1276 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,260		
1 Story	Siding	Overhang	16		
Total:				191,154	172,066

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,280
2 Fixture Bath	1	2,996	2,696

Water/Sewer

1000 Gal Septic	1	4,689	4,220
Water Well, 100 Feet	1	5,734	5,161

Porches

CCP (1 Story)	40	1,327	1,194

Deck

Treated Wood	240	4,500	4,050

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	22,745
Common Wall: 1 Wall	1	-2,589	-2,330

Built-Ins

Appliance Allow.	1	2,713	2,442

Totals:

237,218

213,524

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 262,635

2026 Est. T.C.V. 009-660-026-00

=

277,767

Est. TCV/Total Floor Area = 217.69, Most recent sale 05/01/2000 for 86,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
118,700	118,700	118,700	57,106	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,200	0	0	1,541	0	

Parcel Number: 009-660-026-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
138,900	138,900	138,900	58,647	58,647	58,647

009-660-027-002026 Est. T.C.V.EMARD TRENT S & MERCEDES E

Property Class: 4012110 S AMY DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 27 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100	10,691
115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =							10,691

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.60	1260	0	0
D/W/P: 3.5 Concrete	5.77	93	0	0
Wood Frame	21.37	144	50	1,538
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,438

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D 10 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = 1300 SF Floor Area = 1300 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,300	
Total:			159,366	127,477
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)	1	988	790	
3 Fixture Bath	1	3,128	2,502	
Water/Sewer				
1000 Gal Septic	1	4,109	3,287	
Water Well, 100 Feet	1	5,150	4,120	
Porches				
WCP (1 Story)	120	4,721	3,777	
CCP (1 Story)	80	2,045	1,636	
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	676	21,084	16,867	
Common Wall: 1 Wall	1	-2,227	-1,782	
Door Opener	2	830	664	
Built-Ins				
Appliance Allow.	1	1,607	1,286	
Totals:			200,801	160,624

Notes: MODULAR

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 183,111

2026 Est. T.C.V. 009-660-027-00					=	197,240
Est. TCV/Total Floor Area = 151.72, Most recent sale 04/03/2017 for 83,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
90,800	90,800	90,800	50,686	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,800	0	0	1,368	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-660-027-00

Page: 2

98,600	98,600	98,600	52,054	52,054	52,054

009-660-028-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FOWLER ERIC A
S AMY DR
LAKE CITY, MI 49651

SEC13 T22N R8W LOT 28 SOUTHSHORE FARMS SUB
COMBINED W/660-017-00 FOR 2006.
SPLIT FROM 009-660-017-00 ON 11-12-2009.

COMBO W/017-00 FOR 06
SPLIT FROM 009-660-017-00 ON 11-12-2009.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100	10,691
115 Actual Front Feet, 0.47 Total Acres			Total Est. Land Value =				10,691

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	23.39	160 50	1,871
Total Estimated Land Improvements True Cash Value =			1,871

2026 Est. T.C.V. 009-660-028-00				=	12,562
Est. TCV/Total Floor Area = 9.66, Most recent sale 10/30/2009 for 4,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
5,300	5,300	5,300	3,895	2.70	
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	105	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,300	6,300	6,300	4,000	4,000	0

03/24/2026

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Valuation Report

DB: Lake2026

009-660-029-00

2026 Est. T.C.V.

BELLOWS TODD ALAN & ROBERTA A

Property Class: 401

2174 S AMY DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SEC 13 T22N R8W LOT 29 & 30 SOUTHSORE FARMS SUB.

Combination of 660-029 & 660-030 for 07.

06 COMBO W/660-030-00 FOR 07.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	0.9657	0.7359	110	100		8,990
A 200' @ 110/	115.00	176.00	0.9657	0.7359	110	100		8,990
230 Actual Front Feet, 0.93 Total Acres								Total Est. Land Value = 17,980

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1228	0	0
D/W/P: Brick on Sand	18.00	101	0	0
D/W/P: 3.5 Concrete	6.58	180	0	0
D/W/P: Patio Blocks	15.58	96	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C -5 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 864 SF Floor Area = 1404 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	648		
2 Story	Siding	Basement	216		
Total:				179,173	134,384

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066

Water/Sewer

1000 Gal Septic	1	4,689	3,517
Water Well, 100 Feet	1	5,734	4,300

Deck

Treated Wood	482	7,105	5,329

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	1	527	395
Base Cost	1472	62,428	46,821

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	17,932
Door Opener	1	527	395

Built-Ins

Appliance Allow.	1	2,713	2,035

Totals:

288,228

216,174

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 265,894

2026 Est. T.C.V. 009-660-029-00

=

286,374

Est. TCV/Total Floor Area = 203.97, Most recent sale 09/02/2004 for 8,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	123,500	123,500	123,500	69,112	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,700	0	0	1,866	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	143,200	143,200	143,200	70,978	70,978	70,978

009-660-031-002026 Est. T.C.V.BURNS DALE A & VIANNA L

Property Class: 4012196 S AMY DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 31 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100		10,691
115 Actual Front Feet, 0.47			Total Acres		Total Est. Land Value =			10,691

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		7.33	1472 0	0
D/W/P: 4in Concrete		6.47	76 94	462
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,837

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1130 SF Floor Area = 1130 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
1 Story	Siding	Crawl Space	90		
Total:				136,495	109,197

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,185	948	
Water/Sewer					
1000 Gal Septic		1	4,386	3,509	
Water Well, 50 Feet		1	3,344	2,675	
Porches					
WCP (1 Story)		120	5,254	4,203	
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		823	27,579	22,063	
Common Wall: 1.5 Wall		1	-3,628	-2,902	
Door Opener		2	935	748	
Built-Ins					
Appliance Allow.		1	1,897	1,518	
Breezeways					
Frame Wall		80	4,704	3,763	
Totals:			182,151	145,722	

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 179,238

2026 Est. T.C.V. 009-660-031-00 = 192,766							
Est. TCV/Total Floor Area = 170.59							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
82,600	82,600	82,600	42,415	2.70			
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,800	0	0	1,145	0		

Parcel Number: 009-660-031-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	96,400	96,400	96,400	43,560	43,560	43,560

009-660-032-002026 Est. T.C.V.SCHOOLEY LARRY G & GENE

Property Class: 4012220 S AMY DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 32 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100	10,691
115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =							10,691

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2143	50	8,754
D/W/P: Crushed Rock	2.26	420	50	474
Wood Frame	23.22	336	50	3,901
Total Estimated Land Improvements True Cash Value =				13,129

Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2021

(11) Heating System: Forced Heat & Cool
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Crawl Space	1,512	
Total:			206,126	199,941
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,379
3 Fixture Bath			1	4,478 4,344
Water/Sewer				
1000 Gal Septic			1	4,689 4,548
Water Well, 100 Feet			1	5,734 5,562
Deck				
Treated Wood			60	1,887 1,830
Treated Wood			160	3,446 3,343
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost			780	35,755 34,682
Door Opener			1	527 511
Built-Ins				
Appliance Allow.			1	2,713 2,632
Totals:			266,777	258,772

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.140 => TCV: 295,000

2026 Est. T.C.V. 009-660-032-00					=	318,820
Est. TCV/Total Floor Area = 210.86, Most recent sale 07/14/2017 for 10,500						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
148,000	148,000	148,000	116,138	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	0	3,135	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
159,400	159,400	159,400	119,273	119,273	119,273	

009-660-033-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TESCHNER TINA
2240 S AMY DR
LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 33 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	115.00	176.00	1.1484	0.7359	110	100	10,691
115 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =		10,691

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Vnyl,Picket,36-48		27.27	20 50	272
D/W/P: 3.5 Concrete		6.58	144 50	474
D/W/P: Asphalt Paving		3.10	200 50	310
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				2,006

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1028 SF Floor Area = 1028 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Slab	1,028	
Total:			137,651	105,991
Other Additions/Adjustments				
Plumbing				
Average Fixture(s)			1	1,422 1,095
Water/Sewer				
1000 Gal Septic			1	4,689 3,611
Water Well, 50 Feet			1	3,344 2,575
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			384	18,236 14,042
Common Wall: 1 Wall			1	-2,589 -1,994
Built-Ins				
Appliance Allow.			1	2,713 2,089
Totals:			165,466	127,409

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 156,713

2026 Est. T.C.V. 009-660-033-00				=	169,410
Est. TCV/Total Floor Area = 164.80, Most recent sale 12/13/2024 for 150,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
72,400	72,400	72,400	72,400	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,300	0	0	1,954	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
84,700	84,700	84,700	74,354	74,354	74,354

009-660-034-002026 Est. T.C.V.MULDER SHAUN & CORTNEY
Property Class: 4012241 S AMY DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 34 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	109.00	200.00	1.1639	0.7598	110	100	10,603
109 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =							10,603

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	90	0	0
D/W/P: Asphalt Paving	3.10	800	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,052

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1632 SF Floor Area = 1632 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,632	
Total:			243,439	158,236
Other Additions/Adjustments				
Recreation Room			500	9,485 6,165
Plumbing				
Average Fixture(s)			1	1,422 924
3 Fixture Bath			1	4,478 2,911
Water/Sewer				
1000 Gal Septic			1	4,689 3,048
Water Well, 50 Feet			1	3,344 2,174
Porches				
CCP (1 Story)			90	2,696 1,752
WSEP (1 Story)			128	7,681 4,993
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost			528	22,551 14,658
Common Wall: 1 Wall			1	-2,589 -1,683
Door Opener			1	527 343
Built-Ins				
Appliance Allow.			1	2,713 1,763
Totals:			300,436	195,284

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 240,199

2026 Est. T.C.V. 009-660-034-00 = 254,854				
Est. TCV/Total Floor Area = 156.16, Most recent sale 07/29/2016 for 131,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
108,100	108,100	108,100	83,460	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 009-660-034-00

Page: 2

	0	19,300	0	0	2,253	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	127,400	127,400	127,400	85,713	85,713	85,713

009-660-035-002026 Est. T.C.V. DEGIORGIO THOMAS R & BARBARA C

Property Class: 4012221 S AMY DR

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 35 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	110.00	200.00	1.1612	0.7598	110	100	10,676
110 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =		10,676

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Concrete		6.47	495 50	1,601
D/W/P: Asphalt Paving		2.89	1555 50	2,247
D/W/P: Patio Blocks		14.26	54 50	385
D/W/P: Brick on Sand		16.52	156 50	1,288
Wood Frame		26.22	96 50	1,258
Total Estimated Land Improvements True Cash Value =				6,779

Cost Est. for Res. Bldg: 1Single Family 1SCls CD Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1008 SF Floor Area = 1008 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1 Story	Siding	Basement	1,008	
Total:			142,865	114,292

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,185	948
2 Fixture Bath		1	2,502	2,002
Water/Sewer				
1000 Gal Septic		1	4,386	3,509
Water Well, 50 Feet		1	3,344	2,675
Porches				
WPP		67	2,341	1,873
Deck				
Treated Wood		217	4,116	3,293
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		384	16,339	13,071
Common Wall: 1 Wall		1	-2,421	-1,937
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		576	21,439	17,151
Built-Ins				
Appliance Allow.		1	1,897	1,518
Totals:			197,993	158,395

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 194,826

2026 Est. T.C.V. 009-660-035-00					=	212,281
Est. TCV/Total Floor Area = 210.60, Most recent sale 06/28/2013 for 54,900						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
91,000	91,000	91,000	51,894	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	

Parcel Number: 009-660-035-00

Page: 2

	0	15,100	0	0	1,401	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	106,100	106,100	106,100	53,295	53,295	53,295

009-660-036-002026 Est. T.C.V.KOBOLDT BRIAN J
Property Class: 4012199 S AMY DR
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 36 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	109.00	200.00	1.1639	0.7598	110	100	10,603
109 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =							10,603

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1980

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1040 SF Floor Area = 1040 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
Total:				165,503	115,851

Other Additions/Adjustments

Plumbing					
Average Fixture(s)			1	1,422	995
Water/Sewer					
1000 Gal Septic			1	4,689	3,282
Water Well, 50 Feet			1	3,344	2,341

Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	21,479	15,035

Built-Ins					
Appliance Allow.			1	2,713	1,899

Deck					
Treated Wood			16	716	501

Unit-in-Place Cost Items					
ROOF STRUCT. (SQ FT)			80	321	228 *71% Good
Totals:				200,187	140,132

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 172,362

2026 Est. T.C.V. 009-660-036-00					
				=	182,965
Est. TCV/Total Floor Area = 175.93, Most recent sale 10/01/2001 for 90,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
77,500	77,500	77,500	42,120	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,000	0	0	1,137	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
91,500	91,500	91,500	43,257	43,257	43,257

03/24/2026
12:46 PM

Valuation Report

DB: Lake2026

009-660-037-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DAWSON STEVEN
S AMY DR
LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 37 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	200.00	1.1612	0.7598	110	100		10,676
110 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =			10,676

2026 Est. T.C.V. 009-660-037-00 = 10,676

Est. TCV/Total Floor Area = 10.27

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,400	4,400	4,400	3,524	2.70

2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	95	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,300	5,300	5,300	3,619	3,619	3,619

03/24/2026
12:46 PM

Valuation Report

DB: Lake2026

009-660-038-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DAWSON STEVEN E
2157 S AMY DR
LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 38 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	200.00	1.1612	0.7598	110	100		10,676
110 Actual Front Feet, 0.51 Total Acres								10,676
Total Est. Land Value =								10,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1100	50	4,493
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				6,170

Cost Est. for Res. Bldg: 1 Single Family BI

Cls C

Blt 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = 988 SF Floor Area = 1581 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	988		
Total:				187,752	131,425

Other Additions/Adjustments

Exterior

Brick Veneer

152

2,517

1,762

Plumbing

Average Fixture(s)

1

1,422

995

2 Fixture Bath

1

2,996

2,097

Water/Sewer

1000 Gal Septic

1

4,689

3,282

Water Well, 100 Feet

1

5,734

4,014

Deck

Treated Wood

96

2,414

1,690

Pine w/Roof (Deck Portion)

96

1,927

1,349

Pine w/Roof (Roof portion)

96

1,731

1,212

Treated Wood

48

1,667

1,167

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

528

22,551

15,786

Door Opener

1

527

369

Built-Ins

Appliance Allow.

1

2,713

1,899

Porches

CCP (1 Story)

24

1,185

829

Breezeways

Frame Wall

120

8,100

5,670

Totals:

247,925

173,546

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

213,462

2026 Est. T.C.V. 009-660-038-00

=

230,308

Est. TCV/Total Floor Area = 145.67						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	99,500	99,500	99,500	50,078	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,700	0	0	1,352	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	115,200	115,200	115,200	51,430	51,430	51,430

03/24/2026

12:46 PM

Valuation Report

DB: Lake2026

009-660-039-00

2026 Est. T.C.V.

WOOD MARCIA & STAUFFER G & GETTY L

Property Class: 402

S AMY DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W N 1/2 OF LOT 39. SOUTHSORE FARMS SUB.

SPLIT 1/2 OF LOT TO 039-50 FOR 93

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	55.00	200.00	1.3809	0.7598	110	100	S1/2 OF LOT	6,348
55 Actual Front Feet,	0.25	Total Acres	Total Est. Land Value =					6,348

2026 Est. T.C.V. 009-660-039-00

=

6,348

Est. TCV/Total Floor Area = 4.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
2,600	2,600	2,600	2,600	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	70	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,200	3,200	3,200	2,670	2,670	2,670

03/24/2026
12:46 PM

Valuation Report

DB: Lake2026

009-660-039-50
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DAWSON STEVEN EARL
S AMY DR
LAKE CITY, MI 49651

. SEC 13 T22N R8W S 1/2 OF LOT 39 SOUTHSORE FARMS SUB.

SPLIT FROM 039-00 IN 92

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	55.00	200.00	1.3809	0.7598	110	100	1/2 OF LOT	6,348
55 Actual Front Feet,	0.25	Total Acres	Total Est. Land Value =					6,348

2026 Est. T.C.V. 009-660-039-50 = 6,348

Est. TCV/Total Floor Area = 4.02

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
2,600	2,600	2,600	2,029	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	54
0				0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,200	3,200	3,200	2,083	2,083	2,083

03/24/2026
12:46 PM

Valuation Report

DB: Lake2026

009-660-040-00	2026 Est. T.C.V.	WOOD MARCIA & STAUFFER G & GETTY L
Property Class: 401		2115 S AMY DR
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 40 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 110/	110.00	200.00	1.1612	0.7598	110 100	10,676
110 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =	10,676

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	2300 50	9,395
Total Estimated Land Improvements True Cash Value =			9,395

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
1 Story	Siding	Crawl Space	384		
Total:				171,675	120,173

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Water/Sewer

1000 Gal Septic	1	4,689	3,282
Water Well, 50 Feet	1	3,344	2,341

Deck

Treated Wood	112	2,694	1,886
Treated Wood	16	716	501

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	576	21,479	15,035

Built-Ins

Appliance Allow.	1	2,713	1,899

Porches

WCP (1 Story)	24	1,776	1,243
Totals:		214,986	150,490

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 185,103

2026 Est. T.C.V. 009-660-040-00	=	205,174			
Est. TCV/Total Floor Area = 152.66, Most recent sale 07/14/2015 for 118,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
88,300	88,300	88,300	59,508	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,300	0	0	1,606	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
102,600	102,600	102,600	61,114	61,114	61,114

03/24/2026

12:46 PM

Valuation Report

DB: Lake2026

009-660-041-00

2026 Est. T.C.V.

WOOD MARCIA & STAUFFER G & GETTY L

Property Class: 402

S AMY DR

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 41 SOUTHSORE FARMS SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	110.00	200.00	1.1612	0.7598	110	100		10,676
110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	10,676

2026 Est. T.C.V. 009-660-041-00

=

10,676

Est. TCV/Total Floor Area = 7.94

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
4,400	4,400	4,400	4,400	2.70

2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	118	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
5,300	5,300	5,300	4,518	4,518	4,518

009-660-042-002026 Est. T.C.V. WARCHOL MICHAEL

Property Class: 4012073 S AMY DR

Map #:LAKE TOWNSHIP LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 42 SOUTHSORE FARMS SUB.

