

45-006-101-001-00	2017 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		PORT ONEIDA RD
Map #: 8	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			106.320	Acres	4,000	100		425,280
		106.32	Total Acres		Total Est.	Land Value =		425,280

2017 Est. T.C.V. 006-101-001-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-101-003-00	2017 Est. T.C.V.	HENRY GREGORY L & MARGENE ANN
Property Class: 460		2656 S LANE RD
Map #: 8	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	152.62	289.47	0.9386	1.0000	10000	100		1,432,418
153 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								1,432,418

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	97	4,850
Total Estimated Land Improvements True Cash Value =					4,850

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls BC Blt 1953

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2897 SF Floor Area = 2897 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.59	-9.16	1.85	2897	180,425

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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

WSEP (1 Story), Standard	29.43	196	5,768
WCP (1 Story), Standard	31.66	108	3,419

(16) Deck/Balcony

Treated Wood, Standard	6.90	1087	7,500
Treated Wood, Standard	7.30	350	2,555
Treated Wood, Standard	9.41	98	922

County Multiplier = 1.40 => Cost New = 305,963

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 214,174

Separately Depreciated Items:

Local Cost Items:

GENERATOR	3000.00	1	3,000
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost = 2,850

Total Depreciated Cost = 217,024

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 401,495

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1291 SF Floor Area = 2582 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Blt-in Gar.	85.64	0.00	3.70	1291	115,338

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Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	2	2,050
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
(15) Built-Ins & Fireplaces			
Fireplace: Prefab 1 Story	3630.00	1	3,630
(17) Basement Garages			
Basement Garage: 2 Car	2575.00	1	2,575
Automatic Doors	425.00	2	850

County Multiplier = 1.40 => Cost New = 175,788

Notes: GARAGE W/ LIVING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 131,841
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 = 243,906

2017 Est. T.C.V. 006-101-003-00 = 2,082,669

Est. TCV/Total Floor Area = 380.12, Most recent sale 12/09/1991 for 320,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
958,800	958,800	958,800	428,946	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	82,500	0	0	3,860	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,041,300	1,041,300	1,041,300	432,806	432,806	0	

45-006-101-014-00	2017 Est. T.C.V.	JENKINS SCOTT C & JEAN H
Property Class: 401		2890 S PORT ONEIDA RD
Map #: 10	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4101.4101 SECTION 1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PORT ONEIDA RD	348.00	275.38	1.0000	1.0000	275	100		95,700
348 Actual Front Feet, 2.20 Total Acres Total Est. Land Value =								95,700

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1975	0	0
Shed: Wood Frame	10.75	1.00	80	50	430

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,930

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 1920

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

Ground Area = Size for Rates = 1438 SF Floor Area = 2101 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	87.17	0.00	-1.43	663	56,846
1	Story Siding	Basement	55.61	0.00	-0.71	688	37,771
1	Story Siding	Crawl Space	55.61	-7.96	-0.71	87	4,084

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

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

(16) Porches			
CGEP (1 Story), Standard	44.09	97	4,277
WSEP (1 Story), Standard	22.77	248	5,647
WPP, Standard	9.12	278	2,535

(17) Garages

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

Base Cost	18.55	460	8,533
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.10	460	-1,426

County Multiplier = 1.40 => Cost New = 176,549

Notes: 2015 WGEP

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 105,930

Separately Depreciated Items:

Local Cost Items:

GENERATOR	3000.00	1	3,000
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost =			2,850

Total Depreciated Cost = 108,780

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 190,364

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

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Costs are taken from the Shed, Equipment, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

(10) Heating system: Forced Air Furnace Cost/SqFt: 1.60 75%
Adjusted Square Foot Cost for Upper Floors = 15.95

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.040
Ave. Floor Area: 1,274 Perimeter: 147 Perim. Multiplier: 1.080
Refined Square Foot Cost for Upper Floors: 17.92

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 25.081

Total Floor Area: 1,274 Base Cost New of Upper Floors = 31,953

Reproduction/Replacement Cost = 31,953
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 13,101

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 1 = 18,341
Replacement Cost/Floor Area= 25.08 Est. TCV/Floor Area= 14.40

Total Estimated True Cash Value of Commercial/Industrial Buildings = 18,341

2017 Est. T.C.V. 006-101-014-00 = 307,335

Est. TCV/Total Floor Area = 91.06, Most recent sale 02/12/2010 for 230,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
150,200	150,200	150,200	128,432	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,500	0	0	1,155	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
153,700	153,700	153,700	129,587	129,587	0	

45-006-101-015-00 2017 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701 S PORT ONEIDA RD
 Map #: 8 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI 12,500	1600.00	0.00	1.0000	1.0000	12500	100		20,000,000
EXEMPT - PARK			71.000	Acres	4,204	100		298,500
1600 Actual Front Feet, 71.00			Total Acres		Total Est.		Land Value =	20,298,500

2017 Est. T.C.V. 006-101-015-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-111-002-00 2017 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701 S SUNSET SHORES DR
 Map #: 12 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	110.00	0.00	0.9718	1.0000	13000	100	1,389,691
ACRE TBL	4770	LK MI	92.640	Acres	42,000	100		3,890,880
110 Actual Front Feet,	92.64	Total Acres		Total Est.	Land Value =			5,280,571

2017 Est. T.C.V. 006-111-002-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-111-009-00	2017 Est. T.C.V.	ARMBRECHT GARY D & CHRISTINE B
Property Class: 460		3598 S SUNSET TRL
Map #: 11	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	150.00	400.00	0.8855	1.0000	13000	100 BLUFF	1,726,662
4470 CONSERVATION			20.303 Acres		1,000	100		20,303
150 Actual Front Feet, 21.68 Total Acres			Total Acres		Total Est.		Land Value =	1,746,965

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	15.20	1.00	320	0	0
D/W/P: Crushed Rock	1.33	1.00	180	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	97	7,275
Total Estimated Land Improvements True Cash Value =					7,275

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1920

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1999 SF Floor Area = 2930 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	104.88	0.00	2.63	1726	185,562
1.25	Story Siding	Crawl Space	96.69	-11.54	2.22	273	23,852

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	1726	20,971

(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
2 Fixture Bath	3100.00	1	3,100

(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: Exterior 2 Story	6600.00	2	13,200
Fireplace: Direct-Vented Gas	2575.00	1	2,575

(16) Porches			
CSEP (1 Story), Standard	35.85	142	5,091
WPP, Standard	15.93	124	1,975
CPP, Standard	31.83	23	732
CPP, Standard	34.21	20	684
CPP, Standard	17.36	92	1,597
CPP, Standard	8.65	731	6,323

