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<<<<< Calculator Cost Computations >>>>>  
Class: C Quality: Excellent Percent Adj: +0

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0.00

0 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 0 Height per Story Multiplier: 0.880  
Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000  
Refined Square Foot Cost for Upper Floors: 0.00

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 0.000

Total Floor Area: 0 Base Cost New of Upper Floors = 0  
Reproduction/Replacement Cost = 0  
Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/10 /10.0  
Total Depreciated Cost = 0

<<<<< Segregated Cost Computations >>>>>  
Costs taken from Segregated Cost Section 3: Stores & Commercial

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
Total Base Cost New =						0

County Multiplier: 1.46 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0  
Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/10 /10.0  
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	3.55	7200	1.46	0.10	100	3,732

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 5,224

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 5,224

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2017 Est. T.C.V. 006-031-042-03 = 164,989  
Est. TCV/Total Floor Area = 40.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,700	79,700	79,700	74,900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,800	0	674	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,500	82,500	82,500	75,574	75,574	75,574	

45-006-031-043-00	2017 Est. T.C.V.	BRADY DONALD & GERALDINE
Property Class: 401		7674 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	900.00	0.9855	1.0000	10000	100		985,470
BIG GLEN B 10K	5.00	900.00	0.9855	1.0000	10000	50	SURPLUS: ZOINING 100 ft	24,637
105 Actual Front Feet, 2.17 Total Acres Total Est. Land Value =								1,010,106

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1970

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1008 SF Floor Area = 1512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	75.48	-8.74	-0.32	1008	66,951

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.61	336	2,893
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(16) Deck/Balcony

Treated Wood, Standard	12.81	30	384
Wood Balcony	15.00	85	1,275

(17) Garages

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

Base Cost	14.85	768	11,405
Mechanical Doors	350.00	2	700

County Multiplier = 1.40 => Cost New = 136,113

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 88,473

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 163,676

2017 Est. T.C.V. 006-031-043-00 = 1,175,282

Est. TCV/Total Floor Area = 777.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
561,800	561,800	561,800	249,227	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	25,800	0	0	2,243	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
587,600	587,600	587,600	251,470	251,470	0

45-006-031-044-00	2017 Est. T.C.V.	DEAN WILLIAM E TRUST
Property Class: 401		7682 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	850.00	0.9855	1.0000	10000	100		985,470
BIG GLEN B 10K	5.00	850.00	0.9855	1.0000	10000	50	SURPLUS: ZOINING 100 ft	24,637
105 Actual Front Feet, 2.05 Total Acres Total Est. Land Value =								1,010,106

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	50	663
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,663

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B-10 Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1696 SF Floor Area = 3152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	120.05	0.00	3.16	1456	179,394
1	Story Siding	Crawl Space	77.88	-10.76	1.58	176	12,091
1	Story Siding	Slab	77.88	-12.57	1.58	64	4,281

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650

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(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 2 Story	6600.00	1	6,600

(16) Porches

WGEP (1 Story), Standard	49.97	176	8,795
CPP, Standard	18.71	72	1,347

(16) Deck/Balcony

Treated Wood w/Roof, Standard	72.20	12	866
Treated Wood, Standard	7.22	543	3,920
Treated Wood, Standard	8.61	168	1,446

County Multiplier = 1.40 => Cost New = 330,248

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 231,173  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 427,671

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 576 SF Floor Area = 576 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	76.32	-13.30	-0.27	576	36,144

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Parcel Number: 45-006-031-044-00

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Average Fixture(s)	760.00	1	760
(14) Water/Sewer 1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces Appliance Allowance	1915.00	1	1,915
(16) Deck/Balcony Treated Wood,Standard	13.06	32	418
County Multiplier = 1.40 =>		Cost New =	59,251
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =	35,550
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 2 =	65,768

2017 Est. T.C.V. 006-031-044-00 = 1,509,208

Est. TCV/Total Floor Area = 404.83

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
727,600	727,600	727,600	396,709	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	27,000	0	0	3,570	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
754,600	754,600	754,600	400,279	400,279	0	