GRG U/C IN 98..75% FOR 00 COMP FOR 03

Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
A 200' @ 110/	110.00	200.00	1.1612	0.7598	110 100	10,676
110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =						10,676

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1050	0	0
D/W/P: 4in Ren. Conc.	8.17	480	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family TRI Cls C 5 Blt 1975

(11) Heating System: Forced Heat & Cool
Ground Area = 1118 SF Floor Area = 1690 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	528		
1 Story	Siding	Basement	384		
1 Story	Siding	Crawl Space	206		
1 Story	Siding	Overhang	44		
Total:			234,439	152,363	

Other Additions/Adjustments				
Exterior				
Brick Veneer	92	1,524	991	
Plumbing				
Average Fixture(s)	1	1,422	924	
3 Fixture Bath	1	4,478	2,911	
2 Fixture Bath	1	2,996	1,947	
Water/Sewer				
1000 Gal Septic	1	4,689	3,048	
Water Well, 50 Feet	1	3,344	2,174	
Porches				
WPP	291	5,366	3,488	
CPP	24	657	427	

Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	13,935
Common Wall: 1 Wall	1	-2,421	-1,574
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	15,541

Built-Ins			
Appliance Allow.	1	2,713	1,763
Totals:		304,556	197,938

Notes:

Parcel Number: 009-660-042-00

Page: 2

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

243,464

2026	Est.	T.C.V.	009-660-042-00	=	256,040	
Est. TCV/Total Floor Area = 151.50, Most recent sale 09/29/2017 for 135,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	109,900	109,900	109,900	79,011	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,100	0	0	2,133	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	128,000	128,000	128,000	81,144	81,144	0

009-670-014-01
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KLEINHEKSEL BARBARA TRUST
1510 S MOREY RD A
LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT A AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS									
				* Factors *		1/12 INTEREST			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
UNITS A-G	211.05	638.74	1.0000	1.0000	3400	8	1/12TH INTEREST	57,406	
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			57,406	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	21.94	199	93	4,060
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				4,560

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
Ground Area = 634 SF Floor Area = 634 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	634			
			Total:	78,007	50,703	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,185	770	
Porches						
WSEP (1 Story)			201	9,632	6,261	
WPP			128	3,259	2,118	
Water/Sewer						
Public Sewer			1	1,300	845	
Water Well, 100 Feet			1	5,415	3,520	
Built-Ins						
Appliance Allow.			1	1,897	1,233	
Local Cost Items						
SANITARY SEWER			1	0	0	*88% Good
			Totals:	100,695	65,450	

Notes:

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 117,811

2026 Est. T.C.V. 009-670-014-01					=	179,777		
Est. TCV/Total Floor Area = 283.56								
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM			
87,200	87,200	87,200		26,845	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,700	0	0	724	0			
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT	
89,900	89,900	89,900	27,569	27,569			0	

009-670-014-02
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KLEINHEKSEL CRAIG & DARLENE
1510 S MOREY RD B
LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT B AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12 INTEREST	57,406	
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			57,406	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	21.94	199	93	4,060
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				4,560

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
Ground Area = 634 SF Floor Area = 634 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	634			
			Total:	78,007	50,703	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,185	770	
Porches						
WSEP (1 Story)			201	9,632	6,261	
WPP			128	3,259	2,118	
Water/Sewer						
Public Sewer			1	1,300	845	
Water Well, 100 Feet			1	5,415	3,520	
Built-Ins						
Appliance Allow.			1	1,897	1,233	
Local Cost Items						
SANITARY SEWER			1	0	0	*88% Good
			Totals:	100,695	65,450	

Notes: DUPLEX -SOUTH 1/2

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 117,811

2026 Est. T.C.V. 009-670-014-02					=	179,777		
Est. TCV/Total Floor Area = 283.56								
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM			
87,200	87,200	87,200		27,675	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,700	0	0	747	0			
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT	
89,900	89,900	89,900		28,422	28,422		0	

009-670-014-03
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

KLEINHEKSEL CONRAD TRUST
1510 S MOREY RD C
LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT C AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS								
			* Factors *		1/12 INTEREST			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH INTEREST	57,406
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			57,406

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
D/W/P: Crushed Rock		2.18	240	0 0
D/W/P: 3.5 Concrete		6.16	80	0 0
D/W/P: Patio Blocks		14.26	144	0 0
Residential Local Cost Land Improvements				
Description		Rate	Size	% Good Cash Value
LAND IMPROVE 1000		1,000.00	1	50 500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
Ground Area = 600 SF Floor Area = 600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	600		
Total:				74,359	48,333
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	770
Porches					
CCP (1 Story)			91	2,492	1,620
Water/Sewer					
Public Sewer			1	1,300	845
Water Well, 100 Feet			1	5,415	3,520
Built-Ins					
Appliance Allow.			1	1,897	1,233
Local Cost Items					
SANITARY SEWER			1	0	0 *88% Good
Totals:				86,648	56,321

Notes:

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 101,378

2026 Est. T.C.V. 009-670-014-03				=	159,284
Est. TCV/Total Floor Area = 265.47					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
77,500	77,500	77,500	25,923	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,100	0	699	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,600	79,600	79,600	26,622	26,622	0

009-670-014-04
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

O'BRIEN MICHAEL & DONNA A
1510 S MOREY RD D
LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT D AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS									
		* Factors *			1/12 INTEREST				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH INTEREST	57,406	
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			57,406	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.18	288	0	0
D/W/P: 3.5 Concrete	6.16	80	0	0
D/W/P: Patio Blocks	14.26	144	0	0
Wood Frame	22.09	195	94	4,050
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				4,550

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
Ground Area = 600 SF Floor Area = 600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	600			
Total:				74,359	48,333	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,185	770	
Porches						
CCP (1 Story)			91	2,492	1,620	
Water/Sewer						
Public Sewer			1	1,300	845	
Water Well, 100 Feet			1	5,415	3,520	
Built-Ins						
Appliance Allow.			1	1,897	1,233	
Local Cost Items						
SANITARY SEWER			1	0	0	*88% Good
Totals:				86,648	56,321	

Notes:

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 101,378

2026 Est. T.C.V. 009-670-014-04				=	163,334		
Est. TCV/Total Floor Area = 272.22, Most recent sale 01/19/2007 for 160,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
79,500	79,500	79,500	43,126	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	2,200	0	0	1,164	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
81,700	81,700	81,700	44,290	44,290	0		

009-670-014-05
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

VALIERE ROGER & CATHERINE TRUSTEES
1510 S MOREY RD E
LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT E AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS									
		* Factors *			1/12TH				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH INTEREST	57,406	
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			57,406	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	381	0	0
D/W/P: Patio Blocks	14.26	8	0	0
Wood Frame	22.20	192	93	3,964
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				4,464

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	576			
			Total:	71,691	46,599	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,185	770	
Porches						
WGEP (1 Story)			196	14,373	9,342	
Water/Sewer						
Public Sewer			1	1,300	845	
Water Well, 100 Feet			1	5,415	3,520	
Built-Ins						
Appliance Allow.			1	1,897	1,233	
Local Cost Items						
SANITARY SEWER			1	0	0	*88% Good
			Totals:	95,861	62,309	

Notes:

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 112,156

2026 Est. T.C.V. 009-670-014-05					=	174,026		
Est. TCV/Total Floor Area = 302.13, Most recent sale 11/18/2010 for 70,000								
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM			
84,400	84,400	84,400		45,112	2.70			
2026 New Eq.	Adjustment	Loss		Additions	Tax Adjustment	Losses		
0	2,600	0		0	1,218	0		
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-		PRE/MBT	
87,000	87,000	87,000		46,330	46,330	0		

009-670-014-06
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DUIMSTRA RICHARD A & DEBORAH L
1510 S MOREY RD F
LAKE CITY, MI 49651

SEC 12 T22N R8W AN UNDIVIDED 1/12 INTEREST IN LOT 14 SOUTH SHORE PLAT INCLUDING THE EXCLUSIVE RITH OF OCCUPANCY OF UNIT ASSOCIATION UNIT F AS SHOWN IN GREEN KNOLL ASSOCIATES SURVEY RECORDED IN LIBER 216, PAGE 274 TO 289, MISSAUKEE COUNTY RECORDS.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS									
				* Factors *		1/12 INTEREST			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12 INTEREST	57,406	
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			57,406	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 50	500
Total Estimated Land Improvements			True Cash Value =	500

Cost Est. for Res. Bldg: 1

Single Family 1S

Cls CD

Blt 1954

(11) Heating System: Wall/Floor Furnace
Ground Area = 598 SF Floor Area = 598 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	598			
			Total:	74,138	48,190	
Other Additions/Adjustments						
Plumbing						
	Average Fixture(s)		1	1,185	770	
Porches						
	CGEP (1 Story)		170	10,389	6,753	
Water/Sewer						
	Public Sewer		1	1,300	845	
	Water Well, 100 Feet		1	5,415	3,520	
Built-Ins						
	Appliance Allow.		1	1,897	1,233	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
	Base Cost		166	7,302	4,746	
Local Cost Items						
	SANITARY SEWER		1	0	0	*88% Good
			Totals:	101,626	66,057	

Notes: 2015 SUN ROOM

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 118,902

2026 Est. T.C.V. 009-670-014-06					=	176,808		
Est. TCV/Total Floor Area = 295.67, Most recent sale 10/12/2005 for 0								
2025 Assessed		MBOR		S.E.V.		Base for Cap		IRM
86,000		86,000		86,000		46,172		2.70
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	2,400	0	0	1,246	0		

Parcel Number: 009-670-014-06

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	88,400	88,400	88,400	47,418	47,418	0

009-670-014-07	2026 Est. T.C.V.	PUGH JOHN
Property Class: 401		1510 S MOREY RD G
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT G AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =		57,406

Land Improvement Cost Estimates			
Description		Rate	Size % Good
Residential Local Cost Land Improvements			
Description		Rate	Size % Good
LAND IMPROVE 1000		1,000.00	1 50
Total Estimated Land Improvements True Cash Value =			500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1954

(11) Heating System: Wall/Floor Furnace
Ground Area = 587 SF Floor Area = 587 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	587		
Total:				72,915	47,396

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	770

Porches				
CCP (1 Story)		95	2,586	1,681

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		297	12,302	7,996

Water/Sewer				
Public Sewer		1	1,300	845
Water Well, 100 Feet		1	5,415	3,520

Built-Ins				
Appliance Allow.		1	1,897	1,233

Local Cost Items				
SANITARY SEWER		1	0	0

Totals: 97,600 63,441

Notes: UNIT G

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 114,193

2026 Est. T.C.V. 009-670-014-07					=	172,099
Est. TCV/Total Floor Area = 293.18, Most recent sale 09/06/2007 for 70,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
84,100	84,100	84,100	44,507	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	0	1,201	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,000	86,000	86,000	45,708	45,708	0	

009-670-014-08
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MARSHALL LEONARD E
1510 S MOREY RD H
LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT H AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

20X17 B'WAY IS OFFICE ASSESSED AS 1S
14X18 ADD'N 45% FOR 02.. COMP FOR 03

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS									
		* Factors *		LOT 14					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
UNITS H,I,J	211.05	638.75	1.0000	1.0000	2500	8	1/12TH INTEREST	42,210	
211 Actual Front Feet,		3.10	Total Acres		Total Est. Land Value =			42,210	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	100	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1959

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2003 SF Floor Area = 2354 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,404		
1 Story	Siding	Crawl Space	344		
1 Story	Siding	Crawl Space	255		
Total:				242,348	145,408

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,185	711

Porches				
WPP		512	8,008	4,805
WCP (1 Story)		20	1,386	832

Deck				
Treated Wood		277	4,834	2,900

Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		859	25,547	15,328
Common Wall: 1 Wall		1	-1,972	-1,183
Door Opener		2	935	561

Water/Sewer				
Public Sewer		1	1,300	780
Water Well, 100 Feet		1	5,415	3,249

Built-Ins				
Appliance Allow.		1	1,897	1,138

Local Cost Items				
SANITARY SEWER		1	0	0
*88% Good				

Totals: 290,883 174,529

Parcel Number: 009-670-014-08

Page: 2

Notes:

ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV: 314,152

2026 Est. T.C.V. 009-670-014-08						=	356,862
Est. TCV/Total Floor Area = 151.60, Most recent sale 05/15/2008 for 0							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
171,400	171,400	171,400	60,949	2.70			
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	7,000	0	0	1,645	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
178,400	178,400	178,400	62,594	62,594	62,594		

DB: Lake2026

009-670-014-09	2026 Est. T.C.V.	MARSHALL PENNIE K
Property Class: 401		1510 S MOREY RD I
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT I AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE
PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS

LOT 14

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS H, I, J	211.05	638.75	1.0000	1.0000	2500	8	1/12TH INTEREST	42,210
211 Actual Front Feet,	3.10	Total Acres			Total Est. Land Value =			42,210

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value

Residential Local Cost Land Improvements

Description	Rate	Size % Good	Cash Value

LAND IMPROVE 1000	1,000.00	1	50	5

Total Estimated Land Improvements True Cash Value = 500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = 384 SF Floor Area = 384 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost

1 Story	Block	Slab	384

Total:	48,269	28,962

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	949	569

Porches

CCP (1 Story)	153	3,510	2,106

Water/Sewer

Public Sewer	1	1,107	664

Water Well, 100 Feet	1	4,946	2,968

Built-Ins

Appliance Allow.	1	1,543	926

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good

Totals: 60,324 36,195

Notes:

ECF (4083B GREEN KNOLL RES GROUP B) 1.800 => TCV: 65,151

2026 Est. T.C.V. 009-670-014-09 = 107,861

Est. TCV/Total Floor Area = 280.89

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

53,300	53,300	53,300	16,771	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

0	600	0	0	452	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

53,900	53,900	53,900	17,223	17,223	17,223

009-670-014-10
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HARVEY ERIC TRUST
1510 S MOREY RD J
LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT J AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS									
				* Factors *		LOT 14			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
UNITS H,I,J	211.05	638.75	1.0000	1.0000	2500	8	1/12TH INTEREST	42,210	
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			42,210	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 50	500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls CD

Blt 1954

(11) Heating System: Wall/Floor Furnace

Ground Area = 352 SF Floor Area = 352 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	352		
			Total:	45,715	27,428
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,185	711
Deck					
Treated Wood			116	2,704	1,622
Water/Sewer					
Public Sewer			1	1,300	780
Water Well, 100 Feet			1	5,415	3,249
Built-Ins					
Appliance Allow.			1	1,897	1,138
Porches					
CPP			16	414	248
Local Cost Items					
SANITARY SEWER			1	0	0
					*88% Good
			Totals:	58,630	35,176

Notes:

ECF (4083B GREEN KNOLL RES GROUP B) 1.800 => TCV: 63,318

2026 Est. T.C.V. 009-670-014-10					=	106,028
Est. TCV/Total Floor Area = 301.22, Most recent sale 10/03/2007 for 34,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
52,100	52,100	52,100	18,907	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	510	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
53,000	53,000	53,000	19,417	19,417	0	

MARSHALL HEATHER LYNN &
1510 S MOREY RD K
LAKE CITY, MI 49651

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
UNITS K&L	211.05	638.75	1.0000	1.0000	1300	8	1/12 INTEREST	21,949
211 Actual Front Feet,	3.10	Total Acres			Total Est. Land Value =			21,949

Total Estimated Land Improvements True Cash Value = 500

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	363		
			Total:	51,785	33,661

Totals: 63,776 41,454

ECF (4083B GREEN KNOLL RES GROUP B) 1.800 => TCV: 74,617

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 009-670-014-11

Page: 2

48,500	48,500	48,500	48,577	48,500	0

009-670-014-12
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BALCOM DAVID
1510 S MOREY RD L
LAKE CITY, MI 49651

SEC 12 T22N R8W UNIT L AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT.

2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS

Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS									
				* Factors *		LOT 14			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
UNITS K&L	211.05	638.75	1.0000	1.0000	1300	8	1/12TH INTEREST	21,949	
211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =			21,949	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.31	85	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	50	500
Total Estimated Land Improvements True Cash Value =				500

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1954

(11) Heating System: Wall/Floor Furnace
Ground Area = 428 SF Floor Area = 428 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Block	Slab	428			
Total:				65,406	42,510	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,366	888	
Water/Sewer						
Public Sewer			1	1,407	915	
Water Well, 100 Feet			1	5,507	3,580	
Built-Ins						
Appliance Allow.			1	2,605	1,693	
Porches						
CPP			16	421	274	
Local Cost Items						
SANITARY SEWER			1	0	0	*88% Good
Totals:				76,712	49,860	

Notes:

ECF (4083B GREEN KNOLL RES GROUP B) 1.800 => TCV: 89,748

2026 Est. T.C.V. 009-670-014-12					=	112,197		
Est. TCV/Total Floor Area = 262.14, Most recent sale 05/21/2021 for 114,900								
2025 Assessed	MBOR		S.E.V.	Base for Cap		IRM		
55,400	55,400		55,400	55,400		2.70		
2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment		Losses
	0		700	0	0	700		0
2026 Assessed	MBOR		S.E.V.	Capped		->Taxable<-		PRE/MBT
56,100	56,100		56,100	56,895		56,100		0

009-680-001-002026 Est. T.C.V.MOLITOR C & SCANLON M FAMILY TRUST

Property Class: 4017499 W WHITE BIRCH AVE

Map #:LAKE TOWNSHIPLake City, MI 49651

. LOT 1 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 67' @ 4100/FF	59.23	166.00	1.0045	0.9369	4100	100		228,550	
64 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 228,550	

Cost Est. for Res. Bldg: 1Single Family1.5SClsC5Blt2025

(11) Heating System: Forced Heat & Cool

Ground Area = 1584 SFFloor Area = 2604 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	864		
1 Story	Siding	Crawl Space	720		
1 Story	Siding	Overhang	156		
Total:				323,345	320,108

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)		1	1,422	1,408	
3 Fixture Bath		1	4,478	4,433	
2 Fixture Bath		1	2,996	2,966	

Porches					
CCP (1 Story)		40	1,327	1,314	
CCP (1 Story)		484	12,424	12,300	

Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost		728	34,092	33,751	
Common Wall: 1 Wall		1	-2,589	-2,563	
Door Opener		1	527	522	

Water/Sewer					
Public Sewer		1	1,465	1,450	
Water Well, 100 Feet		1	5,734	5,677	

Built-Ins					
Appliance Allow.		1	2,713	2,686	

Fireplaces					
Direct-Vented Gas		1	2,963	2,933	

Local Cost Items					
GENERATOR		1	1	1	*100% Good

Totals:			390,898	386,986	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 657,876

2026 Est. T.C.V. 009-680-001-00 = 886,426						
Est. TCV/Total Floor Area = 340.41, Most recent sale 07/01/2001 for 165,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
165,800	165,800	165,800	136,662	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
268,600	8,800	0	268,600	3,689	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
443,200	443,200	443,200	408,951	408,951	408,951	

03/24/2026
12:46 PM

Valuation Report

DB: Lake2026

009-680-002-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

HEILMAN TED A & AMY S
7489 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 2 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	59.70	166.35	1.0018	0.9376	4100	100		229,889
65 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =			229,889

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	520	0	0
Wood Frame	31.74	83	94	2,476

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				3,426

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = 1341 SF Floor Area = 1341 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,341		
Total:				179,398	116,609

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	184	8,028	5,218

Deck

Treated Wood	260	4,742	3,082

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	360	18,932	12,306
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*88% Good
Totals:		231,436	150,434	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 255,738

2026 Est. T.C.V. 009-680-002-00

=

489,053

Est. TCV/Total Floor Area = 364.69, Most recent sale 01/26/2018 for 264,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	229,200	229,200	229,200	158,325	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,300	0	0	4,274	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	244,500	244,500	244,500	162,599	162,599	0

009-680-003-002026 Est. T.C.V.KOLARIK ELLEN B TRUST

Property Class: 4017479 W WHITE BIRCH AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 3 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	59.55	169.03	1.0027	0.9428	4100	100		230,790
64 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =			230,790

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1285	50	4,472
Total Estimated Land Improvements True Cash Value =				4,472

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2019

(11) Heating System: Forced Heat & Cool
Ground Area = 2310 SF Floor Area = 3279 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	608		
1.75 Story	Siding	Crawl Space	760		
1.5 Story	Siding	Crawl Space	798		
1 Story	Siding	Crawl Space	144		
Total:				402,314	382,190

Other Additions/Adjustments

Exterior			
Stone Veneer	30	1,097	1,042

Plumbing			
Average Fixture(s)	1	1,422	1,351
3 Fixture Bath	2	8,956	8,508

Porches			
CCP (1 Story)	72	2,208	2,098
CCP (1 Story)	48	1,531	1,454
CCP (1 Story)	232	6,294	5,979

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1000	35,640	33,858
Common Wall: 1/2 Wall	1	-1,294	-1,229
Door Opener	2	1,054	1,001

Water/Sewer			
Public Sewer	1	1,465	1,392
Water Well, 50 Feet	1	3,344	3,177

Built-Ins			
Appliance Allow.	1	2,713	2,577

Totals:		466,744	443,398

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 753,777

2026	Est. T.C.V. 009-680-003-00					=	989,039		
Est. TCV/Total Floor Area = 301.63, Most recent sale 12/01/2001 for 250,000									
2025	Assessed		MBOR		S.E.V.		Base for Cap	IRM	
	451,100		451,100		451,100		336,790	2.70	
2026	New		Eq. Adjustment		Loss		Additions	Tax Adjustment	Losses

Parcel Number: 009-680-003-00

Page: 2

	0	43,400	0	0	9,093	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	494,500	494,500	494,500	345,883	345,883	345,883

DB: Lake2026

009-680-004-00	2026 Est. T.C.V.	MAXWELL KEVIN P
Property Class: 401		7469 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 4 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	57.50	179.00	1.0150	0.9619	4100	100		230,175
61 Actual Front Feet, 0.23 Total Acres					Total Est.		Land Value =	230,175

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	794	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1356 SF Floor Area = 1650 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,176		
1 Story	Siding	Crawl Space	180		
			Total:	217,630	152,348

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WCP (1 Story)	32	2,480	1,736

Deck

Treated Wood	363	5,902	4,131

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	648	23,367	16,357

Door Opener	2	1,054	738

Water/Sewer

Public Sewer	1	1,465	1,025

Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	265,764	186,041

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 316,270

2026 Est. T.C.V. 009-680-004-00 = 548,945

Est. TCV/Total Floor Area = 332.69, Most recent sale 06/29/2023 for 529,000

Parcel Number: 009-680-004-00

Page: 2

2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	243,900	243,900	243,900	239,810	2.70	
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	13,300	17,300	0	13,300	6,474	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	274,500	274,500	274,500	259,584	259,584	0

03/24/2026

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Valuation Report

DB: Lake2026

009-680-005-00

2026 Est. T.C.V.

LITTLETON ULAY W JR & KELLY L

Property Class: 401

7459 W WHITE BIRCH CT

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 5 TOM'S BAY.