(16) Deck/Balcony			
Wood Balcony	27.25	119	3,243

(17) Garages			
Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	25.36	590	14,962
Automatic Doors	500.00	1	500

County Multiplier = 1.40 => Cost New = 431,715

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 388,544

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Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	15.95	720	11,484
County Multiplier = 1.40 =>		Cost New =	16,078
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,		Depr.Cost =	4,019

Local Cost Items:

GENERATOR	3000.00	1	3,000
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,		Depr.Cost =	2,910

	Total Depreciated Cost =		395,473
ECF (4700 LAKE MICHIGAN HOMESITES)	1.850 => TCV of Bldg: 1 =		731,625

2017 Est. T.C.V. 006-111-009-00 = 2,485,865

Est. TCV/Total Floor Area = 848.42, Most recent sale 08/27/1993 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,002,400	1,002,400	1,002,400	566,479	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	240,500	0	0	5,098	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,242,900	1,242,900	1,242,900	571,577	571,577	0	

45-006-112-001-00	2017 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		4505 W HARBOR HWY
Map #: 13	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI 12,500	1500.00	0.00	1.0000	1.0000	12500	100		18,750,000
EXEMPT - PARK			633.430 Acres		4,000	100		2,533,720
1500 Actual Front Feet, 633.43 Total Acres Total Est. Land Value =								21,283,720

2017 Est. T.C.V. 006-112-001-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/26/1991 for 30,000

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

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(17) Garages

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

Base Cost	20.95	1152	24,134
Automatic Doors	425.00	3	1,275

County Multiplier = 1.40 => Cost New = 125,158

Notes: GARAGE W /EXCERCISE ROOM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,353
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 = 150,503

2017 Est. T.C.V. 006-112-009-10 = 901,874

Est. TCV/Total Floor Area = 153.93, Most recent sale 07/01/1991 for 300,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
439,400	439,400	439,400	340,401	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,500	0	0	3,063	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
450,900	450,900	450,900	343,464	343,464	343,464	

45-006-113-001-00 2017 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701 W HARBOR HWY
 Map #: 14 GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			640.000	Acres	4,000	100		2,560,000
		640.00	Total Acres		Total Est.	Land Value =		2,560,000

2017 Est. T.C.V. 006-113-001-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-114-002-00	2017 Est. T.C.V.	WAGNER BRUCE S REVOCABLE TRUST
Property Class: 401		4270 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	293.59	0.9845	1.0000	13000	100	1,279,858
LK MI "A"	13000	5.34	293.59	0.9845	1.0000	13000	50	SURPLUS: ZOINING 100 ft 34,191
105 Actual Front Feet, 0.71 Total Acres Total Est. Land Value =								1,314,049

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 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2386 SF Floor Area = 3673 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	87.27	-9.68	2.77	2386	191,739
1	Story Siding	Overhang	38.43	0.00	0.00	94	3,612

Other Additions/Adjustments Rate Size Cost

(1) Exterior
Stone Veneer 11.20 282 3,158

(13) Plumbing
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: Exterior 2 Story 5875.00 1 5,875

(16) Porches
CPP, Standard 15.90 104 1,654

(17) Garages
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 29.86 468 13,974
Automatic Doors 425.00 1 425

County Multiplier = 1.40 => Cost New = 331,300

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 314,735
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 582,260

2017 Est. T.C.V. 006-114-002-00 = 1,903,809
Est. TCV/Total Floor Area = 518.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
782,900	782,900	782,900	489,071	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	169,000	0	4,401	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
951,900	951,900	951,900	493,472	493,472	493,472

45-006-114-003-10 2017 Est. T.C.V. SMITH FAMILY HOLDINGS LLC
 Property Class: 401 4104 S SUNSET SHORES DR
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	326.11	0.9370	1.0000	13000	100	1,218,099
LK MI "A"	13000	24.22	326.11	0.9370	1.0000	13000	50	SURPLUS: ZOINING 100 ft 147,530
124 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =								1,365,630

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.33	1.00	1000	0	0
D/W/P: 4in Ren. Conc.	6.02	1.00	676	0	0
Fencing: Wd, Split, 2 Rail	10.05	1.00	40	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 1.5 STORY Cls B Blt 1995

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 2192 SF Floor Area = 3288 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Crawl Space 103.72 -11.32 2.63 2192 208,306

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 1475.00 1 1,475
 3 Fixture Bath 4650.00 2 9,300
 2 Fixture Bath 3100.00 1 3,100
 Separate Shower 1605.00 1 1,605

(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
 Jacuzzi Tub 7360.00 1 7,360
 Fireplace: Interior 2 Story 5350.00 1 5,350

(16) Porches
 WSEP (1 Story), Standard 30.09 247 7,432
 CCP (1 Story), Standard 60.20 29 1,746
 WCP (1 Story), Standard 79.20 17 1,346

(16) Deck/Balcony
 Treated Wood, Standard 7.15 1728 12,355

(17) Garages
 Class: B Exterior: Siding Foundation: 42 Inch (Unfinished)
 Base Cost 22.63 907 20,525
 Common Wall: 1/2 Wall -950.00 1 -950
 Automatic Doors 500.00 1 500
 Storage area over garage 4.85 442 2,144

County Multiplier = 1.40 => Cost New = 409,667

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 368,701

Separately Depreciated Items:

Parcel Number: 45-006-114-003-10

Page: 2

Local Cost Items:

GENERATOR	3000.00	1	3,000
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =		2,850
	Total Depreciated Cost =		371,551
ECF (4700 LAKE MICHIGAN HOMESITES)	1.850 => TCV of Bldg: 1 =		687,369

2017 Est. T.C.V. 006-114-003-10 = 2,057,999

Est. TCV/Total Floor Area = 625.91, Most recent sale 11/11/2009 for 1,950,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
822,900	822,900	822,900	749,414	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	206,100	0	0	6,744	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,029,000	1,029,000	1,029,000	756,158	756,158	0

45-006-114-003-30	2017 Est. T.C.V.	AUFFENBERG JOHN QPRT & NANCY QPRT
Property Class: 401		4130 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	248.35	0.9733	1.0000	13000	100	1,265,257
LK MI "A"	13000	9.45	248.35	0.9733	1.0000	13000	50 SURPLUS: ZOINING 100 ft	59,783
109 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								1,325,040

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.29	1.00	576	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 1.5 STORY Cls BC Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1615 SF Floor Area = 2422 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	92.16	0.00	2.77	1615	153,312

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	11.20	200	2,240
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	3	10,575
Separate Shower	1390.00	1	1,390

(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: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Exterior 2 Story	5875.00	1	5,875

