

Grantor: \_\_\_\_\_ Grantee: \_\_\_\_\_

Property Address	Class	EXEMPT	Zoning	Building Permit(s)	Date	Number	Status
247 S CEDAR STREET	EXEMPT	090	CI		09/25/1990	7046	
Owner's Name/Address	School: DISTRICT	40040					
KALKASKA COUNTY LIBRARY BOARD	P.R.E.	0%					
247 S. CEDAR ST.	MAP #:	K-22					
KALKASKA MI 49646	2014 Est TCV	0	TCV/TEA:	0.00			

Taxpayer's Name/Address	Improvements	Public	Land Value Estimates for Land Table CVD, COMM. VILL. DISTRICT	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
KALKASKA COUNTY LIBRARY BOA	Dirt Road			U.S. 131	105.00	0.00	1.0000	320	50	16,800
247 S. CEDAR ST.	Gravel Road			105 Actual	Front Feet,	0.00	Total Acres			16,800
KALKASKA MI 49646	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									

Tax Description	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
N 50 FT. OF S. 187 FT. OF RR LOT 3. V OF K	X Level Rolling	2014	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	X Low	2013	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	X High	2012	0	0	0			0
	Landscaped	2011	0	0	0			0
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

Who: MVH 08/22/1988 INSPECTED  
 When: 2014  
 What: EXEMPT

Who: 2013  
 When: 2013  
 What: EXEMPT

Who: 2012  
 When: 2012  
 What: 0

Who: 2011  
 When: 2011  
 What: 0

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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Desc. of 9/Section: LIBRARY  
 Calculator Occupancy: Office Building  
 Class: D  
 Floor Area: 2,400  
 Stories Above Grd: 1  
 Average Sty Hght: 9  
 Bsmnt Wall Hght: 9

Construction Cost  
 High Above Ave. Ave. X Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Good Adj: %+0 \$/SqFt: 0.00  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 100  
 Ave. SqFt/Story: 2400 0%  
 Ave. Perimeter: 128  
 Has Elevators:

Base Rate for Upper Floors = 103.45  
 Base Rate for Basement, Base Rate for Basement = 54.45  
 Base Rate for Upper Floors = 103.45  
 Base Rate for Basement, Base Rate for Basement = 54.45

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 1008  
 Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 0.00  
 Elevator Adjustment (Applied to upper floors rate)  
 Adjusted Square Foot Cost for Upper Floors = 100.95 Cost/Sq.Ft.: -2.50  
 Adjusted Square Foot Cost for Basement = 54.45

1 Stories  
 Average Height per Story: 9  
 Ave. Floor Area: 2,400 Perimeter: 128  
 Basement Area: 2,400 Perimeter: 128  
 Basement Height: 9  
 Refined Square Foot Cost for Upper Floors: 92.57  
 Refined Square Foot Cost for Basement: 49.93

County Multiplier: 1.19, Final Square Foot Cost for Upper Floors = 110.157  
 Total Floor Area: 2,400  
 Base Cost New of Upper Floors = 264,377  
 for Basement = 59,416

Reproduction/Replacement Cost = 264,377  
 Eff. Age: 35 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0  
 <<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>

(11) Electric and Lighting:  
 (39) Miscellaneous:

Outlets:  
 Few Average Few  
 Many Unfinished Many Unfinished  
 Typical Typical

Fixtures:  
 Few Average Few  
 Many Unfinished Many Unfinished  
 Typical Typical

(13) Roof Structure: Slope=0  
 (14) Roof Cover:

(40) Exterior Wall:  
 Thickness Bsmnt Insul.

(9) Sprinklers:  
 (10) Heating and Cooling:

(8) Plumbing:  
 Many Above Ave. Average Typical Few  
 Total Fixtures  
 3-Piece Baths Urinals  
 2-Piece Baths Wash Bowls  
 Shower Heaters Water Heaters  
 Toilets Wash Fountains  
 Water Softeners

(7) Interior:  
 (11) Electric and Lighting:

(6) Ceiling:  
 (10) Heating and Cooling:

(5) Floor Cover:  
 (13) Roof Structure: Slope=0

(4) Floor Structure:  
 (14) Roof Cover:

(3) Frame:  
 (10) Heating and Cooling:

(2) Foundation:  
 (13) Roof Structure: Slope=0

(1) Excavation/Site Prep:  
 (14) Roof Cover:

X Poured Conc Brick/Stone Block  
 (10) Heating and Cooling:

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01/16/2014  
01:10 PM

Valuation Report

DB: Kalkaska Twp 2014

40041-800-003-30  
Property Class: 090  
Map #: K-22

2014 Est. T.C.V.

KALKASKA TOWNSHIP

KALKASKA COUNTY LIBRARY BOARD  
247 S CEDAR STREET  
KALKASKA, MI 49646

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1988  
Description of Occupancy: LIBRARY

Costs are taken from the Office Building cost schedules.  
<<<<<< Calculator Cost Computations

Class: D Quality: Good Percent Adj: +0 >>>>>>

Base Rate for Upper Floors = 103.45  
Basement Units Basement, Base Rate for Basement = 54.45

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%  
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 0.00  
Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -2.50  
Adjusted Square Foot Cost for Upper Floors = 100.95  
Adjusted Square Foot Cost for Basement = 54.45

1 Stories  
Average Height per Story: 9 Number of Stories Multiplier: 1.000  
Ave. Floor Area: 2,400 Height per Story Multiplier: 0.930  
Perimeter: 128 Perim. Multiplier: 0.986  
Basement Area: 2,400 Perimeter: 128 Basement Perim. Multiplier: 0.986  
Basement Height: 9 Basement Height Multiplier: 0.930  
Refined Square Foot Cost for Upper Floors: 92.57  
Refined Square Foot Cost for Basement: 49.93

County Multiplier: 1.19, Final Square Foot Cost for Upper Floors = 110.157  
for Basement = 59.416

Total Floor Area: 2,400 Base Cost New of Upper Floors = 264,377

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0  
Reproduction/Replacement Cost = 264,377  
Total Depreciated Cost = 108,395

Basement Area: 2,400 Base Cost New of Basement = 142,599  
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 75 /100/100/100/75.0  
Total Depreciated Cost = 106,949

Total Depreciated Cost (Upper floors and basement) = 215,344

ECF (TAX EXEMPT)  
Replacement Cost/Floor Area= 169.57 1.000 => TCV of Bldg: 1 = 215,344  
Est. TCV/Floor Area= 89.73