BUILT SEAWALL..EXTENDED FF

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	62.60	174.00	0.9853	0.9524	4100	100		240,847
69 Actual Front Feet, 0.24 Total Acres								240,847
Total Est. Land Value =								240,847

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	15	50	49
D/W/P: 4in Ren. Conc.	8.17	993	50	4,056
Total Estimated Land Improvements True Cash Value =				4,105

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 5 Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = 1320 SF Floor Area = 1608 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,152		
1 Story	Siding	Slab	168		
Total:			218,251	141,854	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Porches

WCP (1 Story)	192	8,262	5,370

Deck

Treated Wood	90	2,335	1,518

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	624	25,272	16,427
Common Wall: 1/2 Wall	1	-1,294	-841
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Exterior 1 Story	1	6,387	4,152

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		273,689	177,889	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 302,411

Parcel Number: 009-680-005-00

Page: 2

2026	Est.	T.C.V.	009-680-005-00	=	547,363	
Est. TCV/Total Floor Area = 340.40, Most recent sale 09/21/2020 for 325,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	255,600	255,600	255,600	188,046	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,100	0	0	5,077	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	273,700	273,700	273,700	193,123	193,123	0

009-680-006-002026 Est. T.C.V.

Property Class: 401TIEMAN JAMES R & LYNN L TRUST

Map #:LAKE TOWNSHIP7449 W WHITE BIRCH CT

LAKE CITY, MI 49651

. LOT 6 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 67' @ 4100/FF	60.10	143.00	0.9994	0.8892	4100	100		218,984	
65 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 218,984	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		7.58	300 50	1,137
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 100	2,500
Total Estimated Land Improvements True Cash Value =				3,637

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1330 SF Floor Area = 2331 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,330		
1 Story	Siding	Overhang	336		
Total:				318,730	254,984
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	2,094	1,675
Deck					
Treated Wood			300	5,511	4,409
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			672	40,844	32,675
Common Wall: 1 Wall			1	-3,005	-2,404
Door Opener			1	659	527
Water/Sewer					
Public Sewer			1	1,877	1,502
Water Well, 100 Feet			1	6,387	5,110
Built-Ins					
Appliance Allow.			1	3,899	3,119
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:				376,996	301,597

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 512,715

2026 Est. T.C.V. 009-680-006-00					=	735,336
Est. TCV/Total Floor Area = 315.46, Most recent sale 09/01/1996 for 117,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
341,300	341,300	341,300	222,758	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,400	0	0	6,014	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-680-006-00

Page: 2

367,700	367,700	367,700	228,772	228,772	0

DB: Lake2026

009-680-007-00	2026 Est. T.C.V.	BEDELL WAYNE E & CAROL M
Property Class: 401		7439 W WHITE BIRCH CT
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 7 & W 15 FT OF LOT 8 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

BORDERS CUL DE SAC

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	72.19	104.14	0.8774	0.7958	4100	100	LOT 7	206,667
C 67' @ 1600/FF	15.00	45.32	0.9119	0.5501	1600	25	W 15 F OF LOT8	3,010
93 Actual Front Feet, 0.18 Total Acres					Total Est.	Land Value =		209,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	640	71	2,990
Total Estimated Land Improvements True Cash Value =				2,990

Cost Est. for Res. Bldg: 1 Single Family 2S Cls C 10 Blt 1973

(11) Heating System: Forced Heat & Cool

Ground Area = 1600 SF Floor Area = 3056 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	1,456			
1 Story	Siding	Crawl Space	144			*71% Good
			Total:	382,655	286,238	

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	1	2,996	2,247

Porches

CCP (1 Story)	448	11,509	8,632
CPP	16	438	328

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	336	16,780	11,914	*71% Good

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Interior 1 Story	1	5,235	3,926

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	428,557	319,993

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 543,988

2026 Est. T.C.V. 009-680-007-00 = 756,654

Est. TCV/Total Floor Area = 247.60, Most recent sale 03/01/1998 for 125,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM

350,000	350,000	350,000	232,021	2.70

2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,300	0	0	6,264	0

Parcel Number: 009-680-007-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	378,300	378,300	378,300	238,285	238,285	0

009-680-009-002026 Est. T.C.V.DAVID FAMILY TRUST

Property Class: 4017409 W WHITE BIRCH AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 9 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		60X124				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
G 67' @ 1500/	60.67	124.00	1.0251	0.9940	1500	100		92,731
60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								92,731

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	329	50	1,082
D/W/P: 4in Ren. Conc.	8.17	942	50	3,848
Wood Frame	24.21	240	50	2,905
Total Estimated Land Improvements True Cash Value =				7,835

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 1224 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	816		
Total:				158,748	103,172

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	924	
2 Fixture Bath	1	2,996	1,947	
Deck				
Treated Wood	415	6,441	4,187	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	480	18,926	12,302	
Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 50 Feet	1	3,344	2,174	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Exterior 2 Story	1	7,869	5,115	
Local Cost Items				
SANITARY SEWER	1	0	0	*91% Good
Totals:		203,924	132,536	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 163,019

2026 Est. T.C.V. 009-680-009-00		=	263,585
Est. TCV/Total Floor Area = 215.35, Most recent sale 08/01/1996 for 87,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
132,800	132,800	132,800	57,901
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	-1,000	0	1,563
2026 Assessed	MBOR	S.E.V.	Capped
			->Taxable<-
			PRE/MBT

Parcel Number: 009-680-009-00

Page: 2

131,800	131,800	131,800	59,464	59,464	0

009-680-010-002026 Est. T.C.V.SIMMONDS JULIE

Property Class: 4017419 W WHITE BIRCH CT

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 10 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 67' @ 4100/FF	60.00	194.57	1.0000	0.9904	4100	100		243,641
60 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =								243,641

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	1092	0	0
D/W/P: 3.5 Concrete	6.58	229	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 2017

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1343 SF Floor Area = 2014 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,343		
Total:				254,860	236,966

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,322
3 Fixture Bath	1	4,478	4,165
2 Fixture Bath	1	2,996	2,786

Porches

WCP (1 Story)	303	10,481	9,747

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	912	40,320	37,498
Storage Over Garage	456	6,037	5,614
Common Wall: 1 Wall	1	-2,589	-2,408
Door Opener	1	527	490

Water/Sewer

Public Sewer	1	1,465	1,362
Water Well, 100 Feet	1	5,734	5,333

Built-Ins

Appliance Allow.	1	2,713	2,523

Totals: 328,444 305,398

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 519,177

2026 Est. T.C.V. 009-680-010-00					=	765,193
Est. TCV/Total Floor Area = 379.94, Most recent sale 08/29/2014 for 110,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
354,400	354,400	354,400	224,440	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	28,200		0	0	6,059	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 009-680-010-00

Page: 2

382,600	382,600	382,600	230,499	230,499	230,499

009-680-011-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHAFER RICHARD & SHAWN
7399 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 11 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	58.67	231.00	1.0079	1.0517	3800	100		236,317
58 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 236,317

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.		33.84	100 50	1,692
D/W/P: 4in Ren. Conc.		8.17	2474 50	10,106
Total Estimated Land Improvements True Cash Value =				11,798

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1974

(11) Heating System: Forced Heat & Cool
Ground Area = 1122 SF Floor Area = 1964 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,122		
Total:				251,933	163,765
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
3 Fixture Bath			1	4,478	2,911
Porches					
WCP (1 Story)			180	7,909	5,141
CPP			20	548	356
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	2,713	1,763
Fireplaces					
Exterior 2 Story			1	7,869	5,115
Local Cost Items					
SANITARY SEWER			1	0	0 *88% Good
Totals:				281,681	183,101

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 311,272

Cost Est. for Res. Bldg: 2 Single Family GRG Cls C Blt 2024

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Parcel Number: 009-680-011-00

Page: 2

Plumbing				
3 Fixture Bath	1	-4,478	-4,433	
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener	1	527	522	
Base Cost	3360	79,464	78,669	
Deck				
w/Roof (Roof portion)	1284	19,106	18,915	
	Totals:	94,619	93,673	
Notes:				
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:			159,244	

2026 Est. T.C.V. 009-680-011-00					=	718,631
Est. TCV/Total Floor Area = 365.90, Most recent sale 03/31/2023 for 600,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
343,000	343,000	343,000	321,281	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,300	0	0	8,674	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
359,300	359,300	359,300	329,955	329,955	0	

DB: Lake2026

DB: Lake2026

LOTS 12 & 13 EXC N'LY 40 FT OF LOT 13. TOM'S BAY.

* Factors *

Land Improvement Cost Estimates

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1966

Building Areas

Other Additions/Adjustments

Totals:	153,459	92,077

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 156,531

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,800	0	0	97,938	0

Parcel Number: 009-680-012-00

Page: 2

2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	205,100	205,100	205,100	110,055	205,100	205,100

03/24/2026

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Valuation Report

DB: Lake2026

009-680-013-00

2026 Est. T.C.V.

CHERNIK LARRY W & ROBIN S

Property Class: 402

W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

N'LY 40 FT OF LOT 13. TOM'S BAY.

2008 REMOVE SIZE ADJ FOR 05..CALC IS BY FF

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	53.47	124.09	1.0412	0.8462	3800	100		178,994
50 Actual Front Feet,	0.16	Total Acres			Total Est.	Land Value =		178,994

2026 Est. T.C.V. 009-680-013-00

=

178,994

Est. TCV/Total Floor Area = 233.07

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
94,200	94,200	94,200	31,094	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,700	0	0	839	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
89,500	89,500	89,500	31,933	31,933	0

009-680-014-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

CHERNIK LARRY W & ROBIN S
7369 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 14 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	117.00	1.0000	0.8289	3800	100		188,990
60 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			188,990

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	280	0	0
D/W/P: 3.5 Concrete	6.58	304	94	1,880
Wood Frame	26.29	160	94	3,954
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	94	2,350
Total Estimated Land Improvements True Cash Value =				8,184

Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1975

(11) Heating System: Forced Heat & Cool
Ground Area = 1319 SF Floor Area = 1513 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	776		
1 Story	Siding	Crawl Space	543		
Total:				210,130	157,572

Other Additions/Adjustments

Plumbing				
Average Fixture(s)	1	1,422	1,066	
2 Fixture Bath	1	2,996	2,247	
Porches				
WPP	471	8,374	6,280	
Water/Sewer				
Public Sewer	1	1,465	1,099	
Water Well, 50 Feet	1	3,344	2,508	
Built-Ins				
Appliance Allow.	1	2,713	2,035	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:			230,444	172,807

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 293,772

2026 Est. T.C.V. 009-680-014-00				=	490,946
Est. TCV/Total Floor Area = 324.49, Most recent sale 06/08/2004 for 225,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
234,400	234,400	234,400	128,770	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,100	0	0	3,476	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
245,500	245,500	245,500	132,246	132,246	0

009-680-015-002026 Est. T.C.V.COLLETT ROBERT & CYNTHIA
Property Class: 4017359 W WHITE BIRCH AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. LOT 15 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	60.00	117.00	1.0000	0.8289	3800	100	188,990
60 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =		188,990

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1236 SF Floor Area = 2426 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	924		
1.5 Story	Siding	Slab	312		*51% Good
1 Story	Siding	Overhang	572		
Total:			267,939	166,788	

Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
3 Fixture Bath			2	8,956	5,821
Deck					
Treated Wood			424	6,530	4,636 *71% Good
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			572	23,801	13,329 *56% Good
Common Wall: 1 Wall			1	-2,589	-1,450
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	2,713	1,763
Fireplaces					
Exterior 2 Story			1	7,869	5,115
Local Cost Items					
SANITARY SEWER			1	0	0 *91% Good
Totals:			321,450	200,052	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 340,088

2026 Est. T.C.V. 009-680-015-00				=	529,078
Est. TCV/Total Floor Area = 218.09, Most recent sale 08/20/2021 for 510,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
253,300	253,300	253,300	190,279	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,200	0	0	5,137	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
264,500	264,500	264,500	195,416	195,416	0

03/24/2026
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Valuation Report

DB: Lake2026

009-680-016-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BONDY WILLIAM B & DENISE E
7349 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 16 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	116.58	1.0000	0.8279	3800	100		188,753
60 Actual Front Feet, 0.16 Total Acres								188,753

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	71	748
Total Estimated Land Improvements True Cash Value =				748

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C

Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = 720 SF Floor Area = 1080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	720		
Total:				138,872	97,211

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
2 Fixture Bath	1	2,996	2,097

Porches

CGEP (1 Story)	64	5,923	4,146
CCP (1 Story)	48	1,531	1,072
WPP	432	7,690	5,383

Deck

Treated Wood	446	6,748	4,724

Balcony

Wood Balcony	80	3,494	2,446

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	16,247	11,373

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Local Cost Items

SANITARY SEWER	1	0	0

Totals:

192,445

134,712

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 229,010

2026 Est. T.C.V. 009-680-016-00 = 418,511

Est. TCV/Total Floor Area = 387.51, Most recent sale 08/16/2024 for 450,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
202,800	202,800	202,800	202,800	2.70

Parcel Number: 009-680-016-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,500	0	0	5,475	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	209,300	209,300	209,300	208,275	208,275	0

009-680-017-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DANN PETER M & DEBBIE L
7339 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 17 TOM'S BAY.

ADD AC FOR 07 AS 1400 ADJ.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
B 67' @ 3800/FF	60.00	116.24	1.0000	0.8270	3800	100		188,557	
60 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			188,557	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	192	0	0
D/W/P: 4in Concrete	6.96	160	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
BOAT LIFT	500.00	1	0	0
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 10 Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = 1720 SF Floor Area = 2400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	448		
1.75 Story	Siding	Crawl Space	800		
1 Story	Siding	Slab	472		
1 Story	Siding	Overhang	80		
Total:				320,319	208,205
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	924
3 Fixture Bath			2	8,956	5,821
Porches					
CCP (1 Story)			40	1,327	863
Deck					
Treated Wood			150	3,300	2,145
Treated Wood			1232	15,696	10,202
Water/Sewer					
Public Sewer			1	1,465	952
Water Well, 50 Feet			1	3,344	2,174
Built-Ins					
Appliance Allow.			1	2,713	1,763
Fireplaces					
Exterior 1 Story			1	6,387	4,152
Local Cost Items					
SANITARY SEWER			1	0	0
Totals:				364,929	237,201
Notes:					
ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:				403,242	

Parcel Number: 009-680-017-00

Page: 2

2026	Est.	T.C.V.	009-680-017-00	=	592,749	
Est. TCV/Total Floor Area = 246.98, Most recent sale 10/01/2020 for 490,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	279,400	279,400	279,400	201,254	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,000	0	0	5,433	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	296,400	296,400	296,400	206,687	206,687	0

009-680-018-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCOTT DOUGLAS J
7329 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 18 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.00	116.00	1.0000	0.8264	3800	100		188,423
60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								188,423

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.		8.17	700 50	2,859
Total Estimated Land Improvements True Cash Value =				2,859

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1986

(11) Heating System: Electric Baseboard

Ground Area = 864 SF Floor Area = 1296 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
Total:				158,464	112,510
*71% Good					

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	1,010

Deck				
Treated Wood		296	5,156	3,661
Treated Wood		63	1,937	1,375

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		484	21,267	15,100
Door Opener		1	527	374

Water/Sewer				
Public Sewer		1	1,465	1,040
Water Well, 50 Feet		1	3,344	2,374

Built-Ins				
Appliance Allow.		1	2,713	1,926

Local Cost Items				
SANITARY SEWER		1	0	0
Totals:				196,295 139,370

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 236,928

2026 Est. T.C.V. 009-680-018-00					=	428,210
Est. TCV/Total Floor Area = 330.41						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
207,200	207,200	207,200	85,367	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	2,304	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
214,100	214,100	214,100	87,671	87,671	87,671	

009-680-019-002026 Est. T.C.V.

Property Class: 401TOTH ERIK & LINDSEY

Map #:LAKE TOWNSHIP7319 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 19 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	55.04	123.00	1.0306	0.8435	3800	100	181,845
52 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =							181,845

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	616	71	2,878
Wood Frame	27.96	120	72	2,416
Total Estimated Land Improvements True Cash Value =				5,294

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1972

(11) Heating System: Forced Air w/ Ducts
Ground Area = 945 SF Floor Area = 945 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	945		
Total:				138,457	98,298

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,422	1,010

Deck			
Treated Wood	420	6,493	4,610

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	312	17,216	12,223

Water/Sewer

Public Sewer	1	1,465	1,040
Water Well, 50 Feet	1	3,344	2,374

Built-Ins

Appliance Allow.	1	2,713	1,926

Breezeways

Frame Wall	36	2,430	1,725

Local Cost Items

SANITARY SEWER	1	0	0

Totals:		173,540	123,206

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 209,450

2026 Est. T.C.V. 009-680-019-00 = 396,589

Est. TCV/Total Floor Area = 419.67, Most recent sale 08/03/2023 for 510,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
192,800	192,800	192,800	181,559	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	4,902	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
198,300	198,300	198,300	186,461	186,461	0

03/24/2026
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Valuation Report

DB: Lake2026

009-680-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

SCHRAM CHARLES P & LINDA C TRUST
7309 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 20 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	61.67	139.16	0.9905	0.8808	3800	100		204,430
60 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 204,430

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	630	75	3,109
Wood Frame	25.62	176	71	3,201
Total Estimated Land Improvements True Cash Value =				6,310

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1978

(11) Heating System: Electric Baseboard

Ground Area = 864 SF Floor Area = 1296 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
Total:				166,396	124,791

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	1,066
2 Fixture Bath	2	5,993	4,495

Deck

Treated Wood	48	1,667	1,250
Treated Wood	384	6,121	4,591

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	720	27,972	20,979
Door Opener	1	527	395

Water/Sewer

Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins

Appliance Allow.	1	2,713	2,035

Fireplaces

Exterior 2 Story	1	7,869	5,902

Breezeways

Frame Wall	260	17,550	13,162

Local Cost Items

SANITARY SEWER	1	0	0

Totals:

243,039

182,273

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 309,864

2026 Est. T.C.V. 009-680-020-00

= 520,604

Est. TCV/Total Floor Area = 401.70, Most recent sale 09/18/2009 for 240,000

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-680-020-00

Page: 2

	251,400	251,400	251,400	135,150	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,900	0	0	3,649	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	260,300	260,300	260,300	138,799	138,799	0

009-680-021-00	2026 Est. T.C.V.	DZIK DAVID & LINDA TRUST
Property Class: 401		7299 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. LOT 21 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.07	150.00	0.9996	0.9042	3800	100		206,325
60 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =			206,325

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	30.53	90	50	1,374
Total Estimated Land Improvements True Cash Value =				1,374

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Heat & Cool
Ground Area = 891 SF Floor Area = 1336 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	891		
Total:				168,858	109,758

Other Additions/Adjustments

Plumbing		
Average Fixture(s)	1	1,422 924

Deck		
Treated Wood	450	6,786 4,411

Balcony		
Wood Balcony	32	1,398 909

Water/Sewer		
Public Sewer	1	1,465 952
Water Well, 50 Feet	1	3,344 2,174

Built-Ins		
Appliance Allow.	1	2,713 1,763

Totals: 185,986 120,891

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 205,515

2026 Est. T.C.V. 009-680-021-00 = 413,214

Est. TCV/Total Floor Area = 309.29, Most recent sale 07/25/2019 for 210,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
201,000	201,000	201,000	123,585	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	3,336	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
206,600	206,600	206,600	126,921	126,921	0	

03/24/2026

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Valuation Report

DB: Lake2026

009-680-022-00

2026 Est. T.C.V.

DUZEY LAURA S

Property Class: 401

7289 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. LOT 22 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.07	157.00	0.9996	0.9188	3800	100		209,645
60 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =			209,645

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dock: Light posts	46.97	216	0	0
D/W/P: 3.5 Concrete	6.58	138	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.25S