(16) Porches

WGEP (1 Story), Standard	75.14	54	4,058
WSEP (1 Story), Standard	26.97	253	6,823
WCP (1 Story), Standard	39.12	60	2,347
WPP, Standard	14.44	129	1,863
WPP, Standard	11.04	274	3,025
WPP, Standard	33.87	19	644

(16) Deck/Balcony

Treated Wood, Standard	7.87	217	1,708
Treated Wood, Standard	10.83	62	671
Treated Wood, Standard	7.95	200	1,590
Treated Wood, Standard	7.07	510	3,606

(17) Garages

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

Base Cost	26.14	635	16,599
Common Wall: 2 Wall	-2850.00	1	-2,850
Automatic Doors	425.00	2	850

Parcel Number: 45-006-114-003-30 Page: 2

County Multiplier = 1.40 => Cost New = 324,142
Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 259,314

Separately Depreciated Items:

(9) Basement Finish
Basement Recreation Finish 13.50 1500 20,250
County Multiplier = 1.40 => Cost New = 28,350
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0, Depr.Cost = 7,088

Total Depreciated Cost = 266,401
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 492,842

2017 Est. T.C.V. 006-114-003-30 = 1,822,882

Est. TCV/Total Floor Area = 752.64, Most recent sale 06/27/2011 for 1,175,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
705,500	705,500	705,500	660,977	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	205,900	0	0	5,948	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
911,400	911,400	911,400	666,925	666,925	0	

45-006-114-004-00 2017 Est. T.C.V. CROWLEY CANDY A REV TRUST
 Property Class: 401 4220 S SUNSET SHORES DR
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	379.36	0.9932	1.0000	13000	100	1,291,124
LK MI "A"	13000	2.31	379.36	0.9932	1.0000	13000	50 SURPLUS: ZONING	14,912
102 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =								1,306,036

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 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1960

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 2000 SF Floor Area = 2000 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 66.32 -11.16 0.00 2000 110,320

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 760.00 1 760
 3 Fixture Bath 2400.00 1 2,400

(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: Interior 1 Story 3250.00 1 3,250

(16) Porches
 CGEP (1 Story), Standard 54.97 60 3,298

(16) Deck/Balcony
 Treated Wood, Standard 6.10 664 4,050

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.57 758 11,802
 Automatic Doors 375.00 2 750

County Multiplier = 1.40 => Cost New = 202,063

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 141,444
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 261,671

2017 Est. T.C.V. 006-114-004-00 = 1,570,207

Est. TCV/Total Floor Area = 785.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
581,300	581,300	581,300	530,414	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	203,800	0	0	4,773	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
785,100	785,100	785,100	535,187	535,187	0

45-006-114-004-10 2017 Est. T.C.V. BEIA TERRY L & SHANNON
 Property Class: 401 4202 S SUNSET SHORES DR
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	336.00	1.0000	1.0000	13000	100	1,300,000
100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								1,300,000

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 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1982

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1572 SF Floor Area = 2751 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	106.03	-10.86	3.25	1572	154,716

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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: Prefab 2 Story	4275.00	1	4,275

(16) Porches

WCP (1 Story), Standard	29.17	126	3,675
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(16) Deck/Balcony

Treated Wood, Standard	6.90	988	6,817
Wood Balcony	23.50	41	964

County Multiplier = 1.40 => Cost New = 258,023

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 193,517
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 358,007

2017 Est. T.C.V. 006-114-004-10 = 1,665,507
 Est. TCV/Total Floor Area = 605.42, Most recent sale 12/21/2007 for 1,600,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
629,000	629,000	629,000	548,839	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	203,800	0	4,939	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
832,800	832,800	832,800	553,778	553,778	553,778	

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45-006-114-005-00 2017 Est. T.C.V. KEY TRUST CO OF OHIO NA TRUSTEE
 Property Class: 401 4252 S SUNSET SHORES DR
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	380.62	0.9912	1.0000	13000	100	1,288,523
LK MI "A"	13000	3.00	380.62	0.9912	1.0000	13000	50 SURPLUS: ZOINING 100 ft	19,328
103 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =								1,307,851

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,054

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 832 SF Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.80	-10.27	-0.40	832	65,004

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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) Porches

CPP, Standard	28.54	24	685
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(16) Deck/Balcony

Treated Wood, Standard	6.65	300	1,995
Wood Balcony	17.50	40	700
Wood Balcony	17.50	32	560

County Multiplier = 1.40 => Cost New = 118,236

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 82,765
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 153,115

2017 Est. T.C.V. 006-114-005-00 = 1,464,020

Est. TCV/Total Floor Area = 1173.09, Most recent sale 11/22/1995 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
530,200	530,200	530,200	239,108	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	201,800	0	2,151	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
732,000	732,000	732,000	241,259	241,259	241,259

45-006-114-007-10 2017 Est. T.C.V. GLEN ARBOR PROPERTY LLC
 Property Class: 401 4300 S SUNSET SHORES DR
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	258.70	0.8713	1.0000	13000	100	1,132,708
LK MI "A"	13000	58.28	258.70	0.8713	1.0000	13000	50 SURPLUS: ZOINING 100 ft	330,054
158 Actual Front Feet, 0.94 Total Acres Total Est. Land Value =								1,462,762

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Brick on Sand	9.39	1.00	400	0	0
D/W/P: Patio Blocks	8.13	1.00	300	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1930

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1141 SF Floor Area = 1141 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.63	-9.44	-0.27	1141	63,805

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
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	2	3,830
Fireplace: Interior 1 Story	3250.00	2	6,500
Fireplace: Heat Circulator	575.00	1	575

(16) Porches

CPP, Standard	18.57	60	1,114
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(16) Deck/Balcony

Treated Wood, Standard	6.10	3000	18,300
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(17) Garages

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

Base Cost	20.83	484	10,082
Mechanical Doors	350.00	2	700
Storage area over garage	3.95	484	1,912

County Multiplier = 1.40 => Cost New = 160,947

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 112,663
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 208,427

2017 Est. T.C.V. 006-114-007-10 = 1,678,689

Est. TCV/Total Floor Area = 1471.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
646,900	646,900	646,900	367,834	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	192,400	0	3,310	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
				PRE/MBT

Parcel Number: 45-006-114-007-10

Page: 2

839,300	839,300	839,300	371,144	371,144	0
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45-006-114-009-00	2017 Est. T.C.V.	GLEN ARBOR PROPERTY LLC
Property Class: 401		4340 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	328.72	0.9944	1.0000	13000	100	1,292,669
LK MI "A"	13000	1.90	328.72	0.9944	1.0000	13000	50 SURPLUS: ZOINING 100 ft	12,300
102 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								1,304,969

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	8.13	1.00	300	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1963

(11) Heating System: Space Heater

Ground Area = Size for Rates = 520 SF Floor Area = 520 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	86.36	-14.96	0.00	520	37,128