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45-006-031-046-01	2017 Est. T.C.V.	JOHNSON FAMILY PARTNERSHIP EAST
Property Class: 402		7732 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ACREAGE TABLE 4031			37.826	Acres	7,500	100		283,695
		37.83	Total Acres		Total Est.		Land Value =	283,695

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2017 Est. T.C.V. 006-031-046-01	=	283,695			
Est. TCV/Total Floor Area = 172.15					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
141,800	141,800	141,800	85,252	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	767	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
141,800	141,800	141,800	86,019	86,019	0

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45-006-031-046-10	2017 Est. T.C.V.	JOHNSON FAMILY PARTNERSHIP WEST
Property Class: 401		7758 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	200.00	450.20	0.7747	1.0000	10000	100		1,549,465
BIG GLEN B 10K	34.15	450.20	0.7747	1.0000	10000	50	SURPLUS: ZOINING 100 ft	132,286
234 Actual Front Feet, 2.42 Total Acres Total Est. Land Value =								1,681,750

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	458	0	0
D/W/P: 3.5 Concrete	3.20	1.00	180	0	0
D/W/P: 3.5 Concrete	3.20	1.00	300	0	0
D/W/P: 3.5 Concrete	3.20	1.00	225	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C-5 Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1488 SF Floor Area = 2676 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	94.41	0.00	0.00	1188	112,159
1	Story Siding	Crawl Space	59.72	-8.36	0.00	300	15,408

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.56	330	2,165
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County Multiplier = 1.40 => Cost New = 205,579

Notes: RESIDENCE 7706

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 123,347  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 228,192

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0

(11) Heating System: Forced Air w/o Ducts

Ground Area = Size for Rates = 1200 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.31	-8.35	-0.71	1200	57,900

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(14) Water/Sewer				
1000 Gal Septic	2895.00	1	2,895	
(15) Built-Ins & Fireplaces				
Appliance Allowance	1415.00	1	1,415	
(16) Deck/Balcony				
Treated Wood,Standard	9.15	64	586	
Treated Wood,Standard	6.45	276	1,780	
County Multiplier = 1.40 =>		Cost New =	91,288	
Notes: RENTAL 7732 THE BUNGALOW				
Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,		Depr.Cost =	63,902	
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 2 =	118,218	

Cost Est. for Res. Bldg: 3    Single Family    1 STORY            Cls C    Blt 0

(11) Heating System: Forced Air w/ Ducts				
Ground Area = Size for Rates = 468 SF    Floor Area = 468 SF.				
Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost				
1    Story Siding    Piers    81.08    -17.35    0.00    468    29,826				
Other Additions/Adjustments	Rate	Size	Cost	

(13) Plumbing				
Average Fixture(s)	760.00	1	760	
(14) Water/Sewer				
1000 Gal Septic	3085.00	1	3,085	
(15) Built-Ins & Fireplaces				
Appliance Allowance	1915.00	1	1,915	

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County Multiplier = 1.40 =>		Cost New =	49,820
Notes: RENTAL 7728BEACHHOUSE			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,		Depr.Cost =	27,401
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 3 =	50,692

2017 Est. T.C.V. 006-031-046-10	=	2,083,852
Est. TCV/Total Floor Area = 479.71		
2016 Assessed            MBOR            S.E.V.            Base for Cap            C.P.I.		
998,500            998,500            998,500            323,931            0.90		
2017            New Eq. Adjustment            Loss            Additions            Tax Adjustment            Losses		
0            43,400            0            0            2,915            0		
2017 Assessed            MBOR            S.E.V.            Capped            ->Taxable<-            PRE/MBT		
1,041,900            1,041,900            1,041,900            326,846            326,846            0		

45-006-031-047-00	2017 Est. T.C.V.	HICKS CHARLES P & KATHLEEN R
Property Class: 401		7271 S DUNNS FARM RD
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL AVG	128.70	175.00	0.9155	0.6972	360	100		29,573
193 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								29,573