Cls C 10

Blt 1971

(11) Heating System: Forced Heat & Cool

Ground Area = 2132 SF Floor Area = 2888 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	975		
1 Story	Siding	Crawl Space	133		
1.5 Story	Siding	Slab	1,024		
Total:				370,535	240,857

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	2	8,956	5,821

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	768	35,382	22,998
Storage Over Garage	384	5,084	3,305
Common Wall: 1 Wall	1	-2,589	-1,683
Door Opener	1	527	343

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Direct-Vented Gas	1	2,963	1,926

Deck

Treated Wood	1016	12,944	8,414

Local Cost Items

SANITARY SEWER	1	0	0	*87% Good

Totals:

442,746

287,794

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

489,250

Parcel Number: 009-680-022-00

Page: 2

2026	Est.	T.C.V.	009-680-022-00	=	701,270	
Est. TCV/Total Floor Area = 242.82, Most recent sale 04/02/2018 for 375,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	331,600	331,600	331,600	223,476	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,000	0	0	6,033	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	350,600	350,600	350,600	229,509	229,509	229,509

009-680-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GANN ROBERT K TRUST &
7279 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 23 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	60.07	161.00	0.9996	0.9269	3800	100	211,499
60 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		211,499

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	50	395
D/W/P: 4in Ren. Conc.	8.17	825	50	3,370
Wood Frame	23.72	288	50	3,415
Total Estimated Land Improvements True Cash Value =				7,180

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1972

(11) Heating System: Forced Heat & Cool
Ground Area = 832 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	832		
Total:				158,557	103,060

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924

Porches

CCP (1 Story)	36	1,218	792
CGEP (1 Story)	65	5,987	3,892

Deck

Treated Wood	324	5,479	3,561

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals: 180,185 117,118

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 199,101

2026 Est. T.C.V. 009-680-023-00 = 417,780

Est. TCV/Total Floor Area = 334.76, Most recent sale 08/01/1995 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
203,800	203,800		87,735	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	2,368	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,900	208,900	208,900	90,103	90,103	90,103	

009-680-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

ANDRASH STEPHAN & PATRICIA
7269 W WHITE BIRCH AVE
LAKE CITY, MI 49651

. LOT 24 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	60.07	166.00	0.9996	0.9369	3800	100	213,775
60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =							213,775

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	828	50	2,550
D/W/P: Patio Blocks	14.26	100	50	713
Total Estimated Land Improvements True Cash Value =				3,263

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1972

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost	572	25,832		14,208	
Door Opener	1	468		257	

Fireplaces					
Wood Stove	1	2,107		1,159	
Totals:				28,407	15,624

Notes: FORMER GARAGE CONVERTED TO HOUSE

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 26,561

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 2019

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1760 SF Floor Area = 1760 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,760		
Total:				199,968	197,969

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185		1,173	
3 Fixture Bath	1	3,721		3,684	

Porches

CCP (1 Story)	96	2,609		2,583	

Water/Sewer

Public Sewer	1	1,300		1,287	
Water Well, 100 Feet	1	5,415		5,361	

Built-Ins

Appliance Allow.	1	1,897		1,878	

Parcel Number: 009-680-024-00

Page: 2

Local Cost Items				
GENERATOR	1	1	1	*100% Good
Totals:		216,096	213,936	

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 363,691

2026 Est. T.C.V. 009-680-024-00				=	607,290
Est. TCV/Total Floor Area = 345.05					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
289,600	289,600	289,600	178,175	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	14,000	0	0	4,810	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
303,600	303,600	303,600	182,985	182,985	182,985

009-680-025-00	2026 Est. T.C.V.	METZGER JAMES & ANNA
Property Class: 401		7259 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 25 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
B 67' @ 3800/FF	60.07	171.00	0.9996	0.9466	3800	100	216,007
60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =							216,007

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	288 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 100	1,000
Total Estimated Land Improvements True Cash Value =				1,000

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = 840 SF Floor Area = 1260 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.5 Story	Siding	Crawl Space	840	
Total:			155,216	108,651

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	995
2 Fixture Bath		1	2,996	2,097
Deck				
Treated Wood		224	4,305	3,013
Balcony				
Wood Balcony		80	3,494	2,446
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		576	21,479	15,035
Door Opener		2	1,054	738
Water/Sewer				
Public Sewer		1	1,465	1,025
Water Well, 50 Feet		1	3,344	2,341
Built-Ins				
Appliance Allow.		1	2,713	1,899
Local Cost Items				
SANITARY SEWER		1	0	0 *94% Good
Totals:			197,488	138,240

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 235,008

2026 Est. T.C.V. 009-680-025-00			=	452,015
Est. TCV/Total Floor Area = 358.74				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
220,000	220,000	220,000	108,150	2.70
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

Parcel Number: 009-680-025-00

Page: 2

	0	6,000	0	0	2,920	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	226,000	226,000	226,000	111,070	111,070	0

03/24/2026

Valuation Report

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DB: Lake2026

009-680-026-00

2026 Est. T.C.V.

WYKES FAMILY TRUST

Property Class: 401

7249 W WHITE BIRCH AVE

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. LOT 26 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.06	171.00	0.9997	0.9466	3800	100		215,968
60 Actual Front Feet, 0.24 Total Acres								215,968
Total Est. Land Value =								215,968

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	550	0	0
D/W/P: Brick on Sand	18.00	331	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				2,500

Cost Est. for Res. Bldg: 1 Single Family 1.75S

Cls C

Blt 1973

(11) Heating System: Electric Baseboard

Ground Area = 840 SF Floor Area = 1470 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	840		
Total:				178,659	107,195

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Porches

WGEP (1 Story)	182	15,051	9,031

Deck

Treated Wood	438	6,671	4,003
Treated Wood	72	2,062	1,237

Balcony

Wood Balcony	60	2,621	1,573

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	676	29,663	17,798
Door Opener	2	1,054	632

Water/Sewer

Public Sewer	1	1,465	879
Water Well, 50 Feet	1	3,344	2,006

Built-Ins

Appliance Allow.	1	2,713	1,628
Hot Tub	1	7,251	4,351

Fireplaces

Wood Stove	1	2,503	1,502

Local Cost Items

SANITARY SEWER	1	0	0	*91% Good

Totals:

257,475

154,486

Parcel Number: 009-680-026-00

Page: 2

Notes:

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV:

262,626

2026 Est. T.C.V. 009-680-026-00					=	481,094
Est. TCV/Total Floor Area = 327.27, Most recent sale 08/04/2006 for 260,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
232,500	232,500	232,500	114,668	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,000	0	0	3,096	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
240,500	240,500	240,500	117,764	117,764		0

009-680-027-00	2026 Est. T.C.V.	ZAK FELECIA TRUST
Property Class: 401		7239 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. LOT 27 TOM'S BAY.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B 67' @ 3800/FF	60.06	165.00	0.9997	0.9349	3800	100		213,285
60 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			213,285

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	572	50	1,762
Metal Prefab	18.90	64	45	544
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/04'/211	14.00	190	50	1,330
Total Estimated Land Improvements True Cash Value =				3,636

Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,400		
Total:				164,303	106,797

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,185	770

Porches

WCP (1 Story)	128	5,532	3,596
WPP	72	2,431	1,580

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	676	21,422	16,923	*79% Good

Water/Sewer

Public Sewer	1	1,300	845
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	1,897	1,233

Fireplaces

Prefab 1 Story	1	2,147	1,396

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*91% Good

Totals: 203,562 135,315

Notes: 2004 ADDITION

ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.700 => TCV: 230,036

2026 Est. T.C.V. 009-680-027-00	=	446,957		
Est. TCV/Total Floor Area = 319.26, Most recent sale 10/24/2023 for 400,000				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
217,200	217,200	217,200	202,179	2.70

Parcel Number: 009-680-027-00

Page: 2

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,300	0	0	5,458	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	223,500	223,500	223,500	207,637	207,637	0

009-681-028-002026 Est. T.C.V.HORN BRUCE L & CATHARINE G (TEE)
Property Class: 401W WHITE BIRCH AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 28 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *				101X134 IRR			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
F 67' @ 650/	101.00	134.00	0.8662	1.0107	650	100	57,472
101 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =							57,472

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	623	0	0
Wood Frame	27.96	120	50	1,677
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				4,052

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -3,806
Garages				
Class: C Exterior: Pole (Unfinished)				
Door Opener			1	527 448
Base Cost			1792	42,381 36,024
Totals:				38,430 32,666

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 40,179

2026 Est. T.C.V. 009-681-028-00				=	101,703
Est. TCV/Total Floor Area = 0.00, Most recent sale 06/01/1995 for 8,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
45,400	45,400	45,400	18,715	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,500	0	0	505	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
50,900	50,900	50,900	19,220	19,220	0

009-681-029-002026 Est. T.C.V.BARTLETT RANDALL & DENISE

Property Class: 4017380 W WHITE BIRCH AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 29 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *					100X166 M/L			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	166.00	0.8692	1.0893	650	100		61,546
100 Actual Front Feet, 0.38			Total Acres		Total Est. Land Value =			61,546

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	575	50	1,860
Total Estimated Land Improvements True Cash Value =				1,860

Cost Est. for Res. Bldg: 1Single FamilyGRG

Cls CD

Blt 2002

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,428	20,342
Totals:				25,428	20,342

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:25,021

2026 Est. T.C.V. 009-681-029-00					=	88,427
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/15/2025 for 100,000						
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM	
38,600		38,600	38,600	14,346	2.70	
2026 New Eq.		Adjustment	Loss	Additions	Tax Adjustment	Losses
0		5,600	0	0	29,854	0
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,200		44,200	44,200	14,733	44,200	0

009-681-030-002026 Est. T.C.V.SCHRAM LINDA C & CHARLES P
Property Class: 4017370 W WHITE BIRCH AVE
Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 2 T22N R8W LOT 30 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *				100X163 IRR			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
F 67' @ 650/	100.00	163.00	0.8692	1.0824	650	100	61,154
100 Actual Front Feet, 0.37 Total Acres					Total Est. Land Value =		61,154

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2005

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost		1200	25,428	21,614
Totals:			25,428	21,614
Notes:				
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:				26,585

2026 Est. T.C.V. 009-681-030-00		=	88,689
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/23/2020 for 60,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap IRM
38,100	38,100	38,100	28,254 2.70
2026 New Eq.	Adjustment	Loss	Additions Tax Adjustment Losses
0	6,200	0	0 762 0
2026 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
44,300	44,300	44,300	29,016 29,016 0

03/24/2026
12:46 PM

Valuation Report

DB: Lake2026

009-681-031-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

COLLETT ROBERT & CYNTHIA
W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 31 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *
100*160.2 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	160.20	0.8692	1.0758	650	100		60,784
100 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	60,784

2026 Est. T.C.V. 009-681-031-00 = 60,784

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/20/2021 for 510,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
23,400	23,400	23,400	14,846	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,000	0	0	400	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,400	30,400	30,400	15,246	15,246	0

009-681-032-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DANN PETER M & DEBBIE L
W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 32 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *				100X157.28 IRR			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
F 67' @ 650/	100.00	157.28	0.8692	1.0689	650	100	60,394
100 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =		60,394

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
D/W/P: 4in Ren. Conc.	8.17	351	50 1,434
Total Estimated Land Improvements True Cash Value =			1,434

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Deck				
w/Roof (Roof portion)			118	2,080 1,872
Garages				
Class: C Exterior: Pole (Unfinished)				
Base Cost			1800	42,570 38,313
Totals:				44,650 40,185
Notes:				
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:				49,428

2026 Est. T.C.V. 009-681-032-00					=	111,256
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/01/2020 for 490,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
50,200	50,200	50,200	37,337	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	1,008	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,600	55,600	55,600	38,345	38,345	0	

009-681-033-00	2026 Est. T.C.V.	SCOTT DOUGLAS
Property Class: 401		7328 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SEC 2 T22N R8W LOT 33 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
* Factors *					100X154.37			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	100.00	154.37	0.8692	1.0620	650	100		60,001
100 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			60,001

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2003

(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Porches					
CCP	(1 Story)		140	4,022	3,419
Garages					
Class: C Exterior: Pole (Unfinished)					
Door Opener			1	527	448
Base Cost			1280	30,272	25,731
Class: C Exterior: Pole (Finished)					
Base Cost			768	25,951	22,058
Door Opener			1	527	448
Water/Sewer					
Public Sewer			1	1,465	1,245
Water Well, 100 Feet			1	5,734	4,874
Fireplaces					
Wood Stove			1	2,503	2,128
Totals:				71,001	60,351

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 74,232

2026 Est. T.C.V. 009-681-033-00				=	135,183
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
63,100	63,100	63,100	26,920	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,500	0	726	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
67,600	67,600	67,600	27,646	27,646	27,646

009-681-034-002026 Est. T.C.V.DZIK DAVID & LINDA TRUST

Property Class: 401W WHITE BIRCH AVE

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 34 TOM'S BAY NO 2.

CORRECTED SQ FT OF GRG FOR 07.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					100X151.45 IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	100.00	151.45	0.8692	1.0549	650	100		59,601	
100 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			59,601	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	256	0	0
Wood Frame	26.96	144	50	1,941
Wood Frame	35.03	64	50	1,121
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				4,012

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1995

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			864	31,804	27,033
Door Opener			1	527	448
Totals:				32,331	27,481

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 33,802

2026 Est. T.C.V. 009-681-034-00					=	97,415
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/27/2020 for 90,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
43,200	43,200	43,200	32,405	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	874	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,700	48,700	48,700	33,279	33,279	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-681-035-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DZIK DAVID & LINDA
W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 35 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

* Factors *

100X149.05 IRR

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 650/	115.23	149.07	0.8271	1.0491	650	100		64,993
115 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =			64,993

2026 Est. T.C.V. 009-681-035-00

=

64,993

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/27/2020 for 90,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
25,000	25,000	25,000	16,084	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,500	0	434	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
32,500	32,500	32,500	16,518	16,518 0

009-681-036-002026 Est. T.C.V. ANDRASH STEPHEN & PATRICIA
Property Class: 402W WHITE BIRCH AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

LOT 36 EXC S 66.66 FT THOF & LOT 37 EXC N 66.66 FT THOF. TOM'S BAY NO 2.

00 SPLIT 66.66' TO 036-50 FOR 01
00 COMBO 33.35' FROM 037 FOR 01

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					66.68 X 149 IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	66.68	149.00	1.0017	1.0489	650	100		45,538	
67 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			45,538	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Wood Frame	22.16	120	50	1,329
Total Estimated Land Improvements True Cash Value =				1,329

2026 Est. T.C.V. 009-681-036-00					=		46,867		
Est. TCV/Total Floor Area = 0.00									
2025 Assessed		MBOR		S.E.V.		Base for Cap		IRM	
17,500		17,500		17,500		2,641		2.70	
2026 New Eq. Adjustment		Loss		Additions		Tax Adjustment		Losses	
0		5,900		0		0		71	
2026 Assessed		MBOR		S.E.V.		Capped		->Taxable<-	
23,400		23,400		23,400		2,712		2,712	
								PRE/MBT	
								2,712	

009-681-036-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

GANN ROBERT K TRUST &
7279 W WHITE BIRCH AVE
LAKE CITY, MI 49651

S 66.66 FT OF LOT 36. TOM'S BAY NO 2.

DD GRG FOR 02 GRG HAS LIVING ABOVE..ADD FOR 03

00 SPLIT FROM 036-00 FOR 01

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					66.696X149 IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	66.70	149.00	1.0016	1.0489	650	100		45,545	
67 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =			45,545	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements			True Cash Value =	950

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 756 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas						
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Overhang	756			
			Total:	65,606	52,485	
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1	1,422	1,138	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			1008	35,855	28,684	
Door Opener			1	527	422	
Water/Sewer						
Public Sewer			1	1,465	1,172	
Water Well, 50 Feet			1	3,344	2,675	
Built-Ins						
Appliance Allow.			1	2,713	2,170	
Local Cost Items						
SANITARY SEWER			1	0	0	*94% Good
Totals:				110,932	88,746	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 109,158

2026 Est. T.C.V. 009-681-036-50					=	155,653	
Est. TCV/Total Floor Area = 205.89							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	75,300	75,300	75,300	50,161	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	2,500	0	0	1,354	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	77,800	77,800	77,800	51,515	51,515	0	

009-681-037-002026 Est. T.C.V.MANDRUCH WOLDYMR J
Property Class: 402W WHITE BIRCH AVE
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

N 66.66 FT OF LOT 37. TOM'S BAY NO 2.

SPLIT 33/35 FT TO 036-50 FOR 01

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

		* Factors *		66.66 X 150 IRR			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
F 67' @ 650/	66.66	150.00	1.0018	1.0514	650	100	
67 Actual Front Feet,	0.23	Total Acres			Total Est. Land Value =		
							Value
							45,636
							45,636

2026 Est. T.C.V. 009-681-037-00				=	45,636	
Est. TCV/Total Floor Area = 60.37						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
17,600	17,600	17,600	2,641	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,200	0	0	71	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
22,800	22,800	22,800	2,712	2,712	0	

009-681-038-002026 Est. T.C.V.

Property Class: 401TOBE THOMAS & JANET

Map #:LAKE TOWNSHIP7159 W WHITE BIRCH AVE

LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 38 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					87 X 150				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	87.00	150.00	0.9126	1.0514	650	100		54,260	
87 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								54,260	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.08	70	95	1,203
Wood Frame	29.49	96	94	2,661
Total Estimated Land Improvements True Cash Value =				3,864

Cost Est. for Res. Bldg: 1Single FamilyGRG

ClsC

Blt 1989

(11) Heating System: No Heating/Cooling

Ground Area = 0 SFFloor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	-4,478	-3,358
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1064	25,164	18,873
Totals:				20,686	15,515

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:

19,083

2026 Est. T.C.V. 009-681-038-00					=	77,207
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/28/2011 for 55,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
32,800	32,800	32,800	17,362	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	468	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
38,600	38,600	38,600	17,830	17,830	0	

009-681-039-00	2026 Est. T.C.V.	URBANSKI TODD D & JANE E
Property Class: 401		7193 W WHITE BIRCH AVE
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

LA 1829 SEC 2 T22N R8W LOT 39 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
* Factors *				100X150.34 IRR			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
F 67' @ 650/	100.00	150.34	0.8692	1.0522	650	100	59,448
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							59,448

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	1600	50	2,888
D/W/P: 4in Ren. Conc.	10.25	2000	50	10,250
Fencing: Wire Mesh, #9	3.97	9600	0	0
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/CHALF/12'/211	39.00	80	50	1,560
/CI16/YARI/CHALF/04'/211	14.00	100	50	700
Total Estimated Land Improvements True Cash Value =				15,398

Cost Est. for Res. Bldg: 1 Single Family GRG Cls BC Blt 2012

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-6,585 -5,926
Porches				
CCP (1 Story)			152	5,597 5,037
Foundation: Shallow			152	-1,132 -1,019
Garages				
Class: BC Exterior: Pole (Unfinished)				
Door Opener			2	1,317 1,185
Base Cost			1446	45,144 40,630
Totals:				44,341 39,907

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 49,086

2026 Est. T.C.V. 009-681-039-00					=	123,932
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/08/2017 for 75,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
55,900	55,900	55,900	37,924	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	0	1,023	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,000	62,000	62,000	38,947	38,947	0	

009-681-040-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BENEDICT DAVID & BENEDICT JAMES &
W WHITE BIRCH AVE
LAKE CITY, MI 49651

. SEC 2 T22N R8W LOT 40 TOM'S BAY NO 2.

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
* Factors *					100X150.68 IRR				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
F 67' @ 650/	100.00	150.68	0.8692	1.0530	650	100		59,495	
100 Actual Front Feet, 0.35 Total Acres								Total Est. Land Value = 59,495	

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	144	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	0.00	0	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	216	10,826	8,119	
Totals:		10,826	8,119	

Notes:

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 9,986

2026 Est. T.C.V. 009-681-040-00					=	70,431
Est. TCV/Total Floor Area = 0.00						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
28,700	28,700	28,700	3,475		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	93	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
35,200	35,200	35,200	3,568	3,568	0	

03/24/2026
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Valuation Report

DB: Lake2026

009-690-001-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MISSAUKEE COUNTY ROAD COMMISSION
W JAMES RD
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 1 & N 2 FT OF LOT 2 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	50.00	100.00	1.0000	0.0000	0 100*		0
COMMERCIAL \$.50/SQFT			0.12 Acres		21780 100		2,505
* denotes lines that do not contribute to the total acreage calculation.							
50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =				2,505

2026 Est. T.C.V. 009-690-001-00 = 0

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
0	0	0	0	2.70	
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

DB: Lake2026

009-690-002-00	2026 Est. T.C.V.	LAKE MISSAUKEE HOLDINGS LLC
Property Class: 201		1850 S MOREY RD
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

SEC 12 T22N R8W S 64 FT OF LOT 2 & N 10 FT OF LOT 3 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE	0	74.00	150.00	1.0000	0.0000	0	100*	0

COMMERCIAL <2A M/L	0.26 Acres	18000	100	4,590

* denotes lines that do not contribute to the total acreage calculation.