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(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: Wood Stove	1350.00	1	1,350

(16) Porches

CPP, Standard	34.45	16	551
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(16) Deck/Balcony

Treated Wood, Standard	6.76	262	1,771
Treated Wood, Standard	7.21	184	1,327

County Multiplier = 1.40 => Cost New = 70,822

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 55,241
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 102,196

2017 Est. T.C.V. 006-114-009-00 = 1,414,665

Est. TCV/Total Floor Area = 2720.51, Most recent sale 08/31/2005 for 1,550,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
506,100	506,100	506,100	457,969	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	201,200	0	4,121	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
707,300	707,300	707,300	462,090	462,090	0

45-006-114-011-10 2017 Est. T.C.V. GLEN ARBOR PROPERTY LLC
 Property Class: 401 4282 S SUNSET SHORES DR
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	33.461926.74	1.3888	1.0000	13000	100		604,104
33 Actual Front Feet, 1.48 Total Acres Total Est. Land Value =								604,104

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 1.25 STORY Cls C+5 Blt 2005

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 328 SF Floor Area = 410 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	103.06	0.00	-0.36	328	33,686

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Stone Veneer	10.25	100	1,025
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

2000 Gal Septic	5000.00	2	10,000
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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Porches

WPP, Standard	10.25	225	2,306
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County Multiplier = 1.40 => Cost New = 74,161

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 70,453

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	328	3,756
County Multiplier = 1.40 =>			Cost New = 5,258
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 2,629

Total Depreciated Cost = 73,081

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 135,201

2017 Est. T.C.V. 006-114-011-10 = 744,305
 Est. TCV/Total Floor Area = 1815.38, Most recent sale 06/14/2013 for 650,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
323,400	323,400	323,400	224,597	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	48,800	0	2,021	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
372,200	372,200	372,200	226,618	226,618	0

45-006-114-011-20	2017 Est. T.C.V.	GLEN ARBOR PROPERTY LLC
Property Class: 402		S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

		* Factors *		PARCEL B			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
BAY LANE,1000	314.00	284.39	1.0000	0.0000	1000	100*	0
ACRE TBL 4770 LK MI			2.050	Acres	42,000	100	86,100
* denotes lines that do not contribute to the total acreage calculation.							
314 Actual Front Feet, 2.05 Total Acres						Total Est. Land Value =	86,100

2017 Est. T.C.V. 006-114-011-20 = 86,100

Est. TCV/Total Floor Area = 210.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,100	43,100	43,100	43,100	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,100	43,100	43,100	43,487	43,100	0	

Parcel Number: 45-006-114-012-15

Page: 2

Reproduction/Replacement Cost = 32,705
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0
Total Depreciated Cost = 28,126

Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost
/CI17/GOLC/SHOC/LIGDRAFCSA 6000.00 1 1.40 1.00 94 7,896
ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 57,635
Replacement Cost/Floor Area= 138.87 Est. TCV/Floor Area= 194.71

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2004
Description of Occupancy: 5285 GREATHALL & RANGE

Costs are taken from the Clubhouse cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 62.95
(10) Heating system: Package Heating & Cooling Cost/SqFt: 2.45 100%
Adjusted Square Foot Cost for Upper Floors = 65.40

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 3,507 Perimeter: 312 Perim. Multiplier: 1.067
Refined Square Foot Cost for Upper Floors: 69.78

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 97.695

Total Floor Area: 3,507 Base Cost New of Upper Floors = 342,615
3,507 Sq.Ft. of Sprinklers @ 2.45, County Mult.:1.40 Cost New = 12,029

Reproduction/Replacement Cost = 354,644
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0
Total Depreciated Cost = 304,994

Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost
/CI17/GOLC/COSR/CLAIA 59875.00 1 1.40 1.00 50 41,913
ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 555,050
Replacement Cost/Floor Area= 125.03 Est. TCV/Floor Area= 158.27

Total Estimated True Cash Value of Commercial/Industrial Buildings = 625,600

2017 Est. T.C.V. 006-114-012-15 = 1,109,370

Est. TCV/Total Floor Area = 267.90

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
432,600	432,600	432,600	243,067	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	122,100	0	2,187	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
554,700	554,700	554,700	245,254	245,254	0

45-006-114-014-00 2017 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701 S THORESON RD
 Map #: 18 GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			79.113	Acres	4,132	100		326,896
		79.11	Total Acres		Total Est.	Land Value =		326,896

2017 Est. T.C.V. 006-114-014-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-114-016-02	2017 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		5065 SPRUCE PARK
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors * ROAD ROW ON PARCEL

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$0.75/PSF	178596	SqFt	0.75000	100			133,947
		4.10	Total Acres				Total Est. Land Value =	133,947

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.46	2240	97	5,107
	Total Estimated Land Improvements True Cash Value =				5,107

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1916 SF Floor Area = 1916 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.68	-8.22	0.00	1916	100,513

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
---------------------	---------	---	-------

County Multiplier = 1.40 => Cost New = 151,077

Notes: 5045

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/ 60/100/100/39.0, Depr.Cost = 58,920

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 94,272

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.78	-9.88	0.00	960	55,584

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	2	3,830
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County Multiplier = 1.40 => Cost New = 90,857

Notes: 5045 1 & 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/ 60/100/100/39.0, Depr.Cost = 35,434

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 56,695

Parcel Number: 45-006-114-016-02

Page: 2

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls C Blt 1984

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	76.32	-11.32	0.00	576	37,440

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing
Average Fixture(s) 760.00 1 760

(14) Water/Sewer
Public Water 1162.00 1 1,162
Public Sewer 1162.00 1 1,162

(15) Built-Ins & Fireplaces
Appliance Allowance 1915.00 1 1,915

County Multiplier = 1.40 => Cost New = 59,415

Notes: 5045-2ND FROM NORTH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/ 60/100/100/39.0, Depr.Cost = 23,172
ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 37,075

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls C Blt 1984

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	76.32	0.00	0.00	576	43,960

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing
Average Fixture(s) 760.00 1 760

(14) Water/Sewer
Public Water 1162.00 1 1,162
Public Sewer 1162.00 1 1,162

(15) Built-Ins & Fireplaces
Appliance Allowance 1915.00 1 1,915

County Multiplier = 1.40 => Cost New = 68,543

Notes: 5045-NORTH MOST

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/ 60/100/100/39.0, Depr.Cost = 26,732
ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 4 = 42,771

2017 Est. T.C.V. 006-114-016-02 = 369,867

Est. TCV/Total Floor Area = 91.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,400	147,400	147,400	33,744	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	37,500	0	0	303	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,900	184,900	184,900	34,047	34,047	0	