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	196	0	0
D/W/P: Patio Blocks	8.13	1.00	40	0	0
Fencing: Vnyl, Solid, 6'	21.63	1.00	48	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C-5 Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1188 SF Floor Area = 2082 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	78.80	0.00	2.72	888	72,390
1	Story Siding	Slab	61.88	-10.80	1.82	300	15,870
1	Story Siding	Overhang	37.84	0.00	0.00	450	17,028

Other Additions/Adjustments

	Rate	Size	Cost
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(1) Exterior

Stone Veneer	10.25	8	82
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	2	3,830
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Deck/Balcony

Treated Wood,Standard	14.15	25	354
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(17) Garages

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

Base Cost	14.40	900	12,960
Brick Veneer	8.25	8	66
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 189,699

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 142,274

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.61	312	2,062
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County Multiplier = 1.40 => Cost New = 2,887

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 2,570

Parcel Number: 45-006-031-047-00

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	Total Depreciated Cost =	144,844
ECF (4031 RURAL)	1.250 => TCV of Bldg: 1 =	181,055

2017 Est. T.C.V. 006-031-047-00 = 215,378

Est. TCV/Total Floor Area = 103.45, Most recent sale 06/12/1995 for 87,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,300	107,300	107,300	97,242	0.90		
2017	New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	400	0	0	875	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,700	107,700	107,700	98,117	98,117	98,117	

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45-006-031-048-00                      2017 Est. T.C.V.                      WHITAKER KEITH W  
 Property Class: 402                      S DUNNS FARM RD  
 Map #: 5                                      GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TRUMBULL AVG	100.00	285.00	0.8911	0.8898	360	100		28,544
TRUMBULL AVG	39.00	285.00	0.8911	0.8898	360	50	SURPLUS: ZOINING	100 ft      5,566
139 Actual Front Feet, 0.91 Total Acres      Total Est. Land Value =								34,110

2017 Est. T.C.V. 006-031-048-00                      =                      34,110

Est. TCV/Total Floor Area = 16.38

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
17,100	17,100	17,100	12,029	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	108	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
17,100	17,100	17,100	12,137	12,137	0

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45-006-031-051-00	2017 Est. T.C.V.	ANDREWS CHARLES J
Property Class: 401		7905 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4031.4031 NEIGHBORHOOD  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNNS 500	200.00	575.00	1.0000	1.0000	500	100		100,000
S DUNNS 500	98.00	575.00	1.0000	1.0000	500	50	SURPLUS: ZOINING 100 ft	24,500
298 Actual Front Feet, 3.93 Total Acres      Total Est. Land Value =								124,500

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls BC    Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1293 SF    Floor Area = 1293 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	77.92	0.00	1.85	1253	99,952
1	Story Siding	Overhang	42.32	0.00	0.00	40	1,693

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	13.50	1293	17,456

(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350

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(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100

(16) Porches			
CSEP (1 Story), Standard	34.17	131	4,476
WPP, Standard	10.94	283	3,096
WCP (1 Story), Standard	70.55	18	1,270
WPP, Standard	17.69	78	1,380

(16) Deck/Balcony			
Treated Wood,Standard	14.86	31	461

(17) Garages			
Class:BC Exterior: Block Foundation: 42 Inch (Finished )			
Base Cost	24.98	720	17,986
Automatic Doors	425.00	1	425

County Multiplier = 1.40    =>    Cost New =    230,963

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =    219,415  
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.450 => TCV of Bldg: 1 =    318,151

2017 Est. T.C.V. 006-031-051-00 = 452,651  
Est. TCV/Total Floor Area = 350.08, Most recent sale 08/26/2005 for 340,000  
2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
252,400                      252,400                      252,400                      188,951                      0.90

Parcel Number: 45-006-031-051-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-26,100	0	0	1,700	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	226,300	226,300	226,300	190,651	190,651	0