74 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 4,590

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value

D/W/P: Asphalt Paving	3.07	1500	100	4,605

Total Estimated Land Improvements True Cash Value = 4,605

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1974

Description of Occupancy: CAL 140

Costs are taken from the Office Buildings cost schedules.

```
<<<<< Calculator Cost Computations >>>>>
```

Class: D Quality: Average

```
Stories: 1      Story Height: 8      Perimeter: 152
```

Overall Building Height: 8

Base Rate for Upper Floors = 139.34

(10) Heating system: Forced Air Furnace Cost/SqFt: 20.14 100%

Adjusted Square Foot Cost for Upper Floors = 159.48

Total Floor Area: 1,256 Base Cost New of Upper Floors = 200,307

Reproduction/Replacement Cost = 200,307

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0

Total Depreciated Cost = 112,172

```
<<<<< Segregated Cost Computations >>>>>
```

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

	Cost	# or Height	Storys
1	100	10	10
2	200	20	20
3	300	30	30
4	400	40	40
5	500	50	50
6	600	60	60
7	700	70	70
8	800	80	80
9	900	90	90
10	1000	100	100

Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost

Total Cost New = 0

Architectural Multiplier: 0.95

Reproduction/Replacement Cost = 0

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0

Total Depreciated Cost = 0

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 183,962

Replacement Cost/Floor Area= 159.48 Est. TCV/Floor Area= 146.47

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1993

Description of Occupancy: CAL 56

Costs are taken from the Garages - Residential (Detached) cost schedules.

```
<<<<<           Calculator Cost Computations           >>>>>
```

Class: D,Siding Quality: Average

Stories: 1 Story Height: 8 Perimeter: 112

Overall Building Height: 8

Base Rate for Upper Floors = 33.01

Adjusted Square Foot Cost for Upper Floors = 33.01

Total Floor Area: 1,120 Base Cost New of Upper Floors = 36,971

Parcel Number: 009-690-002-00

Page: 2

Reproduction/Replacement Cost = 36,971

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0

Total Depreciated Cost = 18,116

ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 29,710

Replacement Cost/Floor Area= 33.01 Est. TCV/Floor Area= 26.53

Total Estimated True Cash Value of Commercial/Industrial Buildings = 213,672

2026 Est. T.C.V. 009-690-002-00 = 222,867

Est. TCV/Total Floor Area = 93.80, Most recent sale 01/21/2026 for 190,800

2025 Assessed MBOR S.E.V. Base for Cap IRM

95,400 95,400 95,400 46,908 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 16,000 0 0 1,266 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

111,400 111,400 111,400 48,174 48,174 0

009-690-003-002026 Est. T.C.V.DONZELLI LLC

Property Class: 2011866 S MOREY RD

Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 12 T22N R8W LOT 4 & LOT 3 EXC N 10 FT THEREOF PLAT OF VI-MY-KA SUB.
7/2020 COMBINE WITH 690-004-00
FORMERLY . SEC 12 T22N R8W LOT 3 EXC N 10 FT THEREOF PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
INFO FOR SIZE 0	100.00	150.00	1.0000	0.0000	0 100*	0
COMMERCIAL <2A M/L		0.64 Acres	18000	100		11,466
* denotes lines that do not contribute to the total acreage calculation.						
100 Actual Front Feet, 0.64 Total Acres			Total Est. Land Value =			11,466

Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.86	16000	100	45,760
Wood Frame	24.33	128	94	2,927
Total Estimated Land Improvements True Cash Value =				48,687

Cost Estimates for Commercial/Industrial Building/Section: 1Built 1980

Description of Occupancy: CAL 126

Costs are taken from the Medical - Office Buildings cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 12 Perimeter: 184
Overall Building Height: 12

Base Rate for Upper Floors = 185.37

(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.85 100%
Adjusted Square Foot Cost for Upper Floors = 215.22

Total Floor Area: 1,920Base Cost New of Upper Floors = 413,223

Reproduction/Replacement Cost = 413,223

Eff.Age:25Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0

Total Depreciated Cost = 194,215

<<<<< Segregated Cost Computations >>>>>					
Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels					
Item Description	Cost		# or Height Storys		
	Col.	Rate	SqFt	Adj.	Adj.
					Cost
Total Cost New =					0
Architectural Multiplier: 1.00					
Reproduction/Replacement Cost =					0
Eff.Age:25	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0				
Total Depreciated Cost =					0

ECF (201A GENERAL COMMERCIAL)1.640 => TCV of Bldg: 1 = 318,512

Replacement Cost/Floor Area= 215.22Est. TCV/Floor Area= 165.89

Total Estimated True Cash Value of Commercial/Industrial Buildings = 318,512

2026 Est. T.C.V. 009-690-003-00					=	378,665
Est. TCV/Total Floor Area = 197.22, Most recent sale 01/03/2019 for 160,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
165,700	165,700	165,700	94,058		2.70	
2026 New Eq. Adjustment	Loss		Additions	Tax Adjustment		Losses
0	23,600		0	2,539		0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
189,300	189,300	189,300	96,597	96,597		0

03/24/2026
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Valuation Report

DB: Lake2026

009-690-005-00
Property Class: 202
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DYKEMA EXCAVATORS INC ETAL
S MOREY RD
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 5. PLAT OF VI-MY-KA SUB. 17/48 DYKEMA EXCAVATORS INC,
2017-04029, 17/48 BRANDT 2000-01485, 14/48 COOL INVESTMENT LLC 2019-02910

APPEARS TO HAVE BEEN ASSESSED BELOW MARKET..ADJ FOR 05

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	120.00	150.00	1.0000	0.0000		0	100*	0
COMMERCIAL <2A M/L			0.41 Acres		18000	100		7,434
* denotes lines that do not contribute to the total acreage calculation.								
120 Actual Front Feet, 0.41 Total Acres			Total Est. Land Value =			7,434		

2026 Est. T.C.V. 009-690-005-00 = 7,434

Est. TCV/Total Floor Area = 3.87, Most recent sale 02/07/2023 for 250,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,700	3,700	3,700	3,700	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,700	3,700	3,700	3,799	3,700	0

009-690-006-00	2026 Est. T.C.V.	COOL INVESTMENT LLC
Property Class: 201		S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOTS 6 & 7 PLAT OV VI-MY-KA. 2022-040290 AMEND

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	240.00	150.00	1.0000	0.0000	0	100*		0
COMMERCIAL 4-6A	9000		0.83 Acres		9000	100	PART OF TRACT	7,434
* denotes lines that do not contribute to the total acreage calculation.								
240 Actual Front Feet,			0.83 Total Acres		Total Est. Land Value =			7,434

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	16255	50	23,488
Total Estimated Land Improvements True Cash Value =				23,488

2026	Est. T.C.V. 009-690-006-00					=	30,922
Est. TCV/Total Floor Area = 16.11, Most recent sale 01/08/2008 for 0							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	14,100	14,100	14,100	11,480	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	1,400	0	0	309	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	15,500	15,500	15,500	11,789	11,789	0	

009-690-008-00	2026 Est. T.C.V.	GUNNERSON MATTHEW							
Property Class: 201		1980 S MOREY RD							
Map #:	LAKE TOWNSHIP	Lake City, MI 49651							
. SEC 12 T22N R8W LOTS 8 & 9 PLAT OF VI-MY-KA SUB.									
Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
INFO FOR SIZE 0	267.00	150.00	1.0000	0.0000	0	100*		0	
COMMERCIAL <2A M/L		0.92 Acres			18000	100		16,542	
* denotes lines that do not contribute to the total acreage calculation.									
267 Actual Front Feet, 0.92 Total Acres			Total Est. Land Value =			16,542			
Land Improvement Cost Estimates									
Description					Rate	Size	% Good	Cash Value	
D/W/P: Asphalt Paving					3.01	16500	100	49,665	
Ad-Hoc Unit-In-Place Items									
Description					Rate	Size	% Good	Cash Value	
/CI16/YARI/OUTL/1LOW/FLO5					575.00	2	100	1,150	
Total Estimated Land Improvements			True Cash Value =			50,815			
Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1979									
Description of Occupancy: CAL 14									
Costs are taken from the Office Buildings cost schedules.									
<<<<<			Calculator Cost Computations			>>>>>			
Class: C			Quality: Average						
Stories: 1			Story Height: 14			Perimeter: 192			
Overall Building Height: 14									
Base Rate for Upper Floors = 162.79									
(10) Heating system: Forced Air Furnace Cost/SqFt: 21.91 100%									
Adjusted Square Foot Cost for Upper Floors = 184.70									
Total Floor Area: 1,904			Base Cost New of Upper Floors =			351,670			
			Reproduction/Replacement Cost =			351,670			
Eff.Age:25			Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0			Total Depreciated Cost =			
						211,002			
Unit in Place Items									
UIP2 VALUT DOOR			Rate			Quantity	Arch	%Good	Depr.Cost
			14896.00			1	1.00	20	2,979
UIP 14 ATM ENC			29155.00			1	1.00	20	5,831
ECF (201B COMMERCIAL GROUP B)			1.060 => TCV of Bldg: 1 =			233,001			
Replacement Cost/Floor Area= 207.84			Est. TCV/Floor Area= 122.37						
95 % Completed => Est. True Cash Value 2026 =						221,351			
Total Estimated True Cash Value of Commercial/Industrial Buildings =						221,351			
2026 Est. T.C.V. 009-690-008-00						= 288,708			
Est. TCV/Total Floor Area = 151.63, Most recent sale 05/18/2016 for 105,000									
2025 Assessed	MBOR	S.E.V.	Base for Cap			IRM			
128,600	128,600	128,600	82,863			2.70			
2026 New Eq.	Adjustment	Loss	Additions			Tax Adjustment		Losses	
0	15,800	0	0			2,237		0	
2026 Assessed	MBOR	S.E.V.	Capped			->Taxable<-		PRE/MBT	
144,400	144,400	144,400	85,100			85,100		0	

009-690-010-00
Property Class: 201
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRANDT GREGORY A & JEANENE S TTEE
S MOREY RD
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 10 PLAT OF VI-MY-KA SUB. 2022-040290 AMEND

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
INFO FOR SIZE 0	75.00	150.00	1.0000	0.0000	0	100*		0	
COMMERCIAL 4-6A	9000		0.26 Acres		9000	100	PART OF TRACT	2,322	
* denotes lines that do not contribute to the total acreage calculation.									
75 Actual Front Feet,			0.26	Total Acres	Total Est. Land Value =			2,322	

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: Asphalt Paving		2.70	8250 50	11,137
Total Estimated Land Improvements True Cash Value =				11,137

2026 Est. T.C.V. 009-690-010-00					=	13,459
Est. TCV/Total Floor Area = 7.07						
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM	
6,200	6,200	6,200	3,196		2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	0	86	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,700	6,700	6,700	3,282	3,282	0	

009-690-011-002026 Est. T.C.V.DYKEMA EXCAVATORS INC

Property Class: 2011970 S MOREY RD

Map #:LAKE TOWNSHIPLake City, MI 49651

. SEC 12 T22N R8W LOTS 11,12 & 13 PLAT OF VI-MY-KA. AND ASSESSED WITH PARCEL
009-012-018-95 DESCRIBED AS . SEC 12 T22N R8W BEG 503.02 FT W & N 01 DEG 48'00"
W 183.02 FT FROM SE COR SEC 12, TH N 88 DEG 12'00" E 150 FT, S 01 DEG 48'00" E
4.71 FT, W 150.07 FT TO POB. .0081A. 2022-040290 AMEND

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
INFO FOR SIZE 0	241.00	150.00	1.0000	0.0000	0	100*		0
COMMERCIAL <2A M/L			0.83 Acres		18000	100		14,940
* denotes lines that do not contribute to the total acreage calculation.								
241 Actual Front Feet, 0.83 Total Acres								Total Est. Land Value = 14,940

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.59	11000	100	28,490
D/W/P: 4in Ren. Conc.	6.33	1000	100	6,330
Fencing: Wire Mesh, #9	3.52	1120	94	3,705
Total Estimated Land Improvements True Cash Value =				38,525

Cost Estimates for Commercial/Industrial Building/Section: 1

Built 1980

Costs are taken from the Stores - Warehouse Discount cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: S Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 452

Base Rate for Upper Floors = 44.59

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.66 100%
Adjusted Square Foot Cost for Upper Floors = 61.25

Total Floor Area: 12,600

Base Cost New of Upper Floors = 771,750

Reproduction/Replacement Cost = 771,750

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 270,113

<<<<<< Segregated Cost Computations >>>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost	# or Height		Storys		Cost
	Col.	Rate	SqFt	Adj.	Adj.	
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	32.50	810	1.000	1.000	26,325
Total Cost of Lump-Sum Items =						26,325
Total Cost New =						26,325

Architectural Multiplier: 1.00

Reproduction/Replacement Cost = 26,325
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 9,214

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 1 = 296,086

Replacement Cost/Floor Area= 63.34 Est. TCV/Floor Area= 23.50

Cost Estimates for Commercial/Industrial Building/Section: 2

Built 2011

Description of Occupancy: LUMBER STORAGE -REAR OF BLDG

Costs are taken from the Sheds - Equipment 3 Wall Shed cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: D,Pole Quality: Average

Parcel Number: 009-690-011-00

Page: 2

Stories: 1

Story Height: 8

Perimeter: 92

Base Rate for Upper Floors = 32.08

Adjusted Square Foot Cost for Upper Floors = 32.08

Total Floor Area: 480

Base Cost New of Upper Floors = 15,398

Reproduction/Replacement Cost = 15,398

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 5,389

ECF (201C COMMERCIAL GROUP C)

1.060 => TCV of Bldg: 2 = 5,713

Replacement Cost/Floor Area= 32.08 Est. TCV/Floor Area= 11.90

Total Estimated True Cash Value of Commercial/Industrial Buildings = 301,799

2026 Est. T.C.V. 009-690-011-00					=	355,264
Est. TCV/Total Floor Area = 27.16, Most recent sale 02/07/2023 for 250,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
125,700	125,700	125,700	125,700	2.70		
2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	51,900	0	0	3,393	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
177,600	177,600	177,600	129,093	129,093		0

009-690-014-002026 Est. T.C.V.

CHIUCHIARELLI SILVANO & SUSAN

Property Class: 401W JENNINGS RD

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 14 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100	10,605
120 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =		10,605

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	125 94	960
Total Estimated Land Improvements True Cash Value =			960

Cost Est. for Res. Bldg: 1Single FamilyGRG

ClsC

Blt 2012

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath			1	-4,478 -4,030
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost			1223	38,573 34,716
Totals:			34,095	30,686
Notes:				
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:				37,744

2026 Est. T.C.V. 009-690-014-00					=	49,309
Est. TCV/Total Floor Area = 0.00, Most recent sale 08/12/2011 for 9,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
21,700	21,700	21,700	19,076	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,000	0	0	515	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
24,700	24,700	24,700	19,591	19,591	0	

009-690-015-00	2026 Est. T.C.V.	MARTEK PATRICIA J
Property Class: 401		6146 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 15 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	120.00	150.00	1.1362	0.7071	110	100	10,605
120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =							10,605

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.16	259 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 1000		1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1	Single Family	1S	Cls CD	Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	552		
1 Story	Siding	Crawl Space	552		
Total:			147,197	103,037	

Other Additions/Adjustments				
Exterior				
Brick Veneer		104	1,585	1,109
Plumbing				
Average Fixture(s)		1	1,185	829
2 Fixture Bath		1	2,502	1,751
Water/Sewer				
1000 Gal Septic		1	4,386	3,070
Water Well, 50 Feet		1	3,344	2,341
Deck				
Treated Wood		192	3,792	2,654
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost		440	15,818	11,073
Built-Ins				
Appliance Allow.		1	1,897	1,328
Fireplaces				
Exterior 1 Story		1	5,597	3,918
Totals:			187,303	131,110

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:	161,265

2026 Est. T.C.V. 009-690-015-00	=	172,820
Est. TCV/Total Floor Area = 156.54		
2025 Assessed	MBOR	S.E.V.
73,500	73,500	73,500
Base for Cap		IRM
39,879		2.70
2026	New Eq. Adjustment	Loss
Additions		Tax Adjustment
		Losses

Parcel Number: 009-690-015-00

Page: 2

	0	12,900	0	0	1,076	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,400	86,400	86,400	40,955	40,955	40,955	

03/24/2026

Valuation Report

12:46 PM

DB: Lake2026

009-690-016-00

2026 Est. T.C.V.

GROVE PARK ENTERPRISES LLC

Property Class: 402

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

LOTS 16 & 17. PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	240.00	150.00	0.9554	0.7071	110	100		17,836
240 Actual Front Feet, 0.83 Total Acres								17,836
Total Est. Land Value =								17,836

2026 Est. T.C.V. 009-690-016-00 = 17,836

Est. TCV/Total Floor Area = 16.16, Most recent sale 04/24/2024 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
7,300	7,300	7,300	7,300	2.70

2026	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,600	0	0	197	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,900	8,900	8,900	7,497	7,497	0

03/24/2026

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Valuation Report

DB: Lake2026

009-690-018-00

2026 Est. T.C.V.

GROVE PARK ENTERPRISES LLC

Property Class: 402

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

LOTS 18 & 19. PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

		* Factors *		LOT 18&19				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	159.00	150.00	1.0590	0.7071	110	100		13,097
159 Actual Front Feet, 0.55 Total Acres					Total Est. Land Value =			13,097

2026 Est. T.C.V. 009-690-018-00

=

13,097

Est. TCV/Total Floor Area = 11.86, Most recent sale 04/24/2024 for 95,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
5,400	5,400	5,400	5,400	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,100	0	0	145	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
6,500	6,500	6,500	5,545	5,545	0

009-690-020-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

STELLA AND STOSH TRUST
W JENNINGS RD
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 20 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	93.00	150.00	1.2110	0.7071	110	100		8,760
93 Actual Front Feet, 0.32			Total Acres		Total Est. Land Value =			8,760

Cost Est. for Res. Bldg: 1 Single Family GRG

Cls CD

Blt 1979

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			480	10,834	7,042
Deck					
w/Roof (Roof portion)			220	3,241	2,107
Totals:				14,075	9,149

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

11,253

2026 Est. T.C.V. 009-690-020-00				=	20,013
Est. TCV/Total Floor Area = 0.00, Most recent sale 07/14/2017 for 10,000					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
8,700	8,700	8,700	5,577	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,300	0	0	150	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,000	10,000	10,000	5,727	5,727	0

009-690-021-00	2026 Est. T.C.V.	MORALES ROGELIO R & ESPERANZA C &
Property Class: 401		6262 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 12 T22N R8W LOT 21 PLAT OF VI-MY-KA SUB.		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	120.00 150.00 1.1362 0.7071 110 100	10,605
120 Actual Front Feet, 0.41 Total Acres	Total Est. Land Value =	10,605
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17 1700 0	0
D/W/P: 3.5 Concrete	6.58 130 0	0
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00 1 95	2,375
Total Estimated Land Improvements True Cash Value =		2,375
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1972		
(11) Heating System: Forced Heat & Cool		
Ground Area = 1357 SF Floor Area = 1357 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		
Building Areas		
Stories Exterior Foundation	Size Cost New Depr. Cost	
1 Story Siding Basement	1,357	
Total:	202,528 111,406	
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,422	782
3 Fixture Bath	1 4,478	2,463
Water/Sewer		
1000 Gal Septic	1 4,689	2,579
Water Well, 50 Feet	1 3,344	1,839
Porches		
CCP (1 Story)	84 2,536	1,395
Deck		
Treated Wood w/Roof (Deck Portion)	240 4,500	2,475
Treated Wood w/Roof (Roof portion)	240 3,828	2,105
Garages		
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		
Base Cost	672 21,329	11,731
Built-Ins		
Appliance Allow.	1 2,713	1,492
Totals:	251,367 138,267	
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 170,068		