45-006-114-016-03	2017 Est. T.C.V.	SAML LLC
Property Class: 201		5035 S WOODRIDGE RD
Map #: 15/19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$7.00/PSF		77711	SqFt	7.00000	100		543,977
		1.78	Total Acres				Total Est. Land Value =	543,977

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.40	15000	80	27,048
Shed: Wood Frame	10.92	1.40	128	80	1,566
Total Estimated Land Improvements True Cash Value =					28,614

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: VANTAGE POINTE GARAGE

Costs are taken from the Garage, Service/Repair cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 35.45

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Bsmnt Heating system: Wall or Floor Furnace Cost/SqFt: -6.15
Adjusted Square Foot Cost for Upper Floors = 35.45
Adjusted Square Foot Cost for Basement = -6.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 0.960
Ave. Floor Area: 2,677 Perimeter: 274 Perim. Multiplier: 1.239
Basement Area: 1,171 Perimeter: 144 Basement Perim. Multiplier: 1.322
Basement Height: 0 Basement Height Multiplier: 0.920
Refined Square Foot Cost for Upper Floors: 42.17
Refined Square Foot Cost for Basement: -7.48

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 59.032
for Basement = -10.472

Total Floor Area: 2,677 Base Cost New of Upper Floors = 158,028
Basement Area: 1,171 Base Cost New of Basement = -12,263

Reproduction/Replacement Cost = 145,766
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 74,341

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 118,945
Replacement Cost/Floor Area= 54.45 Est. TCV/Floor Area= 44.43

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2013

Costs are taken from the Garage, Storage cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 33.10

Adjusted Square Foot Cost for Upper Floors = 33.10

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 965 Perimeter: 136 Perim. Multiplier: 1.409
Refined Square Foot Cost for Upper Floors: 46.64

45-006-114-016-10	2017 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		FIDDLERS POND 1 TO 21
Map #: 21	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	171.00	150.00	1.0000	0.0000	0	100*		0
HOMESTEAD	\$3.50/PSF		32234 SqFt	3.50000	100			112,820

* denotes lines that do not contribute to the total acreage calculation.

171 Actual Front Feet, 0.74 Total Acres Total Est. Land Value = 112,820

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Landscaping: Lawn seeding	0.27	1.40	3500	0	0
Landscaping: Sprinklers, Conv.	0.55	1.40	3500	0	0
D/W/P: 4in Concrete	3.61	1.40	1500	85	6,444
Pool: Concrete	40.15	1.40	1046	85	49,977
Whirl Pool Bath	9200.00	1.40	1	85	10,948

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	10.0	100	100,000

Total Estimated Land Improvements True Cash Value = 167,369

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1982

Description of Occupancy: BLDG A

Costs are taken from the Motel cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 61.70

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 4.40 100%

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 4.40 100%

 Combined Heating System adjustment: 8.80 100%

Adjusted Square Foot Cost for Upper Floors = 70.50

2 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 9 Height per Story Multiplier: 1.000

Total Floor Area: 5,249 # of Units: 7 Perim. Multiplier: 0.907

Refined Square Foot Cost for Upper Floors: 63.92

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 89.491

Total Floor Area: 5,249 Base Cost New of Upper Floors = 469,739

 Reproduction/Replacement Cost = 469,739

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

 Total Depreciated Cost = 347,607

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 556,171

Replacement Cost/Floor Area= 89.49 Est. TCV/Floor Area= 105.96

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1983

Description of Occupancy: BLDG B

Costs are taken from the Motel cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 61.70

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 4.40 100%

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 4.40 100%

 Combined Heating System adjustment: 8.80 100%

Parcel Number: 45-006-114-016-10 Page: 2

Adjusted Square Foot Cost for Upper Floors = 70.50

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 1.000
Total Floor Area: 5,209 # of Units: 7 Perim. Multiplier: 0.907
Refined Square Foot Cost for Upper Floors: 63.97

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 89.561

Total Floor Area: 5,209 Base Cost New of Upper Floors = 466,524

Reproduction/Replacement Cost = 466,524
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 345,228

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 552,364
Replacement Cost/Floor Area= 89.56 Est. TCV/Floor Area= 106.04

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1983
Description of Occupancy: BLDG C

Costs are taken from the Motel cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 61.70

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 4.40 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 4.40 100%
Combined Heating System adjustment: 8.80 100%
Adjusted Square Foot Cost for Upper Floors = 70.50

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 1.000
Total Floor Area: 5,249 # of Units: 7 Perim. Multiplier: 0.907
Refined Square Foot Cost for Upper Floors: 63.92

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 89.491

Total Floor Area: 5,249 Base Cost New of Upper Floors = 469,739

Reproduction/Replacement Cost = 469,739
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 347,607

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 556,171
Replacement Cost/Floor Area= 89.49 Est. TCV/Floor Area= 105.96

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,664,706

2017 Est. T.C.V. 006-114-016-10 = 1,944,895
Est. TCV/Total Floor Area = 123.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
854,900	854,900	854,900	318,051	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	117,500	0	0	2,862	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
972,400	972,400	972,400	320,913	320,913	0	

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45-006-114-016-15 2017 Est. T.C.V. BAYBERRY GROUP INC
 Property Class: 201 5455 THE INN
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE MICH	8000	136.00	162.16	1.0000	1.0000	8000	100	1,088,000
HOMESTEAD	\$7.00/PSF		22041	SqFt	7.00000	100		154,290
136 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								1,242,290

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.40	576	50	1,697
Shed: Wood Frame	8.12	1.40	480	50	2,728

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	17.0	0	0

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
CITY WATER & SEWER	0.00	1.00	1.0	91	100	0

Total Estimated Land Improvements True Cash Value = 4,425

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Motel cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65

Finished/Office Basement, Base Rate for Basement = 35.30

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%

Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 1.85

Adjusted Square Foot Cost for Upper Floors = 85.65

Adjusted Square Foot Cost for Basement = 37.15

3 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 9 Height per Story Multiplier: 1.000

Total Floor Area: 26,064 # of Units: 13 Perim. Multiplier: 0.847

Basement Area: 8,211 Basement Perim. Multiplier: 0.193

Basement Height: 8 Basement Height Multiplier: 0.970

Refined Square Foot Cost for Upper Floors: 72.54

Refined Square Foot Cost for Basement: 6.95

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 101.553
for Basement = 9.737

Total Floor Area: 26,064 Base Cost New of Upper Floors = 2,646,867

Basement Area: 8,211 Base Cost New of Basement = 79,949

Reproduction/Replacement Cost = 2,726,816

Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0

Total Depreciated Cost = 1,908,771

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
WD TW	5.90	288	1.40 1.52	50	1,808