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45-006-031-052-00	2017 Est. T.C.V.	OFENLOCH FAMILY LIMITED PARTNERSHIP
Property Class: 401		7786 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	98.62	435.04	1.0042	1.0000	10000	99	1% INTEREST SPL	980,417
99 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								980,417

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.01	1.00	630	0	0
D/W/P: Asphalt Paving	2.01	1.00	1650	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1999

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = Size for Rates = 3114 SF Floor Area = 5864 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	123.58	-10.48	17.18	2340	304,855
1.5	Story Siding	Blt-in Gar.	63.11	0.00	12.87	728	55,313
2	Story Siding	Overhang	88.07	0.00	0.00	46	4,051

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	4	18,600
Separate Shower	1605.00	1	1,605

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(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

CCP (1 Story), Standard	37.02	84	3,110
CCP (1 Story), Standard	30.95	128	3,962
WSEP (1 Story), Standard	28.99	282	8,175

(16) Deck/Balcony

Treated Wood, Standard	7.38	486	3,587
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(17) Garages

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

Base Cost	16.89	625	10,556
Mechanical Doors	350.00	1	350

(17) Basement Garages

Basement Garage: 2 Car	2750.00	1	2,750
Automatic Doors	500.00	2	1,000

County Multiplier = 1.40 => Cost New = 610,070

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/ 99/91.1, Depr.Cost = 555,652

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,027,956



Parcel Number: 45-006-031-052-00

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2017 Est. T.C.V. 006-031-052-00				=	2,013,373	
Est. TCV/Total Floor Area = 343.34, Most recent sale 12/31/1990 for 220,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
978,500	978,500	978,500	535,462	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,200	0	0	4,819	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,006,700	1,006,700	1,006,700	540,281	540,281	540,281	

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45-006-031-052-01	2017 Est. T.C.V.	OFENLOCH CHARLES E & SARA J
Property Class: 401		7786 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	98.62	435.04	1.0042	1.0000	10000	1	INTEREST SPLIT	9,903
99 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								9,903

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.01	1.00	630	0	0
D/W/P: Crushed Rock	1.33	1.00	1650	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1999

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = Size for Rates = 3114 SF Floor Area = 5864 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	123.58	-10.48	17.18	2340	304,855
1.5	Story Siding	Blt-in Gar.	63.11	0.00	12.87	728	55,313
2	Story Siding	Overhang	88.07	0.00	0.00	46	4,051

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	4	18,600
Separate Shower	1605.00	1	1,605

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(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

CCP (1 Story), Standard	37.02	84	3,110
CCP (1 Story), Standard	30.95	128	3,962
WSEP (1 Story), Standard	28.99	282	8,175

(16) Deck/Balcony

Treated Wood, Standard	7.38	486	3,587
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(17) Garages

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

Base Cost	16.89	625	10,556
Mechanical Doors	350.00	1	350

(17) Basement Garages

Basement Garage: 2 Car	2750.00	1	2,750
Automatic Doors	500.00	2	1,000

County Multiplier = 1.40 => Cost New = 610,070

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/ 1/0.9, Depr.Cost = 5,613

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 10,383

Parcel Number: 45-006-031-052-01

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2017 Est. T.C.V. 006-031-052-01	=	25,286				
Est. TCV/Total Floor Area = 4.31, Most recent sale 12/31/1990 for 220,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
12,400	12,400	12,400	8,661	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	200	0	0	77	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
12,600	12,600	12,600	8,738	8,738	8,738	

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45-006-031-052-10                      2017 Est. T.C.V.                      LEAHY TIMOTHY J & MARGARET J  
 Property Class: 401                      7812 S DUNNS FARM RD  
 Map #: 6                                      GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.05	415.10	0.8705	1.0000	15000	100		1,306,413
DUNNS 275	100.00	900.00	0.7845	1.0000	275	100		21,574
200 Actual Front Feet, 3.02 Total Acres                      Total Est. Land Value =								1,327,988