2026 Est. T.C.V. 009-690-021-00	=	183,048
Est. TCV/Total Floor Area = 134.89, Most recent sale 08/02/2019 for 100,000		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
77,800 77,800 77,800 61,195 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 13,700 0 0 1,652 0		
2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		

Parcel Number: 009-690-021-00

Page: 2

91,500	91,500	91,500	62,847	62,847	62,847

03/24/2026

12:46 PM

Valuation Report

DB: Lake2026

009-690-022-25

2026 Est. T.C.V.

FLEMING CODY J & WESCOAT NATASH L

Property Class: 402

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 12 T22N R8W E 75 FT OF LOT 22 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	75.00	150.00	1.2779	0.7071	110	100		7,455
75 Actual Front Feet, 0.26 Total Acres								7,455
Total Est. Land Value =								7,455

2026 Est. T.C.V. 009-690-022-25

=

7,455

Est. TCV/Total Floor Area = 5.49, Most recent sale 07/13/2023 for 320,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,000	3,000	3,000	3,000	2.70

2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	81	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,700	3,700	3,700	3,081	3,081	3,081

009-690-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PARKER PATRICK DEE & CAROL J
6320 W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 23, W 45 FT OF LOT 22 & E 20 FT OF LOT 24 PLAT OF VI-MI-KA
SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	210.00	150.00	0.9879	0.7071	110	100		16,136
210 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								16,136

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	3961	0	0
Wood Frame	17.88	1152	1	206
Total Estimated Land Improvements True Cash Value =				206

2026 Est. T.C.V. 009-690-023-00 = 16,342

Est. TCV/Total Floor Area = 12.04, Most recent sale 11/05/2019 for 26,780

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
6,700	6,700	6,700	4,696	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	126	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
8,200	8,200	8,200	4,822	4,822	0

009-690-024-00	2026 Est. T.C.V.	JONES PHILLIP
Property Class: 401		6366 W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651
. SEC 12 T22N R8W LOT 24 EXC E 20 FT THOF PLAT OF VI-MI-KA SUB.		
Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
* Factors *		
Description	Frontage Depth Front Depth Rate %Adj. Reason	Value
A 200' @ 110/	100.00 150.00 1.1892 0.7071 110 100	9,250
100 Actual Front Feet, 0.34 Total Acres	Total Est. Land Value =	9,250
Land Improvement Cost Estimates		
Description	Rate Size % Good	Cash Value
D/W/P: 4in Concrete	6.96 1300 0	0
Wood Frame	32.26 80 50	1,290
Residential Local Cost Land Improvements		
Description	Rate Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00 1 100	2,500
Ad-Hoc Unit-In-Place Items		
Description	Rate Size % Good	Cash Value
/CI16/YARI/CHALF/04'/29	16.30 70 50	570
Total Estimated Land Improvements True Cash Value =		4,360
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1987		
(11) Heating System: Forced Air w/ Ducts		
Ground Area = 1260 SF Floor Area = 1260 SF.		
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		
Building Areas		
Stories Exterior Foundation	Size Cost New	Depr. Cost
1 Story Siding Crawl Space	1,260	
Total:	179,095	143,274
Other Additions/Adjustments		
Plumbing		
Average Fixture(s)	1 1,422	1,138
3 Fixture Bath	1 4,478	3,582
Water/Sewer		
1000 Gal Septic	1 4,689	3,751
Water Well, 50 Feet	1 3,344	2,675
Porches		
CCP (1 Story)	48 1,531	1,225
Garages		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
Base Cost	528 22,551	18,041
Common Wall: 1/2 Wall	1 -1,294	-1,035
Door Opener	1 527	422
Built-Ins		
Appliance Allow.	1 2,713	2,170
Totals:	219,056	175,243
Notes:		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:		215,549

2026 Est. T.C.V. 009-690-024-00	=	229,159
Est. TCV/Total Floor Area = 181.87, Most recent sale 11/30/2012 for 86,450		
2025 Assessed MBOR S.E.V. Base for Cap IRM		
98,100 98,100 98,100 51,774 2.70		
2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 16,500 0 0 1,397 0		

Parcel Number: 009-690-024-00

Page: 2

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
114,600	114,600	114,600	53,171	53,171	53,171

GUNNERSON MATTHEW A
6400 W JENNINGS RD
LAKE CITY, MI 49651

Class: D,Siding Quality: Average

Parcel Number: 009-690-025-00

Page: 2

Stories: 1 Story Height: 8 Perimeter: 0

Overall Building Height: 8

Base Rate for Upper Floors = 50.30

Adjusted Square Foot Cost for Upper Floors = 50.30

Total Floor Area: 410 Base Cost New of Upper Floors = 20,623

Reproduction/Replacement Cost = 20,623

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0

Total Depreciated Cost = 9,693

ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 10,274

Replacement Cost/Floor Area= 50.30 Est. TCV/Floor Area= 25.06

Total Estimated True Cash Value of Commercial/Industrial Buildings = 114,358

2026 Est. T.C.V. 009-690-025-00 = 129,408

Est. TCV/Total Floor Area = 109.85, Most recent sale 08/01/1995 for 37,900

2025 Assessed MBOR S.E.V. Base for Cap IRM

53,600 53,600 53,600 39,086 2.70

2026 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 11,100 0 0 1,055 0

2026 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

64,700 64,700 64,700 40,141 40,141 0

009-690-026-00
Property Class: 402
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

DONNELLY WILLIAM J JR & FAYE TRUST
W JENNINGS RD
LAKE CITY, MI 49651

. SEC 12 T22N R8W LOT 26 PLAT OF VI-MI-KA SUB.

PCL USED AS ACCESS TO HOME BEHIND SUB
PERMANENT EASEMENT OVER AND ACROSS LOT 26 SHOWN IN BOOK OF SURVEY S-1 PAGES
136-138

Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
			* Factors *		66'X150'		66' EASEMENT		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 110/FF	66.00	150.00	1.0000	0.0000	110	100*		0	
Residentia INFERIOR@\$1400		0.23 Acres		1400	100			318	
* denotes lines that do not contribute to the total acreage calculation.									
66 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =				318		

2026 Est. T.C.V. 009-690-026-00					=	318	
Est. TCV/Total Floor Area = 0.27							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	200	200	200	103	2.70		
2026	New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
	0	0	0	0	2	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	200	200	200	105	105	0	

009-690-027-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

MUSSELMAN JOHN & MARIA T
6450 W JENNINGS RD
LAKE CITY, MI 49651

SEC 12 T22N R8W LOT 27 & 28 EXC W200 FT OF LOT 28 PLAT OF VI-MY-KA SUB LAKE
TOWNSHIP MISSAUKEE COUNTY
SPLIT ON 01/25/2016 INTO 009-690-028-00;
FORMERLY SEC 12 T22N R8W LOTS 27 & 28 PLAT OF VI-MY-KA SUB.

Split/Comb. on 01/25/2016 completed 01/25/2016 TIM ;
Parent Parcel(s): 009-690-027-00;
Child Parcel(s): 009-690-028-00;

SPLIT LOTS 27 & 28 AND INCLUDE ONLY THE WEST 200' OF LOT 28 WITH LOT 28.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	181.33	150.05	1.0248	0.7072	110	100	14,455
185 Actual Front Feet, 0.62 Total Acres			Total Est. Land Value =			14,455	
2026 Est. T.C.V. 009-690-027-00					=		14,455
Est. TCV/Total Floor Area = 12.27, Most recent sale 09/03/2024 for 11,000							
2025 Assessed	MBOR		S.E.V.		Base for Cap		IRM
5,900	5,900		5,900		5,900		2.70
2026	New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
	0	1,300	0		0	159	0
2026 Assessed	MBOR		S.E.V.		Capped	->Taxable<-	PRE/MBT
7,200	7,200		7,200		6,059	6,059	0

009-690-028-002026 Est. T.C.V.MUSSELMAN JOSHUA J
Property Class: 4016450 W JENNINGS RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SEC 12 T22N R8W W 200 FT OF LOT 28 OF THE PLAT OF VI-MY-KA SUBDIVISION LAKE
TOWNSHIP MISSAUKEE COUNTY
SPLIT ON 01/25/2016 FROM 009-690-027-00;
FORMERLY SEC 12 T22N R8W LOTS 27 & 28 PLAT OF VI-MY-KA SUB.

Split/Comb. on 01/25/2016 completed 01/25/2016 TIM ;
Parent Parcel(s): 009-690-027-00;
Child Parcel(s): 009-690-028-00;

Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	200.00	150.10	1.0000	0.7072	110	100		15,559
200 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value = 15,559

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	1032 0	0
D/W/P: Asphalt Paving		3.10	660 0	0
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	960		
			Total:	155,864	93,516

Other Additions/Adjustments

Recreation Room	960	18,211	9,105

Plumbing			
Average Fixture(s)	1	1,422	853

Water/Sewer			
1000 Gal Septic	1	4,689	2,813
Water Well, 100 Feet	1	5,734	3,440

Porches			
CPP	44	1,164	698
CSEP (1 Story)	288	11,765	10,118 *86% Good

Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	440	19,950	11,970
Class: C Exterior: Pole (Unfinished)			
Base Cost	576	16,111	9,667
Class: D Exterior: Pole (Unfinished)			
Base Cost	200	5,770	3,462

Built-Ins			
Appliance Allow.	1	2,713	1,628

Breezeways

Parcel Number: 009-690-028-00

Page: 2

Frame Wall	176	11,880	7,128
Totals:		255,273	154,398

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 189,910

2026 Est. T.C.V. 009-690-028-00						=	207,844
Est. TCV/Total Floor Area = 216.50, Most recent sale 01/29/2016 for 106,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
88,700	88,700	88,700	65,998	2.70			
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	15,200	0	1,781	0			
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
103,900	103,900	103,900	67,779	67,779	67,779		

03/24/2026 12:46 PM		Valuation Report				DB: Lake2026	
009-690-029-00		2026 Est. T.C.V.		BUTKOVICH ROBERT & KELLY			
Property Class: 401				6281 W JENNINGS RD			
Map #:		LAKE TOWNSHIP		LAKE CITY, MI 49651			
. SEC 13 T22N R8W LOT 29 PLAT OF VI-MY-KA SUB.							
Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 110/	120.00	297.00	1.1362	0.8388	110	100	12,580
120 Actual Front Feet, 0.82 Total Acres					Total Est. Land Value =		12,580
Land Improvement Cost Estimates							
Description				Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving				3.10	2600	50	4,030
Total Estimated Land Improvements					True Cash Value =		4,030
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1977							
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 1320 SF Floor Area = 1320 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
Building Areas							
Stories	Exterior	Foundation		Size	Cost New	Depr. Cost	
1 Story	Siding	Basement		1,320			
				Total:	203,063	111,683	
Other Additions/Adjustments							
Exterior							
Brick Veneer				220	3,643	2,004	
Plumbing							
Average Fixture(s)				1	1,422	782	
3 Fixture Bath				1	4,478	2,463	
Water/Sewer							
1000 Gal Septic				1	4,689	2,579	
Water Well, 100 Feet				1	5,734	3,154	
Porches							
CCP (1 Story)				76	2,319	1,275	
Deck							
Treated Wood				216	4,201	2,311	
Garages							
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost				576	23,910	13,150	
Common Wall: 1 Wall				1	-2,589	-1,424	
Door Opener				1	527	290	
Built-Ins							
Appliance Allow.				1	2,713	1,492	
Fireplaces							
Interior 1 Story				1	5,235	2,879	
Totals:					259,345	142,638	
Notes:							
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:					175,445		
2026 Est. T.C.V. 009-690-029-00					= 192,055		
Est. TCV/Total Floor Area = 145.50, Most recent sale 08/29/2025 for 193,500							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
101,900	101,900	101,900	53,395	2.70			

Parcel Number: 009-690-029-00

Page: 2

2026	New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0		-5,900	0	0	42,605	0
2026	Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	96,000		96,000	96,000	54,836	96,000	96,000

03/24/2026
12:46 PM

Valuation Report

DB: Lake2026

009-690-030-00	2026 Est. T.C.V.	BUTKOVICH ROBERT & KELLY
Property Class: 402		W JENNINGS RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 30 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	120.00	297.00	1.1362	0.8388	110	100	12,580
120 Actual Front Feet, 0.82 Total Acres					Total Est. Land Value =		12,580

2026 Est. T.C.V. 009-690-030-00	=	12,580

Est. TCV/Total Floor Area = 9.53	
2025 Assessed	MBOR S.E.V. Base for Cap IRM
5,100	5,100 5,100 4,546 2.70
2026 New Eq. Adjustment	Loss Additions Tax Adjustment Losses
0	1,200 0 0 1,754 0
2026 Assessed	MBOR S.E.V. Capped ->Taxable<- PRE/MBT
6,300	6,300 6,300 4,668 6,300 6,300

03/24/2026

12:46 PM

Valuation Report

DB: Lake2026

009-690-031-00

2026 Est. T.C.V.

GIRARDOT ANGELA B

Property Class: 401

6359 W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 31 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	297.00	1.1362	0.8388	110	100		12,580
120 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =								12,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1980	0	0

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950

Cost Est. for Res. Bldg: 1 Single Family HUD

Cls CD

Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1357 SF Floor Area = 1357 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,357		
			Total:	183,593	110,155

Other Additions/Adjustments

Recreation Room	1400	25,452	12,726

Plumbing

Average Fixture(s)	1	1,185	711

Water/Sewer

1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006

Porches

WGEP (1 Story)	216	15,394	9,236

Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	768	23,478	14,087

Built-Ins

Appliance Allow.	1	1,897	1,138
Jacuzzi Tub	1	6,809	4,085

Fireplaces

Wood Stove	1	2,107	1,264

Totals:

267,645

158,040

Notes: HUD

ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.990 => TCV:

156,460

2026 Est. T.C.V. 009 690-031-00					=	169,990	
Est. TCV/Total Floor Area = 125.27, Most recent sale 05/01/2021 for 30,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM			
65,800	65,800	65,800	37,993	2.70			
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,200	0	0	1,025	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		

Parcel Number: 009-690-031-00

Page: 2

85,000	85,000	85,000	39,018	39,018	39,018

3/24/2026

Valuation Report

12:46 PM

DB: Lake2026

009-690-032-00

2026 Est. T.C.V.

CRAWFORD JEANNIE

Property Class: 401

6401 W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 32 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	120.00	297.00	1.1362	0.8388	110	100		12,580
120 Actual Front Feet, 0.82 Total Acres								12,580
Total Est. Land Value =								12,580

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	578	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				1,900

Cost Est. for Res. Bldg: 1 Single Family BI

Cls CD

Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1424 SF Floor Area = 2278 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev. 60%	1,424		
Total:				225,139	157,596

Other Additions/Adjustments

Exterior

Brick Veneer

648

9,876

6,913

Plumbing

Average Fixture(s)

1

1,185

829

3 Fixture Bath

2

7,442

5,209

Water/Sewer

1000 Gal Septic

1

4,386

3,070

Water Well, 100 Feet

1

5,415

3,790

Porches

CCP (1 Story)

60

1,718

1,203

Deck

Treated Wood

120

2,776

1,943

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost

576

21,439

15,007

Common Wall: 1 Wall

1

-2,421

-1,695

Class: CD Exterior: Pole (Unfinished)

Base Cost

864

19,241

13,469

Built-Ins

Appliance Allow.

1

1,897

1,328

Fireplaces

Interior 1 Story

1

4,610

3,227

Totals:

302,703

211,889

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

260,623

Parcel Number: 009-690-032-00

Page: 2

2026	Est.	T.C.V.	009-690-032-00	=	275,103	
Est. TCV/Total Floor Area = 120.77, Most recent sale 09/30/2015 for 134,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	118,600	118,600	118,600	80,416	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,000	0	0	2,171	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	137,600	137,600	137,600	82,587	82,587	82,587

03/24/2026

12:46 PM

Valuation Report

DB: Lake2026

009-690-033-00

2026 Est. T.C.V.

VANDERWEIDE STEPHEN & DEBRA

Property Class: 402

W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 33 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	66.00	297.00	1.3194	0.8388	110	100		8,035
66 Actual Front Feet, 0.45 Total Acres								8,035
Total Est. Land Value =								8,035

2026 Est. T.C.V. 009-690-033-00

=

8,035

Est. TCV/Total Floor Area = 3.53, Most recent sale 09/01/1998 for 19,000

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
3,300	3,300	3,300	1,833	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	0	49	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
4,000	4,000	4,000	1,882	1,882	0

009-690-034-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

LYDICK CLAUDE & JANICE
6429 W JENNINGS RD
LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 34 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A 200' @ 110/	120.00	297.00	1.1362	0.8388	110	100	12,580
120 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =							12,580

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
D/W/P: 3.5 Concrete		6.58	96 71	449
Metal Prefab		16.28	180 50	1,465
Total Estimated Land Improvements True Cash Value =				1,914

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = 884 SF Floor Area = 884 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	884		
			Total:	130,385	91,275
Other Additions/Adjustments					
Plumbing					
Average Fixture(s)			1	1,422	995
Water/Sewer					
1000 Gal Septic			1	4,689	3,282
Water Well, 100 Feet			1	5,734	4,014
Porches					
CCP (1 Story)			48	1,531	1,072
CPP			160	3,173	2,221
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			510	22,037	15,426
Common Wall: 2 Wall			1	-5,177	-3,624
Door Opener			1	527	369
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	21,144	14,801
Common Wall: 1 Wall			1	-2,589	-1,812
Door Opener			1	527	369
Built-Ins					
Appliance Allow.			1	2,713	1,899
Totals:				186,116	130,287

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 160,253

2026 Est. T.C.V. 009-690-034-00					=	174,747
Est. TCV/Total Floor Area = 197.68, Most recent sale 06/16/2015 for 83,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
75,500	75,500	75,500	52,384	2.70		
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,900	0	0	1,414	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
87,400	87,400	87,400	53,798	53,798	53,798	

03/24/2026

12:46 PM

Valuation Report

DB: Lake2026

009-690-035-00

2026 Est. T.C.V.

MANSFIELD ROBERT

Property Class: 401

6445 W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 35 & E 20 FT OF LOT 36 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	140.00	297.00	1.0933	0.8388	110	100		14,122
140 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								14,122

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	33.84	192	0	0
D/W/P: 3.5 Concrete	6.58	200	0	0
D/W/P: 4in Ren. Conc.	8.17	144	0	0
D/W/P: 4in Ren. Conc.	8.17	160	0	0
D/W/P: 4in Ren. Conc.	8.17	1200	100	9,804
Wood Frame	24.96	192	50	2,396

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	100	2,500
Total Estimated Land Improvements True Cash Value =				14,700

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C

Blt 1970

(11) Heating System: Forced Heat & Cool

Ground Area = 1008 SF Floor Area = 2016 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Bi-Level	Siding	Bi-Lev.100%	1,008		
Total:				205,625	123,374

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	853
2 Fixture Bath	1	2,996	1,798

Water/Sewer

1000 Gal Septic	1	4,689	2,813
Water Well, 100 Feet	1	5,734	3,440

Porches

CCP (2 Story)	168	5,793	3,476

Deck

Treated Wood	195	3,921	2,353

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	720	33,826	20,296
Common Wall: 1 Wall	1	-2,589	-1,553
Door Opener	1	527	316

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Door Opener	2	1,054	632
Base Cost	1600	67,856	40,714

Built-Ins

Appliance Allow.	1	2,713	1,628

Fireplaces

Exterior 2 Story	1	7,869	4,721
Wood Stove	1	2,503	1,502

Parcel Number: 009-690-035-00

Page: 2

Totals:

343,939

206,363

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

253,826

2026 Est. T.C.V. 009-690-035-00					=	282,648	
Est. TCV/Total Floor Area = 140.20, Most recent sale 06/21/2012 for 71,000							
2025 Assessed	MBOR		S.E.V.	Base for Cap	IRM		
123,700	123,700	123,700		66,330	2.70		
2026 New	Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	17,600	0		0	1,790	0	
2026 Assessed	MBOR		S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,300	141,300	141,300		68,120	68,120	68,120	

03/24/2026

12:46 PM

Valuation Report

DB: Lake2026

009-690-037-00

2026 Est. T.C.V.

RAJALA LINNEA & LEONHARDT JASON

Property Class: 401

6451 W JENNINGS RD

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SEC 13 T22N R8W LOT 37 & W 100 FT OF LOT 36 PLAT OF VI-MY-KA SUB.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 110/	218.00	297.00	0.9787	0.8388	110	100		19,685
218 Actual Front Feet, 1.49 Total Acres								Total Est. Land Value = 19,685

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	480	0	0
D/W/P: Asphalt Paving	3.10	3500	94	10,199
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				12,624

Cost Est. for Res. Bldg: 1 Single Family 2S

Cls C 10

Blt 1994

(11) Heating System: Forced Heat & Cool

Ground Area = 1188 SF Floor Area = 2244 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,056		
1 Story	Siding	Slab	132		
Total:				313,123	266,116

Other Additions/Adjustments

Recreation Room

992

18,818

15,995

Plumbing

Average Fixture(s)

1

1,422

1,209

3 Fixture Bath

1

4,478

3,806

2 Fixture Bath

1

2,996

2,547

Water/Sewer

1000 Gal Septic

1

4,689

3,986

Water Well, 100 Feet

1

5,734

4,874

Porches

CCP (1 Story)

60

1,870

1,589

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost

720

25,214

21,432

Class: CD Exterior: Pole (Finished)

Door Opener

1

468

398

Base Cost

1936

54,673

46,472

Built-Ins

Appliance Allow.