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 3,056,927

Replacement Cost/Floor Area= 104.76 Est. TCV/Floor Area= 117.29

Total Estimated True Cash Value of Commercial/Industrial Buildings = 3,056,927

2017 Est. T.C.V. 006-114-016-15 = 4,303,642

Est. TCV/Total Floor Area = 165.12

Parcel Number: 45-006-114-016-15

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,906,200	1,906,200	1,906,200	1,170,202	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	245,600		0	0	10,531	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,151,800	2,151,800	2,151,800	1,180,733	1,180,733		0

45-006-114-016-26	2017 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		FIDDLERS POND & LTL BELLE 22-63 & 1-14
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	51.15	102.00	1.0000	0.0000	0	100*		0
HOMESTEAD	\$7.00/PSF		78103	SqFt	7.00000	100		546,722

* denotes lines that do not contribute to the total acreage calculation.
51 Actual Front Feet, 1.79 Total Acres Total Est. Land Value = 546,722

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	20.0	97	194,000	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
CITY WATER & SEWER	0.00	1.00	1.0	94	100	0
Total Estimated Land Improvements True Cash Value =					194,000	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1982

Description of Occupancy: LTL BELLE1-4 WITH RETAIL

Costs are taken from the Motel cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 1.000
Total Floor Area: 2,476 # of Units: 5 Perim. Multiplier: 0.955
Refined Square Foot Cost for Upper Floors: 81.78

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 114.496

Total Floor Area: 2,476 Base Cost New of Upper Floors = 283,492

Reproduction/Replacement Cost = 283,492

Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0
Total Depreciated Cost = 198,444

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 317,511
Replacement Cost/Floor Area= 114.50 Est. TCV/Floor Area= 128.24

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1983

Description of Occupancy: N.V./LTLBELLE 8-5

Costs are taken from the Motel cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 1.000
Total Floor Area: 2,090 # of Units: 6 Perim. Multiplier: 1.007

Parcel Number: 45-006-114-016-26 Page: 2

Refined Square Foot Cost for Upper Floors: 86.23

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 120.715

Total Floor Area: 2,090 Base Cost New of Upper Floors = 252,295
Reproduction/Replacement Cost = 252,295
Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 169,037

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels
Item Description Cost # or Height Storys Base
Col. Rate SqFt Adj. Adj. Cost
(39) Miscellaneous
Miscellaneous Built-in Construction:
Appliance Allowance, Multiple
Residences 1-2U 1075.00 6 1.000 1.000 6450
Total Base Cost of Lump-Sum Items = 6450
Total Base Cost New = 6450

County Multiplier: 1.40 Architectural Multiplier: 0.00 Combined: 0.000
Reproduction/Replacement Cost = 0
Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0
Total Depreciated Cost = 0

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 270,460
Replacement Cost/Floor Area= 120.72 Est. TCV/Floor Area= 129.41

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1982
Description of Occupancy: LTLBELLE13,14&FITNESSCNTR

Costs are taken from the Motel cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 1.000
Total Floor Area: 2,704 # of Units: 3 Perim. Multiplier: 0.893
Refined Square Foot Cost for Upper Floors: 76.44

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 107.020

Total Floor Area: 2,704 Base Cost New of Upper Floors = 289,382
Reproduction/Replacement Cost = 289,382
Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0
Total Depreciated Cost = 202,567

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 324,107
Replacement Cost/Floor Area= 107.02 Est. TCV/Floor Area= 119.86

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 1982
Description of Occupancy: LTL BELLE 9-12

Costs are taken from the Motel cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good Percent Adj: +0

Parcel Number: 45-006-114-016-26

Page: 3

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 1.000
Total Floor Area: 3,469 # of Units: 6 Perim. Multiplier: 0.934
Refined Square Foot Cost for Upper Floors: 80.04

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 112.050

Total Floor Area: 3,469 Base Cost New of Upper Floors = 388,702

Reproduction/Replacement Cost = 388,702
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 244,882

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 4 = 391,811
Replacement Cost/Floor Area= 112.05 Est. TCV/Floor Area= 112.95

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 1982
Description of Occupancy: BLDG D #22-26

Costs are taken from the Motel cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 1.000
Total Floor Area: 3,447 # of Units: 5 Perim. Multiplier: 0.915
Refined Square Foot Cost for Upper Floors: 78.41

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 109.772

Total Floor Area: 3,447 Base Cost New of Upper Floors = 378,386

Reproduction/Replacement Cost = 378,386
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 238,383

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 5 = 381,413
Replacement Cost/Floor Area= 109.77 Est. TCV/Floor Area= 110.65

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 1983
Description of Occupancy: BLDG E #27-31

Costs are taken from the Motel cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 1.000
Total Floor Area: 3,447 # of Units: 5 Perim. Multiplier: 0.915

Parcel Number: 45-006-114-016-26 Page: 4

Refined Square Foot Cost for Upper Floors: 78.41

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 109.772

Total Floor Area: 3,447 Base Cost New of Upper Floors = 378,386
Reproduction/Replacement Cost = 378,386
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 238,383

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 6 = 381,413
Replacement Cost/Floor Area= 109.77 Est. TCV/Floor Area= 110.65

Cost Estimates for Commercial/Industrial Building/Section: 7 Built 1983
Description of Occupancy: BLDG F 32-38

Costs are taken from the Motel cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 1.000
Total Floor Area: 5,145 # of Units: 7 Perim. Multiplier: 0.909
Refined Square Foot Cost for Upper Floors: 77.82

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 108.946

Total Floor Area: 5,145 Base Cost New of Upper Floors = 560,527
Reproduction/Replacement Cost = 560,527
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 353,132

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 7 = 565,011
Replacement Cost/Floor Area= 108.95 Est. TCV/Floor Area= 109.82

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 1983
Description of Occupancy: BLDG G #39-43

Costs are taken from the Motel cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 1.000
Total Floor Area: 3,447 # of Units: 5 Perim. Multiplier: 0.915
Refined Square Foot Cost for Upper Floors: 78.41

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 109.772

Total Floor Area: 3,447 Base Cost New of Upper Floors = 378,386
Reproduction/Replacement Cost = 378,386
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 238,383

Parcel Number: 45-006-114-016-26

Page: 5

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 8 = 381,413
 Replacement Cost/Floor Area= 109.77 Est. TCV/Floor Area= 110.65

Cost Estimates for Commercial/Industrial Building/Section: 9 Built 1982
 Description of Occupancy: BLDG H #44-49

Costs are taken from the Motel cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 9 Height per Story Multiplier: 1.000
 Total Floor Area: 4,766 # of Units: 6 Perim. Multiplier: 0.902
 Refined Square Foot Cost for Upper Floors: 77.24