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	625	0	0
D/W/P: 3.5 Concrete	3.44	1.00	19	0	0
D/W/P: Patio Blocks	8.13	1.00	250	0	0
Retaining Wall: Block, 8 in.	9.91	1.00	320	50	1,586
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					6,586

Cost Est. for Res. Bldg: 1    Single Family    1.75 STORY                      Cls    C+10    Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1534 SF    Floor Area = 2684 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	99.91	0.00	0.00	224	22,380
1.75 Story	Siding	Crawl Space	99.91	-9.60	0.00	1310	118,306

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	Rate	Size	Cost
CCP (1 Story), Standard	46.52	36	1,675

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
Treated Wood, Standard	6.40	446	2,854
Treated Wood, Standard	7.59	140	1,063

(17) Garages

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

Base Cost	Rate	Size	Cost
Base Cost	22.62	407	9,206
Automatic Doors	375.00	2	750

County Multiplier = 1.40    =>                      Cost New =    242,682

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    145,609  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =    269,377

2017 Est. T.C.V. 006-031-052-10                      =    1,603,951  
 Est. TCV/Total Floor Area = 597.60, Most recent sale 09/28/1990 for 10  
 2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
    716,600                      716,600                      716,600                      313,883                      0.90

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	85,400	0	0	2,824	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	802,000	802,000	802,000	316,707	316,707	0

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45-006-031-053-00                      2017 Est. T.C.V.                      ALL SHOOK UP LLC  
 Property Class: 401                      7814 S DUNNS FARM RD  
 Map #: 6                                      GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	99.00	350.00	1.0030	1.0000	10000	100	SWAMP	992,989
99 Actual Front Feet, 0.80 Total Acres                      Total Est. Land Value =								992,989

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1    Single Family    2 STORY                      Cls B                      Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2188 SF    Floor Area = 4376 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	128.73	-11.32	3.51	2188	264,573

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
2 Fixture Bath	3100.00	1	3,100

(14) Water/Sewer

Well, 100 Feet	2050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850

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(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 2 Story	6600.00	1	6,600

(16) Porches

WCP (1 Story), Standard	23.92	320	7,654
WCP (1 Story), Standard	44.40	54	2,398
WPP, Standard	9.60	716	6,874

(16) Deck/Balcony

Treated Wood, Standard	13.44	42	564
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(17) Garages

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

Base Cost	34.35	528	18,137
Automatic Doors	500.00	2	1,000

County Multiplier = 1.40 =>                      Cost New =                      459,270

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      436,306  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      807,167

Cost Est. for Res. Bldg: 2    Single Family    LOG                      Cls CD                      Blt 1900

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 378 SF    Floor Area = 378 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Crawl Space	77.90	-11.17	-1.63	378	24,608

Other Additions/Adjustments                      Rate                      Size                      Cost

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(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Deck/Balcony			
Treated Wood,Standard	11.92	36	429
(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	24.80	240	5,952
Mechanical Doors	350.00	1	350
County Multiplier = 1.40 =>		Cost New =	50,307
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 50/100/100/27.5,		Depr.Cost =	13,835
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 =			25,594

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2017 Est. T.C.V. 006-031-053-00		=	1,830,750		
Est. TCV/Total Floor Area = 385.10					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
887,600	887,600	887,600	472,369	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	27,800	0	0	4,251	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
915,400	915,400	915,400	476,620	476,620	0

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45-006-031-053-10                      2017 Est. T.C.V.                      COZZENS BRUCE C & KATHY E  
 Property Class: 401                      7816 S DUNNS FARM RD  
 Map #: 6                                      GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	99.00	400.00	1.0030	1.0000	10000	100		992,989
99 Actual Front Feet, 0.91 Total Acres                      Total Est. Land Value =								992,989

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	17.14	1.00	24	50	206
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,206