1

2,713

2,306

Sauna

1

6,512

5,535

Fireplaces

2nd on Same Stack

1

4,280

3,638

Exterior 2 Story

1

7,869

6,689

Deck

Treated Wood

16

716

609

Totals:

455,575

387,201

Parcel Number: 009-690-037-00

Page: 2

Notes:

ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:

476,257

2026 Est. T.C.V. 009-690-037-00				=	508,566	
Est. TCV/Total Floor Area = 226.63, Most recent sale 08/07/2020 for 342,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
219,600	219,600	219,600	183,875	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	34,700	0	0	4,964	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
254,300	254,300	254,300	188,839	188,839	188,839	

03/24/2026

12:46 PM

Valuation Report

DB: Lake2026

009-700-001-00

2026 Est. T.C.V.

JORAE KEVIN & AMY

Property Class: 402

BAYBERRY LN

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 1 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

EFF - IRRGULAR SHAPE

Description

Frontage

Depth

Front

Depth

Rate %Adj.

Reason

Value

B200'@1600/

91.31

181.76

0.8602

L0.3292

1600

100

41,371

0.38

Total Acres

Total Est. Land Value =

41,371

2026 Est. T.C.V. 009-700-001-00

=

41,371

Est. TCV/Total Floor Area = 18.44, Most recent sale 12/28/2021 for 399,900

2025 Assessed

MBOR

S.E.V.

Base for Cap

IRM

20,700

20,700

20,700

11,366

2.70

2026

New

Eq. Adjustment

Loss

Additions

Tax Adjustment

Losses

0

0

0

0

306

0

2026 Assessed

MBOR

S.E.V.

Capped

->Taxable<-

PRE/MBT

20,700

20,700

20,700

11,672

11,672

11,672

03/24/2026

12:46 PM

Valuation Report

DB: Lake2026

009-700-002-00

2026 Est. T.C.V.

WEBER RONALD J & PATRICIA A

Property Class: 402

S BAYBERRY LN

Map #:

LAKE TOWNSHIP

Lake City, MI 49651

. SECS 9 & 10 T22N R8W LOT 2 WILDWOOD ESTATES.

FRONTS FLOOD PLAIN

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	205.51	93.69	0.9815	0.6957	200	100		28,065
C200'@200/	10.00	210.96	0.9815	0.8522	200	100		1,673
216 Actual Front Feet, 0.49 Total Acres								29,737
2026 Est. T.C.V. 009-700-002-00								29,737
Est. TCV/Total Floor Area = 13.25, Most recent sale 01/09/2007 for 60,800								
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM			
14,900	14,900	14,900	8,804		2.70			
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment		Losses	
	0	0	0	0	237		0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT		
14,900	14,900	14,900	9,041	9,041		9,041		

03/24/2026
12:46 PM

Valuation Report

DB: Lake2026

009-700-003-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WEBER RONALD J & PATRICIA A
1390 S BAYBERRY LN
LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 3 WILDWOOD ESTATES.

FRONTS FLOOD PLAIN

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	70.00	429.38	0.8889	1.6653	1800	100		186,517
70 Actual Front Feet, 0.69 Total Acres								186,517

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =				2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 10 Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = 1841 SF Floor Area = 2762 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,841		
Total:				386,022	324,251

Other Additions/Adjustments

Basement, Outside Entrance, Below Grade	1	2,727	2,291

Plumbing

Average Fixture(s)	1	1,422	1,194
3 Fixture Bath	1	4,478	3,762
2 Fixture Bath	2	5,993	5,034

Porches

CCP (1 Story)	124	3,603	3,027

Deck

Treated Wood	380	6,080	5,107

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	576	28,771	24,168
Common Wall: 1 Wall	1	-2,589	-2,175
Door Opener	2	1,054	885

Water/Sewer

Public Sewer	1	1,465	1,231
Water Well, 100 Feet	1	5,734	4,817

Built-Ins

Appliance Allow.	1	2,713	2,279
Totals:		447,473	375,871

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 638,981

2026 Est. T.C.V. 009-700-003-00 = 827,873

Est. TCV/Total Floor Area = 299.74

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-700-003-00

Page: 2

	351,300	351,300	351,300	153,456	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	62,600	0	0	4,143	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	413,900	413,900	413,900	157,599	157,599	157,599

03/24/2026

Valuation Report

DB: Lake2026

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009-700-004-00

2026 Est. T.C.V.

MISHIER THAIS TRUST

Property Class: 401

1394 S BAYBERRY LN

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOTS 4 & 5. WILDWOOD ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	120.00	399.30	0.7361	1.6235	1800	100	LOT 4	258,128
120 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =			258,128

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3100	50	4,805
Total Estimated Land Improvements True Cash Value =				4,805

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C 5 Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1232 SF Floor Area = 1848 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,232		
Total:			252,287	163,981	

Other Additions/Adjustments

Recreation Room	924	17,528	11,393	
Plumbing				
Average Fixture(s)	1	1,422	924	
3 Fixture Bath	1	4,478	2,911	
Porches				
WCP (1 Story)	352	12,162	7,905	
WCP (1 Story)	352	12,162	7,905	
Deck				
Treated Wood	528	7,545	4,904	
Treated Wood	40	1,540	1,001	
Treated Wood	96	2,414	1,569	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	708	24,922	16,199	
Storage Over Garage	468	6,196	4,027	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	21,479	13,961	
Water/Sewer				
Public Sewer	1	1,465	952	
Water Well, 100 Feet	1	5,734	3,727	
Built-Ins				
Appliance Allow.	1	2,713	1,763	
Fireplaces				
Exterior 2 Story	1	7,869	5,115	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Solar Room	160	25,640	16,666	

Parcel Number: 009-700-004-00

Page: 2

Totals:

407,556

264,903

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

450,335

2026	Est. T.C.V. 009-700-004-00				=	713,268	
Est. TCV/Total Floor Area = 385.97							
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM		
	304,500	304,500	304,500	187,854	2.70		
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	52,100	0	0	5,072	0	
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	356,600	356,600	356,600	192,926	192,926	192,926	

009-700-006-00	2026 Est. T.C.V.	MASTERS MARK D & JOY RENEE
Property Class: 401		1424 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

SECS 9 & 10 T22N R8W LOTS 6 & 7 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	318.32	0.7157	1.4997	1800	100	LOT 6	125,588
A50'@1800/	65.00	318.32	0.7157	1.4997	1800	100	LOT 7	125,588
130 Actual Front Feet, 0.95 Total Acres					Total	Est.	Land Value =	251,177

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =			2,375

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = 1380 SF Floor Area = 2070 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,380		
			Total:	258,759	181,144

Other Additions/Adjustments

Recreation Room	308	5,843	4,090

Basement, Outside Entrance, Below Grade	1	2,727	1,909

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	2	8,956	6,269
2 Fixture Bath	1	2,996	2,097

Porches

WCP (1 Story)	368	12,711	8,898
WGEP (1 Story)	144	12,898	9,029
WPP	448	7,970	5,579

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Finished)

Base Cost	768	35,382	24,767
Storage Over Garage	384	5,084	3,559

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Prefab 1 Story	1	2,542	1,779

Local Cost Items

SANITARY SEWER	1	0	0	*86% Good

Totals:	367,202	257,053

Notes:

Parcel Number: 009-700-006-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

436,990

2026 Est. T.C.V. 009-700-006-00				=	690,542	
Est. TCV/Total Floor Area = 333.60, Most recent sale 08/19/2016 for 255,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
296,900	296,900	296,900	161,506	2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	48,400	0	0	4,360	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
345,300	345,300	345,300	165,866	165,866	0	

009-700-009-002026 Est. T.C.V.SUTTON HELEN L TR
Property Class: 4011458 S BAYBERRY LN
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

SECS 9 & 10 T22N R8W LOTS 8 & 9. WILDWOOD ESTATES.

NEW IN 93..SITS ON LOTS 8&9
ADD SEWER FOR 05

01 COMBO W/008-00 FOR 02

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	65.00	349.17	0.7115	1.5490	1800	100	LOT 8	128,946
A50'@1800/	67.24	349.17	0.7115	1.5490	1800	100	LOT 9	133,390
132 Actual Front Feet, 1.06 Total Acres					Total Est. Land Value =			262,336

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	256	50	842
D/W/P: Asphalt Paving	3.10	3500	50	5,425
Total Estimated Land Improvements True Cash Value =				6,267

Cost Est. for Res. Bldg: 1Single Family1.25SClsCBlt 1993

(11) Heating System: Electric Baseboard

Ground Area = 1120 SFFloor Area = 1400 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	1,120		
Total:				198,119	128,777

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	3	13,434	8,732

Porches

WGEP (1 Story)	224	17,331	11,265
WCP (1 Story)	296	10,333	6,716

Deck

Treated Wood	192	3,882	2,523

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	21,479	18,902	*88% Good
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	768	26,365	22,147	*84% Good

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:

302,277

206,428

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

350,927

Parcel Number: 009-700-009-00

Page: 2

2026	Est.	T.C.V.	009-700-009-00	=	619,530	
Est. TCV/Total Floor Area = 442.52						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	273,000	273,000	273,000	141,807	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	36,800	0	0	3,828	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	309,800	309,800	309,800	145,635	145,635	145,635

03/24/2026
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Valuation Report

DB: Lake2026

009-700-010-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

PREE CORINNE A
1470 S BAYBERRY LN
LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 10 WILDWOOD ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	66.31	369.90	0.9059	1.5806	1800	100		170,904
49 Actual Front Feet, 0.64 Total Acres								
Total Est. Land Value =								170,904

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2150	71	4,732
Total Estimated Land Improvements True				Cash Value = 4,732

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C 5 Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1040 SF Floor Area = 1200 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
1.5 Story	Siding	Crawl Space	320		
Total:				165,315	115,723

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995
3 Fixture Bath	1	4,478	3,135

Porches

WPP	380	6,775	4,742

Deck

Pine w/Roof (Deck Portion)	48	1,333	933
Pine w/Roof (Roof portion)	48	937	656
Treated Wood	136	3,101	2,171

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	17,574	12,302

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 50 Feet	1	3,344	2,341

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Exterior 1 Story	1	6,387	4,471

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good
Totals:		214,844	150,393	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 255,668

2026 Est. T.C.V. 009-700-010-00 = 431,304

Est. TCV/Total Floor Area = 359.42, Most recent sale 05/01/1998 for 135,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	186,200	186,200	186,200	75,980	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,500	0	0	2,051	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	215,700	215,700	215,700	78,031	78,031	78,031

03/24/2026

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Valuation Report

DB: Lake2026

009-700-011-00

2026 Est. T.C.V.

PREE CORINNE A

Property Class: 402

S BAYBERRY LN

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

SECS 9 & 10 T22N R8W N 1/2 OF LOT 11 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *1/2 LOT 11

DescriptionFrontageDepthFrontDepthRate %Adj. ReasonValue

A50'@1800/32.50281.461.1627L0.9380180010063,802

A50'@1800/0.000.211.16270.115618001000

0.21 Total AcresTotal Est. Land Value =63,802

2026 Est. T.C.V. 009-700-011-00=63,802

Est. TCV/Total Floor Area = 53.17

2025 AssessedMBORS.E.V.Base for CapIRM

28,40028,40028,4005,6342.70

2026 New Eq. AdjustmentLossAdditionsTax AdjustmentLosses

03,500001520

2026 AssessedMBORS.E.V.Capped->Taxable<-PRE/MBT

31,90031,90031,9005,7865,7865,786

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

		* Factors *		LOT 12, 13 & 1/2 OF 11				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	32.50	233.07	0.6239	1.3447	1800	100		49,076
A50'@1800/	70.00	233.07	0.6239	1.3447	1800	100		105,702
B200'@1600/	90.00	233.07	0.7139	0.5843	1600	100	LOT 13	60,064
193 Actual Front Feet, 1.03 Total Acres					Total	Est.	Land Value =	214,841

Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	2 95	4,750
Total Estimated Land Improvements True Cash Value =			4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1975

(11) Heating System: Electric Baseboard
Ground Area = 840 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	840		
			Total:	154,443	100,388

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	924
3 Fixture Bath	1	4,478	2,911

Deck

Treated Wood	380	6,080	3,952
Treated Wood	168	3,558	2,313

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	672	26,665	17,332
Storage Over Garage	336	4,449	2,892
Door Opener	2	1,054	685

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 50 Feet	1	3,344	2,174

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Prefab 1 Story	1	2,542	1,652

Local Cost Items

SANITARY SEWER	1	0	0	*94% Good

Totals:	212,213	137,938

Notes:

Parcel Number: 009-700-012-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 234,494

2026 Est. T.C.V. 009-700-012-00						=	454,085
Est. TCV/Total Floor Area = 360.38, Most recent sale 11/01/2024 for 424,000							
2025 Assessed	MBOR	S.E.V.	Base for Cap		IRM		
200,800	200,800	200,800	200,800		2.70		
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	26,200	0	0	5,421	0	
2026 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
227,000	227,000	227,000	206,221		206,221		206,221

009-700-014-00	2026 Est. T.C.V.	SHAW SUSAN B TRUST
Property Class: 401		BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOTS 14 & 16 WILDWOOD ESTATES.

GRG ON LOT 16

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	52.00	545.34	1.2919	1.0806	200	100		14,518
C200'@200/	19.80	308.00	1.2919	0.9367	200	100		4,792
72 Actual Front Feet, 0.79 Total Acres					Total	Est.	Land Value =	19,310

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.17	48	94	368
Total Estimated Land Improvements True Cash Value =				368

Cost Est. for Res. Bldg: 1	Single Family	GRG	Cls	C	Blt	2018

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Storage Over Garage	576	7,626	7,168
Base Cost	1296	45,140	42,432

Totals:	52,766	49,600

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 84,320

2026 Est. T.C.V. 009-700-014-00 = 103,998

Est. TCV/Total Floor Area = 0.00

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
47,300	47,300	47,300	32,499	2.70

2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,700	0	0	877	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,000	52,000	52,000	33,376	33,376	0

009-700-015-002026 Est. T.C.V.BOWLIN TRUST
Property Class: 401BAYBERRY LN
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

2016-02996 BEGINNING AT THE NORTHERLY MOST CORNER BETWEEN LOTS 16 AND 17 IN THE PLAT OF WILDWOOD ESTATES; THENCE SL4 DEG.48'58"W 90 FEET; THENCE S63 DEG.54'32"E TO THE EASTERLY BOUNDARY OF LOT 17; THENCE NORTHERLY ALONG SAID BOUNDARY TO THE NORTHEASTERLY MOST CORNER OF SAID LOT 17; THENCE N63 DEG. 54'23"W TO THE POINT OF BEGINNING. ALSO THE EASTERLY YL OF LOT 15 (THE EASTERLY YL OF LOT 15 BEING 15.295 FEET ON THE ROAD SIDE AND 26.7 FEET ON THE LAKE SIDE) IN THE PLAT OF WILDWOOD ESTATES. INCLUDING AN EASEMENT OF RIGHT OF WAY AS THE SAME IS RECORDED IN BOOK OF SURVEYS S-1, PAGES 45 AND 46; AND EASEMENT OF RIGHT OF WAY AS SAME IS RECORDED IN LIBER 214, PAGES 552,553, AND 554, MISSAUKEE COUNTY RECORDS. FORMERLY ABV AS: SECS 9 & 10 T22N R8W E'LY 1/2 OF LOT 15 & BEG AT N'LY MOST COR OF LOT 17 S 14 DEG 48'58"W 90 FT, S 63 DEG 54'32"E TO E'LY LINE LOT 17 TH N'LY ALONG E LINE LOT 17 TO NE COR LOT 17, N 63 DEG 54'32"W TO POB. WILDWOOD ESTATES.

INC 1/2 LOT 17 ACROSS RD
SPLIT 50/50 TO 015-50 FOR 96

SECS 9 & 10 T22N R8W LOTS 15, 20, 21, 22 WILDWOOD ESTATES.
FOR 2014 COMBINED LOTS, FORMERLY . SECS 9 & 10 T22N R8W LOT 15 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	25.30	137.77	1.1476	0.7661	200	100	4,448
C200'@200/	90.00	193.60	1.1476	0.8341	200	100	17,230
115 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =		21,678

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1997

(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1008	21,803	17,442
Totals:				21,803	17,442

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 29,651

2026 Est. T.C.V. 009-700-015-00				=	51,329
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
24,200	24,200	24,200	17,500	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,500	0	0	472	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
25,700	25,700	25,700	17,972	17,972	0

009-700-015-50
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BRIGGS MICHAEL F & VICTORIA B
BAYBERRY LN
LAKE CITY, MI 49651

W'LY 1/2 OF LOT 15 & LOT 17 EXC BEG AT N'LY MOST COR OF LOT 17, S 14 DEG 48'58"W
90 FT, S 63 DEG 54'32"E TO E'LY LINE LOT 17 TH N'LY ALONG E LINE LOT 17 TO NE
COR OF LOT 17, N 63 DEG 54'32"W TO POB. WILDWOOD ESTATES.

INCLUDES 1/2 LOT 17 ACROSS RD

Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
C200'@200/	25.30	137.77	1.0986	0.7661	200	100	4,258
C200'@200/	112.00	140.01	1.0986	0.7692	200	100	18,929
137 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =		23,186

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2004

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			960	27,706	22,165
Totals:				27,706	22,165

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 37,681

2026 Est. T.C.V. 009-700-015-50				=	60,867
Est. TCV/Total Floor Area = 0.00					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
28,600	28,600	28,600	18,196	2.70	
2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	491	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,400	30,400	30,400	18,687	18,687	0

009-700-018-00	2026 Est. T.C.V.	BRIGGS MICHAEL F & VICTORIA B
Property Class: 401		1473 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	Lake City, MI 49651

. SECS 9 & 10 T22N R8W LOT 18 WILDWOOD ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	70.00	155.57	0.8889	1.1673	1800	100	EAST SIDE	130,738
70 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			130,738

Land Improvement Cost Estimates				
Description		Rate	Size	% Good Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size	% Good Cash Value
LAND IMPROVE 2500		2,500.00	1	97 2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1982

(11) Heating System: Forced Heat & Cool
Ground Area = 1079 SF Floor Area = 1888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding	Crawl Space	1,079	
			Total:	231,645 185,316

Other Additions/Adjustments				
Plumbing				
Average Fixture(s)		1	1,422	1,138
2 Fixture Bath		1	2,996	2,397
Porches				
WPP		607	10,744	8,595
Deck				
Treated Wood		141	3,174	2,539
Treated Wood		60	1,887	1,510
Water/Sewer				
Public Sewer		1	1,465	1,172
Water Well, 50 Feet		1	3,344	2,675
Built-Ins				
Appliance Allow.		1	2,713	2,170
Fireplaces				
Prefab 2 Story		1	3,109	2,487
Local Cost Items				
SANITARY SEWER		1	0	0 *94% Good
Totals:			262,499	209,999

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 356,998

2026 Est. T.C.V. 009-700-018-00			=	490,161
Est. TCV/Total Floor Area = 259.62				
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
207,200	207,200	207,200	101,921	2.70
2026	New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses

Parcel Number: 009-700-018-00

Page: 2

	0	37,900	0	0	2,751	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	245,100	245,100	245,100	104,672	104,672	0

009-700-019-002026 Est. T.C.V.