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 108.142

Total Floor Area: 4,766 Base Cost New of Upper Floors = 515,404
 Reproduction/Replacement Cost = 515,404
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
 Total Depreciated Cost = 324,704

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 9 = 519,527
 Replacement Cost/Floor Area= 108.14 Est. TCV/Floor Area= 109.01

Cost Estimates for Commercial/Industrial Building/Section: 10 Built 1983
 Description of Occupancy: BLDG I 50-56

Costs are taken from the Motel cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65
 (10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 9 Height per Story Multiplier: 1.000
 Total Floor Area: 5,145 # of Units: 7 Perim. Multiplier: 0.909
 Refined Square Foot Cost for Upper Floors: 77.82

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 108.946

Total Floor Area: 5,145 Base Cost New of Upper Floors = 560,527
 Reproduction/Replacement Cost = 560,527
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
 Total Depreciated Cost = 353,132

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 10 = 565,011
 Replacement Cost/Floor Area= 108.95 Est. TCV/Floor Area= 109.82

Cost Estimates for Commercial/Industrial Building/Section: 11 Built 1983
 Description of Occupancy: BLDG J 57-63

Costs are taken from the Motel cost schedules.
 <<<<< Calculator Cost Computations >>>>>

Parcel Number: 45-006-114-016-26

Page: 6

Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 1.000
Total Floor Area: 5,145 # of Units: 7 Perim. Multiplier: 0.909
Refined Square Foot Cost for Upper Floors: 77.82

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 108.946

Total Floor Area: 5,145 Base Cost New of Upper Floors = 560,527

Reproduction/Replacement Cost = 560,527
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0
Total Depreciated Cost = 353,132

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 11 = 565,011
Replacement Cost/Floor Area= 108.95 Est. TCV/Floor Area= 109.82

Cost Estimates for Commercial/Industrial Building/Section: 12 Built 1982
Description of Occupancy: LILLY JADE SPA

Costs are taken from the Store, Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 2.35 100%
Adjusted Square Foot Cost for Upper Floors = 57.20

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.920
Ave. Floor Area: 1,083 Perimeter: 132 Perim. Multiplier: 1.245
Refined Square Foot Cost for Upper Floors: 65.52

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 91.724

Total Floor Area: 1,083 Base Cost New of Upper Floors = 99,337

Reproduction/Replacement Cost = 99,337
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
Total Depreciated Cost = 81,456

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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(7) Interior: Frame, Barber Shop	1	4.81	1083	0.400	1.000	2084
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(8) Plumbing: Typical, Barber Shop	1	2.90	1083	1.000	1.000	3141
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(39) Miscellaneous Miscellaneous Built-in Construction: Sound System, Base Cost	1	600.00	1	1.000	1.000	600
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Total Base Cost of Upper Stories = 5224

1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000

Parcel Number: 45-006-114-016-26 Page: 7

Total Base Cost of Lump-Sum Items = 600
 Total Base Cost New = 5824
 County Multiplier: 1.40 Architectural Multiplier: 0.00 Combined: 0.000
 Reproduction/Replacement Cost = 0
 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 0
 ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 12 = 130,330
 Replacement Cost/Floor Area= 91.72 Est. TCV/Floor Area= 120.34

Cost Estimates for Commercial/Industrial Building/Section: 13 Built 1982
 Description of Occupancy: CAMP TAM*A*RACK

Costs are taken from the Day Care Center cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 57.30
 Adjusted Square Foot Cost for Upper Floors = 57.30

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.960
 Ave. Floor Area: 2,369 Perimeter: 266 Perim. Multiplier: 1.121
 Refined Square Foot Cost for Upper Floors: 61.66

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 86.330

Total Floor Area: 2,369 Base Cost New of Upper Floors = 204,515
 Reproduction/Replacement Cost = 204,515
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 110,438

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 13 = 176,701
 Replacement Cost/Floor Area= 86.33 Est. TCV/Floor Area= 74.59

Total Estimated True Cash Value of Commercial/Industrial Buildings = 4,969,719

2017 Est. T.C.V. 006-114-016-26 = 5,710,441
 Est. TCV/Total Floor Area = 127.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,490,000	2,490,000	2,490,000	264,234	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	365,200	0	0	2,378	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,855,200	2,855,200	2,855,200	266,612	266,612	0	

45-006-114-016-30	2017 Est. T.C.V.	WINKELMAN ERIC D TRUST
Property Class: 401		4070 S SUNSET SHORES DR
Map #: 15	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	321.55	0.8949	1.0000	13000	100	1,163,315
LK MI "A"	13000	44.82	321.55	0.8949	1.0000	13000	50 SURPLUS: ZOINING 100 ft	260,682
145 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								1,423,997

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	10.98	1.00	150	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	720	0	0
Shed: Wood Frame	12.85	1.00	57	50	366

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 =					5,366

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls C+10 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1277 SF Floor Area = 1784 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.82	0.00	0.00	1277	90,437
0.5	Story Siding	Overhang	17.61	0.00	0.00	55	969
1	Story Siding	Overhang	37.40	0.00	0.00	479	17,915

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

	Rate	Size	Cost
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600
Separate Shower	775.00	1	775

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
Fireplace: 2nd on Same Stack	2650.00	1	2,650

(16) Porches

	Rate	Size	Cost
WPP, Standard	7.11	689	4,899

(16) Deck/Balcony

	Rate	Size	Cost
Treated Wood,Standard	6.10	1165	7,107
Treated Wood,Standard	6.80	250	1,700
Treated Wood,Standard	7.39	160	1,182
Wood Balcony	17.50	89	1,558

(17) Garages

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

	Rate	Size	Cost
Base Cost	20.83	699	14,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 223,840

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 156,688

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	11.45	1277	14,622
County Multiplier = 1.40 =>		Cost New =	20,470
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	10,235
		Total Depreciated Cost =	166,923
ECF (4700 LAKE MICHIGAN HOMESITES)	1.850 =>	TCV of Bldg: 1 =	308,808

2017 Est. T.C.V. 006-114-016-30 = 1,738,171

Est. TCV/Total Floor Area = 974.31

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
672,900	672,900	672,900	389,347	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	196,200	0	0	3,504	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
869,100	869,100	869,100	392,851	392,851	392,851

45-006-114-016-35 2017 Est. T.C.V. BAYBERRY GROUP INC
 Property Class: 201 W TIMBER CREST
 Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	177.36	161.00	1.0000	0.0000	0	100*	PARKING LOT	0
HOMESTEAD	\$4.50/PSF		28545 SqFt	4.50000	100			128,454
* denotes lines that do not contribute to the total acreage calculation.								
177 Actual Front Feet, 0.66 Total Acres Total Est. Land Value =								128,454