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls BC                      Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2727 SF    Floor Area = 3750 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.04	-9.32	1.85	390	24,402
1	Story Siding	Crawl Space	70.04	-9.32	1.85	224	14,016
1.5	Story Siding	Crawl Space	85.82	-9.32	2.77	325	25,763
2	Story Siding	Crawl Space	107.79	-9.32	3.70	584	59,667
1.5	Story Siding	Crawl Space	85.82	-9.32	2.77	552	43,757
1	Story Siding	Overhang	37.75	0.00	0.00	652	24,613

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100

(16) Porches

CCP (1 Story), Standard	38.87	60	2,332
WPP, Standard	9.70	444	4,307

(16) Deck/Balcony

Treated Wood, Standard	21.65	16	346
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(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	25.89	652	16,880
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.40 =>                      Cost New =                      330,139

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      297,125  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      549,682

2017 Est. T.C.V. 006-031-053-10                      =                      1,547,877

Est. TCV/Total Floor Area = 412.77

2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.



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	747,200	747,200	747,200	346,561	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,700	0	0	3,119	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	773,900	773,900	773,900	349,680	349,680	349,680

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45-006-031-054-00	2017 Est. T.C.V.	CHRISTENSEN GREGORY G & MICHELLE L
Property Class: 401		7660 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	300.00	0.9855	1.0000	10000	100		985,470
BIG GLEN B 10K	5.00	300.00	0.9855	1.0000	10000	50	SURPLUS: ZOINING 100 ft	24,637
105 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								1,010,106

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3073 SF Floor Area = 4610 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.69	-9.43	2.37	3073	253,922

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	100	1,215

(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
2 Fixture Bath	3100.00	1	3,100

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(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches			
CCP (1 Story), Standard	31.81	121	3,849
CCP (1 Story), Standard	80.09	16	1,281

(16) Deck/Balcony			
Treated Wood, Standard	11.10	65	722

(17) Garages			
Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	21.41	860	18,413
Common Wall: 1 Wall	-1450.00	1	-1,450
Automatic Doors	500.00	3	1,500

County Multiplier = 1.40 => Cost New = 443,172

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 421,014

Separately Depreciated Items:

(17) Garages			
Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	33.06	324	10,711
County Multiplier = 1.40 =>		Cost New =	14,996

Parcel Number: 45-006-031-054-00

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/100/100/56.0, Depr.Cost = 8,398

Total Depreciated Cost = 429,411

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 794,411

2017 Est. T.C.V. 006-031-054-00 = 1,814,517

Est. TCV/Total Floor Area = 393.60, Most recent sale 09/01/2016 for 2,300,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
879,200	879,200	879,200	403,761	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,100	0	0	503,539	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
907,300	907,300	907,300	407,394	907,300	907,300	

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45-006-031-055-00	2017 Est. T.C.V.	TUKTAWA LLC
Property Class: 401		7874 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

		* Factors *		RIVER				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	200.00	300.00	0.7953	1.0000	6000	100		954,325
GRADE"D" 6000	50.00	300.00	0.7953	1.0000	6000	50	SURPLUS: ZOINING 100 ft	119,291
250 Actual Front Feet, 1.72 Total Acres			Total Est. Land Value =					1,073,615

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.34	1.00	72	50	444
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,444

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2144 SF Floor Area = 3216 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.88	-8.79	3.16	2144	167,768

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	3	7,200

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
Fireplace: Two Sided	4675.00	1	4,675

(16) Porches

WSEP (1 Story), Standard	27.41	170	4,660
WCP (1 Story), Standard	23.05	170	3,919

(16) Deck/Balcony

Treated Wood w/Roof, Standard	39.80	28	1,114
Treated Wood, Standard	6.13	622	3,813

County Multiplier = 1.40 => Cost New = 287,607

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 258,846

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 478,865

2017 Est. T.C.V. 006-031-055-00 = 1,557,924

Est. TCV/Total Floor Area = 484.43

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
777,300	777,300	777,300	236,008	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,700	0	2,124	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
779,000	779,000	779,000	238,132	238,132	0

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45-006-031-056-00	2017 Est. T.C.V.	FINNEGAN PAUL J & MARY M
Property Class: 401		7900 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