Property Class: 401SHAW SUSAN B & DAVID J

Map #:LAKE TOWNSHIP1459 S BAYBERRY LN

LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 19 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
* Factors *								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	70.00	155.57	0.8889	1.1673	1800	100	EAST SIDE	130,738
70 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 130,738

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = 1196 SF Floor Area = 2093 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas				
Stories	Exterior	Foundation	Size	Cost New Depr. Cost
1.75 Story	Siding	Crawl Space	1,196	
Total:			279,330	223,471
Other Additions/Adjustments				

Plumbing				
Average Fixture(s)	1	1,422	1,138	
3 Fixture Bath	1	4,478	3,582	
2 Fixture Bath	1	2,996	2,397	

Porches				
WGEP (1 Story)	49	6,329	5,063	
WCP (1 Story)	1092	33,219	26,575	

Water/Sewer				
Public Sewer	1	1,465	1,172	
Water Well, 100 Feet	1	5,734	4,587	

Built-Ins				
Appliance Allow.	1	2,713	2,170	

Fireplaces				
Prefab 2 Story	1	3,109	2,487	

Local Cost Items				
SANITARY SEWER	1	0	0	*87% Good
Totals:		340,795	272,642	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 463,491

2026 Est. T.C.V. 009-700-019-00					=	596,654
Est. TCV/Total Floor Area = 285.07, Most recent sale 06/01/1995 for 20,000						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
253,000	253,000	253,000	133,036	2.70		
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	45,300	0	3,591	0		
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
298,300	298,300	298,300	136,627	136,627	0	

009-700-020-00	2026 Est. T.C.V.	BOWLIN TRUST
Property Class: 401		1445 S BAYBERRY LN
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

2016-02996 LOT 20 AND THE S'LY 1/2 LOT 21 (THE SOUTHERLY 1/2 OF LOT 21 BEING 42 FEET ON THE LAKE SIDE AND 38 FEET ON THE ROAD SIDE) IN THE PLAT OF WILDWOOD ESTATES.
FOMERLY ABV AS SECS 9 & 10 T22N R8W LOTS 20 & S'LY 1/2 OF LOT 21 WILDWOOD ESTATES.
2013, FOMERLY ASSESSED AS. SECS 9 & 10 T22N R8W LOT 20 WILDWOOD ESTATES.

ADD SEWER FOR 05 ADD GAZEBO FOR 07.

2014 COMBINED FOR ASSESSMENT 9 & 10 T22N R8W LOTS 20, 21, 22 & E'LY 1/2 OF LOT 15 & BEG AT N'LY MOST COR OF LOT 17 S 14 DEG 48'58"W 90 FT, S 63 DEG 54'32"E TO E'LY LINE LOT 17 TH N'LY ALONG E LINE LOT 17 TO NE COR LOT 17, N 63 DEG 54'32"W TO POB. WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	108.00	169.40	0.7637	1.2026	1800	100	EAST SIDE	178,549
108 Actual Front Feet, 0.42 Total Acres					Total Est.		Land Value =	178,549

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.96	120	50	1,677
Total Estimated Land Improvements True Cash Value =				1,677

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 1985

(11) Heating System: Forced Heat & Cool

Ground Area = 2080 SF Floor Area = 2080 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,040		
1 Story	Siding	Basement	1,040		
			Total:	323,730	258,956

Other Additions/Adjustments

Recreation Room	2080	39,458	29,593

Basement, Outside Entrance, Below Grade	1	2,727	2,182
Basement, Outside Entrance, Above Grade	1	1,980	1,584

Plumbing

Average Fixture(s)	1	1,422	1,138
3 Fixture Bath	1	4,478	3,582

Porches

WCP (1 Story)	48	3,193	2,554

Deck

Treated Wood	280	4,978	3,982
Treated Wood	392	6,205	4,964
Treated Wood	64	1,953	1,562
Treated Wood	905	11,530	9,224

Water/Sewer

Public Sewer	1	1,465	1,172
Water Well, 50 Feet	1	3,344	2,675

Built-Ins

Appliance Allow.	1	2,713	2,170

Parcel Number: 009-700-020-00

Page: 2

Fireplaces				
Prefab 1 Story	1	2,542	2,034	
Local Cost Items				
SANITARY SEWER	1	0	0	*94% Good
Totals:		411,718	327,372	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 556,532

2026 Est. T.C.V. 009-700-020-00		=	736,758
Est. TCV/Total Floor Area = 354.21, Most recent sale 09/15/2016 for 230,000			
2025 Assessed	MBOR	S.E.V.	Base for Cap
313,400	313,400	313,400	250,899
			2.70
2026 New	Eq. Adjustment	Loss	Additions
0	55,000	0	0
			6,774
2026 Assessed	MBOR	S.E.V.	Capped
368,400	368,400	368,400	257,673
			->Taxable<-
			257,673
			PRE/MBT
			0

03/24/2026

Valuation Report

12:46 PM

DB: Lake2026

009-700-021-50

2026 Est. T.C.V.

BROOKS LEE R

Property Class: 401

BAYBERRY LN

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W N'LY 1/2 OF LOT 21 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	38.00	183.41	1.1008	1.2365	1800	100		93,104
38 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			93,104

2026 Est. T.C.V. 009-700-021-50

=

93,104

Est. TCV/Total Floor Area = 44.76

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
41,400	41,400	41,400	15,572	2.70	
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,200	0	0	420	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
46,600	46,600	46,600	15,992	15,992	0

009-700-022-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

BROOKS LEE R
1417 S BAYBERRY LN
Lake City, MI 49651

SECS 9 & 10 T22N R8W LOT 22 WILDWOOD ESTATES.

ADD 2 WOOD DECKS & SHED FOR 07

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	83.00	272.91	0.8375	1.4210	1800	100	177,794
83 Actual Front Feet, 0.52 Total Acres					Total Est. Land Value =		177,794

Land Improvement Cost Estimates			
Description	Rate	Size	% Good Cash Value
Wood Frame	27.96	120	50 1,677
Wood Frame	23.80	280	50 3,332
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good Cash Value
LAND IMPROVE 2500	2,500.00	1	97 2,425
Total Estimated Land Improvements True Cash Value =			7,434

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C -5 Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1680 SF Floor Area = 1680 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,232		
1 Story	Siding	Piers	448		*58% Good
Total:			221,402	157,374	

Other Additions/Adjustments			
Basement Living Area	750	26,378	19,783
Basement, Outside Entrance, Below Grade	1	2,727	2,045

Plumbing			
Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	1	4,478	3,358
2 Fixture Bath	1	2,996	2,247

Deck			
Treated Wood	560	7,840	6,586 *84% Good
Treated Wood	160	3,446	3,343 *97% Good
Treated Wood	1120	14,269	13,698 *96% Good

Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	960	31,258	23,443

Water/Sewer			
Public Sewer	1	1,465	1,099
Water Well, 50 Feet	1	3,344	2,508

Built-Ins			
Appliance Allow.	1	2,713	2,035

Local Cost Items			
SANITARY SEWER	1	0	0 *84% Good

Totals: 323,738 238,585

Notes:

Parcel Number: 009-700-022-00

Page: 2

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:					405,595	
2026 Est. T.C.V. 009-700-022-00					=	590,823
Est. TCV/Total Floor Area = 351.68						
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM		
257,100	257,100	257,100	128,400	2.70		
2026 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	38,300	0	0	3,466	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
295,400	295,400	295,400	131,866	131,866	0	

009-700-023-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

FLORIAN JOSHUA & GINA
1401 S BAYBERRY LN
Lake City, MI 49651

. SECS 9 & 10 T22N R8W LOT 23 WILDWOOD ESTATES.

ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	80.00	217.80	0.8483	1.3132	1800	100	160,413
80 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =		160,413

Land Improvement Cost Estimates									
Description				Rate		Size % Good		Cash Value	
Residential Local Cost Land Improvements									
Description				Rate		Size % Good		Cash Value	
LAND IMPROVE 2500		2,500.00		1		97		2,425	
Total Estimated Land Improvements True Cash Value =								2,425	

Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1976

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 768 SF Floor Area = 1152 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	768		
			Total:	176,712	123,704

Other Additions/Adjustments					
Basement, Outside Entrance, Above Grade			1	1,980	1,386
Plumbing					
Average Fixture(s)			1	1,422	995
3 Fixture Bath			1	4,478	3,135
Porches					
CSEP (1 Story)			192	8,569	5,998
WPP			344	6,140	4,298
Deck					
Treated Wood			32	1,353	947
Garages					
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)					
Basement Garage: 1 Car			1	2,778	1,945
Water/Sewer					
Public Sewer			1	1,465	1,025
Water Well, 100 Feet			1	5,734	4,014
Built-Ins					
Appliance Allow.			1	2,713	1,899
Fireplaces					
Wood Stove			1	2,503	1,752
Local Cost Items					
SANITARY SEWER			1	0	0 *94% Good
Totals:				215,847	151,098

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 256,867

Parcel Number: 009-700-023-00

Page: 2

2026	Est.	T.C.V.	009-700-023-00	=	419,705	
Est. TCV/Total Floor Area = 364.33, Most recent sale 03/16/2023 for 330,000						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	179,900	179,900	179,900	164,032	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,000	0	0	4,428	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	209,900	209,900	209,900	168,460	168,460	0

03/24/2026
12:46 PM

Valuation Report

DB: Lake2026

009-700-024-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

WHITCOMB CHARLES & ANGELA
1385 S BAYBERRY LN
Lake City, MI 49651

. SECS 9 & 10 T22N R8W LOT 24 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	80.00	250.47	0.8483	1.3790	1800	100		168,455
80 Actual Front Feet, 0.46 Total Acres								168,455
Total Est. Land Value =								168,455

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1.5S

Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = 720 SF Floor Area = 900 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	720		
Total:				136,242	88,556

Other Additions/Adjustments

Recreation Room	196	3,718	2,417
Basement, Outside Entrance, Above Grade	2	3,959	2,573

Plumbing

Average Fixture(s)	1	1,422	924
2 Fixture Bath	1	2,996	1,947

Porches

WPP	32	1,730	1,124

Deck

Treated Wood	240	4,500	2,925

Balcony

Wood Balcony	32	1,398	909

Water/Sewer

Public Sewer	1	1,465	952
Water Well, 100 Feet	1	5,734	3,727

Built-Ins

Appliance Allow.	1	2,713	1,763

Fireplaces

Wood Stove	1	2,503	1,627

Local Cost Items

SANITARY SEWER	1	0	0	*89% Good
Totals:		168,380	109,444	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 186,055

2026 Est. T.C.V. 009-700-024-00

= 356,935

Est. TCV/Total Floor Area = 396.59, Most recent sale 10/14/2005 for 169,900						
2025	Assessed	MBOR	S.E.V.	Base for Cap	IRM	
	153,900	153,900	153,900	89,026	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,600	0	0	2,403	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	178,500	178,500	178,500	91,429	91,429	0

03/24/2026

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Valuation Report

DB: Lake2026

009-700-025-00

2026 Est. T.C.V.

BALANDA PETER B

Property Class: 401

S BAYBERRY LN

Map #:

LAKE TOWNSHIP

LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 25 WILDWOOD ESTATES.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	90.00	283.14	0.8141	1.4395	1800	100		189,832
80 Actual Front Feet, 0.62 Total Acres					Total Est. Land Value =			189,832

2026 Est. T.C.V. 009-700-025-00 = 189,832

Est. TCV/Total Floor Area = 210.92

2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
84,400	84,400	84,400	27,961	2.70

2026 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,500	0	0	754	0

2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
94,900	94,900	94,900	28,715	28,715	0

03/24/2026
12:46 PM

Valuation Report

DB: Lake2026

009-700-026-00
Property Class: 401
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

O'DOHERTY MARY ELLEN
1345 S BAYBERRY LN
LAKE CITY, MI 49651

. SECS 9 & 10 T22N R8W LOT 26 WILDWOOD ESTATES.

TOTAL REMODEL COMP FOR 04
ADD SEWER FOR 05

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1800/	80.00	223.25	0.8483	1.3246	1800	100		161,806
80 Actual Front Feet, 0.41 Total Acres								
Total Est. Land Value =								161,806

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				2,425

Cost Est. for Res. Bldg: 1 Single Family 1S

Cls C

Blt 1975

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = 1600 SF Floor Area = 1600 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,600		
Total:				222,839	155,987

Other Additions/Adjustments

Plumbing

Average Fixture(s)	1	1,422	995

Porches

WPP	408	7,271	5,090
WPP	120	3,491	2,444

Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	16,247	11,373

Water/Sewer

Public Sewer	1	1,465	1,025
Water Well, 100 Feet	1	5,734	4,014

Built-Ins

Appliance Allow.	1	2,713	1,899

Fireplaces

Wood Stove	1	2,503	1,752

Local Cost Items

GENERATOR	1	1	1	*100% Good
SANITARY SEWER	1	0	0	*94% Good
Totals:		263,686	184,580	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:

313,786

2026 Est. T.C.V. 009-700-026-00 = 478,017

Est. TCV/Total Floor Area = 298.76

2025 Assessed MBOR S.E.V. Base for Cap IRM

Parcel Number: 009-700-026-00

Page: 2

	205,600	205,600	205,600	104,293	2.70	
2026	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	33,400	0	0	2,815	0
2026	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	239,000	239,000	239,000	107,108	107,108	0

009-700-027-002026 Est. T.C.V.ZMYSLO DENNIS E & LAURA L

Property Class: 4011319 S BAYBERRY LN

Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

2012-02076 WD Pan:el "A" AS shown in Book of SURVEys S-3, page 211 through 213 inclusive, Missaukee County ReCords. (Being a paRT of Government Lot7, Section 10, T22N. R8W) Including INGRESS and egress OVER and across easements as shown in Book of Surveys S-1, page 4S and Liber214 page 552 through 554, inclusive, Mlssaukee COUNTY Records.

SEC 10 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. .35A.

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason Value
A50'@1800/	74.00	211.91	0.8718	1.3006	1800	100	151,032
74 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =		151,032

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Wood Frame		28.80	100 94	2,707
Residential Local Cost Land Improvements				
Description		Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =				5,132

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1975

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Slab	336		
Total:				221,217	143,792

Other Additions/Adjustments

Plumbing				
Average Fixture(s)		1	1,422	924
3 Fixture Bath		1	4,478	2,911
2 Fixture Bath		1	2,996	1,947

Porches				
WPP		362	6,458	4,198

Deck				
Treated Wood		169	3,571	2,321

Balcony				
Wood Balcony		28	1,223	795

Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost		528	22,551	14,658
Common Wall: 1 Wall		1	-2,589	-1,683

Water/Sewer				
Public Sewer		1	1,465	952
Water Well, 50 Feet		1	3,344	2,174

Built-Ins				
Appliance Allow.		1	2,713	1,763

Fireplaces				
Interior 1 Story		1	5,235	3,403

Parcel Number: 009-700-027-00

Page: 2

Local Cost Items				
SANITARY SEWER	1	0	0	*84% Good
Totals:		274,084	178,155	

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 302,864

2026 Est. T.C.V. 009-700-027-00				=	459,028
Est. TCV/Total Floor Area = 248.39, Most recent sale 06/07/2012 for 217,500					
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM	
197,100	197,100	197,100	125,347	2.70	
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	32,400	0	3,384	0	
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
229,500	229,500	229,500	128,731	128,731	0

009-890-004-002026 Est. T.C.V.GTP TOWERS II, LLC
Property Class: 2103622 S MOREY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

PERSONAL PROPERTY - LAKE TWP - WOODEN MONO POLE TOWER ON 009-024-015-00.
PROPERTY ADDRESS 3622 S MOREY RD.

WOODEN MONO POLE TOWER. RETURN RECEIVED 3-23-05. ORIGINALLY ESTIMATED AT 10,000
BUT REPORTED ON STATEMENT AS 4,284. CHGD VALUES. (4,284 X .97=4,155 TCV).
CONTRUCTED 2004 PER RETURN.

Land Value Estimates for Land Table .						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		0.00	Total	Acres	Total Est. Land Value =	0

<< 2026 Statement (Current Year Statement) >>	
Bought	Bldgs. on
During	Leased Land
2004	15,000*113%
Prior	
Total	15,000
TCV->	16,950

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	15,000	TBL	16,950
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Total Cost New=	15,000	TCV=	16,950
		Assessed Value=	8,500

2026 Est. T.C.V. 009-890-004-00			=	16,950
Est. TCV/Total Floor Area =	9.17			
2025 Assessed	MBOR	S.E.V.	Base for Cap	IRM
9,200	9,200	9,200	3,234	2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	87	0
2026 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT
8,500	8,500	8,500	3,321	3,321 0

009-890-005-002026 Est. T.C.V.AT&T MOBILITY LLC
Property Class: 2109590 W KELLY RD
Map #:LAKE TOWNSHIPLAKE CITY, MI 49651

BUILDING ON LEASED LAND

Land Value Estimates for Land Table .

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres				Total Est. Land Value =	0

<< 2026 Statement (Current Year Statement) >>

Bought	Leasehold
During	Improvements
2025	2,493*91%
2024	7,974*80%
2013	478*22%
Prior	20,676*12%
Total	31,621
TCV->	11,234

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	31,621	TBL	11,234
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Total Cost New=	31,621	TCV=	11,234
		Assessed Value=	5,600

2026 Est. T.C.V. 009-890-005-00		=	11,234
Est. TCV/Total Floor Area =	6.08		
2025 Assessed	MBOR	S.E.V.	Base for Cap
1,300	1,300	1,300	1,300
			IRM
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
4,300	0	4,300	0
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
5,600	5,600	5,600	5,635
			->Taxable<-
			PRE/MBT
			0

009-890-006-00
Property Class: 210
Map #:

2026 Est. T.C.V.

LAKE TOWNSHIP

TILLMAN INFRASTRUCTURE
3728 S MOREY RD FA14293447
LAKE CITY, MI 49651

BUILDING ON LEASED LAND LOCATED ON PARCEL 009-024-015-70

Land Value Estimates for Land Table .							
* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
		0.00	Total	Acres		Total Est. Land Value =	0

Land Improvement Cost Estimates				
Description		Rate	Size % Good	Cash Value
Fencing: Gates, Mesh, 10'		771.64	1 100	772
Fencing: Wire Mesh, #11		3.15	1740 100	5,481
Total Estimated Land Improvements True Cash Value =				6,253

<< 2026 Statement (Current Year Statement) >>	
Bought	Bldgs. on
During	Leased Land
2018	102,065*116%
Prior	
Total	102,065
TCV->	118,395

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	108,318	TBL	124,648
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Total Cost New=	108,318	TCV=	124,648
		Assessed Value=	62,300

2026 Est. T.C.V. 009-890-006-00				=	124,648		
Est. TCV/Total Floor Area = 67.45							
2025 Assessed		MBOR	S.E.V.	Base for Cap	IRM		
67,400		67,400	67,400	57,808	2.70		
2026 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses		
0		-5,100	0	0	1,560	0	
2026 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,300		62,300	62,300	59,368	59,368	0	

009-890-161-10	2026 Est. T.C.V.	AT&T MOBILITY, LLC
Property Class: 210		3728 S MOREY RD
Map #:	LAKE TOWNSHIP	LAKE CITY, MI 49651

Land Value Estimates for Land Table .						
* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		0.00	Total Acres		Total Est. Land Value =	0

	<< 2026 Statement (Current Year Statement) >>
Bought	Cellular
During	Equipment
2019	2,833* 8%
Prior	
Total	2,833
TCV->	227

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	2,833	TBL	227
Solar Energy	0	100	0
Total Cost New=	2,833	TCV=	227
		Assessed Value=	100

2026 Est. T.C.V. 009-890-161-10		=	227
Est. TCV/Total Floor Area =	0.12		
2025 Assessed	MBOR	S.E.V.	Base for Cap
200	200	200	200
			IRM
			2.70
2026 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	-100	0	-100
			Losses
			0
2026 Assessed	MBOR	S.E.V.	Capped
100	100	100	205
			->Taxable<-
			100
			PRE/MBT
			0