		* Factors *		RIVER				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D"	6000	100.00	245.00	0.9036	1.0000	6000	100	542,161
GRADE"D"	6000	50.00	245.00	0.9036	1.0000	6000	50 SURPLUS: ZOINING	100 ft 135,540
150 Actual Front Feet, 0.84 Total Acres								Total Est. Land Value = 677,702

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1982 SF Floor Area = 3468 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	102.35	-10.19	0.00	1982	182,661

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	11.20	328	3,674

(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525

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(14) Water/Sewer			
Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Raised Hearth	315.00	2	630

(16) Porches			
WSEP (1 Story), Standard	20.84	576	12,004
WCP (1 Story), Standard	24.81	198	4,912
WPP, Standard	25.83	35	904
WCP (1 Story), Standard	22.92	256	5,868

(16) Deck/Balcony			
Treated Wood, Standard	7.49	302	2,262

County Multiplier = 1.40 => Cost New = 332,387

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 299,149  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 553,425

2017 Est. T.C.V. 006-031-056-00 = 1,236,127

Est. TCV/Total Floor Area = 356.44, Most recent sale 08/23/1996 for 475,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
616,100	616,100	616,100	421,586	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,000	0	0	3,794	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
618,100	618,100	618,100	425,380	425,380	0	

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45-006-031-057-00	2017 Est. T.C.V.	COOK NAOMI T TRUST
Property Class: 401		7924 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

		* Factors *		RIVER		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP D 4500/	80.00	200.00	1.0812	1.0000	4500 100	389,243
80 Actual Front Feet,	0.37	Total Acres	Total Est. Land Value =			389,243

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	144	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1965

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 950 SF Floor Area = 950 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.99	-8.88	-0.21	950	48,355

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Porches

CPP, Standard	14.90	100	1,490
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County Multiplier = 1.40 => Cost New = 85,099

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 51,059  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 94,460

2017 Est. T.C.V. 006-031-057-00 = 488,703

Est. TCV/Total Floor Area = 514.42, Most recent sale 08/17/2010 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
226,700	226,700	226,700	145,690	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	17,700	0	0	1,311	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
244,400	244,400	244,400	147,001	147,001	0





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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
330,400	330,400	330,400	312,367	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	18,400	0	0	2,811	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
348,800	348,800	348,800	315,178	315,178	315,178	

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45-006-031-059-00	2017 Est. T.C.V.	DEKORNE, KARLSTROM & SWANSON J/T
Property Class: 401		7948 S DUNNS FARM RD
Map #: 6	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

		* Factors *		RIVER/WET		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP D 4500/	66.00	228.00	1.1565	1.0000	4500 100	343,492
66 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value = 343,492

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 920 SF Floor Area = 1150 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	70.03	-8.96	0.00	920	56,184

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

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

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(15) Built-Ins & Fireplaces  
Appliance Allowance 1415.00 1 1,415  
Fireplace: Exterior 1 Story 3450.00 1 3,450

(16) Porches  
CPP, Standard 25.80 28 722  
CGEP (1 Story), Standard 66.12 40 2,645

(17) Garages  
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 15.04 748 11,250  
Mechanical Doors 350.00 2 700

County Multiplier = 1.40 => Cost New = 115,418

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 75/100/100/41.3, Depr.Cost = 47,610  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 88,078

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1941

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 964 SF Floor Area = 964 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.80	-8.85	0.00	480	24,456
1	Story Siding	Slab	59.80	-10.55	0.00	484	23,837

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

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

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

County Multiplier = 1.40 => Cost New = 74,043

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 75/100/100/41.3, Depr.Cost = 30,543  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 56,504

2017 Est. T.C.V. 006-031-059-00 = 493,074  
 Est. TCV/Total Floor Area = 233.24, Most recent sale 07/01/2009 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
230,800	0	0	0	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
246,500	0	174,557	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
246,500	246,500	246,500	174,557	174,557	155,356

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