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.46	11587	80	21,789
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	50	5,000
Total Estimated Land Improvements True Cash Value =					26,789

2017 Est. T.C.V. 006-114-016-35 = 155,243

Est. TCV/Total Floor Area = 87.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
70,300	70,300	70,300	43,343	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,300	0	0	390	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,600	77,600	77,600	43,733	43,733	0	

45-006-114-016-36 2017 Est. T.C.V. GENTLE WINDS CONDO ASSOCIATION
 Property Class: 201 S HOMESTEAD RD
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	300.00	138.00	1.0000	0.0000	0	100*		0
HOMESTEAD	\$0.75/PSF		41382	SqFt	0.75000	100	RES AREA	31,037

* denotes lines that do not contribute to the total acreage calculation.
 300 Actual Front Feet, 0.95 Total Acres Total Est. Land Value = 31,037

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.40	4956	50	5,585
Total Estimated Land Improvements True Cash Value =					5,585

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2014

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65

Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 10 Height per Story Multiplier: 1.000
 Ave. Floor Area: 1,800 Perimeter: 180 Perim. Multiplier: 1.040
 Refined Square Foot Cost for Upper Floors: 12.12

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 16.962

Total Floor Area: 1,800 Base Cost New of Upper Floors = 30,532

Reproduction/Replacement Cost = 30,532
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 48 /100/100/100/48.0
 Total Depreciated Cost = 14,656

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

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

County Multiplier: 1.40 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 48 /100/100/100/48.0
 Total Depreciated Cost = 0

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 23,449
 Replacement Cost/Floor Area= 16.96 Est. TCV/Floor Area= 13.03

Total Estimated True Cash Value of Commercial/Industrial Buildings = 23,449

2017 Est. T.C.V. 006-114-016-36 = 60,071

Est. TCV/Total Floor Area = 33.37, Most recent sale 11/04/1998 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
23,300	23,300	23,300	23,300	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	209	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,000	30,000	30,000	23,509	23,509	0

Parcel Number: 45-006-114-016-40

Page: 2

Base Rate for Upper Floors = 82.05
Finished/Office Basement, Base Rate for Basement = 49.95

(10) Heating system: Package Heating & Cooling Cost/SqFt: -6.15 100%
Bsmnt Heating system: Package Heating & Cooling Cost/SqFt: 1.20
Adjusted Square Foot Cost for Upper Floors = 75.90
Adjusted Square Foot Cost for Basement = 51.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.960
Ave. Floor Area: 4,093 Perimeter: 279 Perim. Multiplier: 1.037
Basement Area: 1,015 Perimeter: 140 Basement Perim. Multiplier: 1.307
Basement Height: 8 Basement Height Multiplier: 0.920
Refined Square Foot Cost for Upper Floors: 75.56
Refined Square Foot Cost for Basement: 61.50

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 105.784
for Basement = 86.107

Total Floor Area: 4,093 Base Cost New of Upper Floors = 432,974
Basement Area: 1,015 Base Cost New of Basement = 87,398
Reproduction/Replacement Cost = 520,372
Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0
Total Depreciated Cost = 338,242

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 541,187
Replacement Cost/Floor Area= 127.14 Est. TCV/Floor Area= 132.22

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,593,796

2017 Est. T.C.V. 006-114-016-40 = 1,759,702

Est. TCV/Total Floor Area = 165.82

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
755,700	755,700	755,700	582,825	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	124,200	0	0	5,245	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
879,900	879,900	879,900	588,070	588,070	0	

45-006-114-016-45	2017 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		S HOMESTEAD RD
Map #: 16	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	365.00	180.00	1.0000	0.0000	0	100*	PARKING LOT	0
HOMESTEAD	\$3.50/PSF		65700	SqFt	3.50000	100		229,950
* denotes lines that do not contribute to the total acreage calculation.								
365 Actual Front Feet, 1.51 Total Acres								Total Est. Land Value = 229,950

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.40	78750	50	88,751
D/W/P: Crushed Rock	1.24	1.40	78750	50	68,355
Total Estimated Land Improvements True Cash Value =					157,106

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy:

Costs are taken from the Shed, Utility, 3 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.20

Adjusted Square Foot Cost for Upper Floors = 11.20

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 8	Height per Story Multiplier: 0.960
Ave. Floor Area: 388	Perimeter: 84 Perim. Multiplier: 1.346
Refined Square Foot Cost for Upper Floors: 14.47	

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 20.261

Total Floor Area: 388	Base Cost New of Upper Floors =	7,861
	Reproduction/Replacement Cost =	7,861
Eff.Age:10	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0	
	Total Depreciated Cost =	5,188

ECF (H201 COMMERCIAL HOMESTEAD)	1.600 => TCV of Bldg: 1 =	8,302
Replacement Cost/Floor Area= 20.26	Est. TCV/Floor Area= 21.40	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 8,302

2017 Est. T.C.V. 006-114-016-45 = 395,358

Est. TCV/Total Floor Area = 1018.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
180,100	180,100	180,100	107,481	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,600	0	0	967	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,700	197,700	197,700	108,448	108,448	0	

45-006-114-016-47 2017 Est. T.C.V. BAYBERRY GROUP INC
 Property Class: 201 S RIVERS EDGE RD
 Map #: GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2122 COMME \$1/SQFT			11713 SqFt	1.00000	100			11,713
		0.27	Total Acres				Total Est. Land Value =	11,713

2017 Est. T.C.V. 006-114-016-47 = 11,713

Est. TCV/Total Floor Area = 30.19

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
5,900	5,900	5,900	3,609	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	32	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
5,900	5,900	5,900	3,641	3,641	0	

45-006-114-016-50	2017 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		BEACH CULB
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE MICH 8000	315.00	378.20	1.0000	1.0000	8000	100		2,520,000
315 Actual Front Feet, 2.73 Total Acres								Total Est. Land Value = 2,520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.46	120	50	969
Total Estimated Land Improvements True Cash Value =					969

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 869 SF Floor Area = 869 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.13	-12.16	0.00	443	25,238
1	Story Siding	Slab	69.13	-12.16	0.00	426	24,269

Other Additions/Adjustments	Rate	Size	Cost
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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	18.45	411	7,583
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County Multiplier = 1.40 => Cost New = 82,607

Notes: BATH HOUSES

Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/	0/100/0.0,	Depr.Cost =	0
ECF (H201 COMMERCIAL HOMESTEAD)	1.600 => TCV of Bldg: 1 =		0

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: CAFE MANITOU

Costs are taken from the Restaurant cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 109.70

Adjusted Square Foot Cost for Upper Floors = 109.70

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 8	Height per Story Multiplier: 0.920
Ave. Floor Area: 1,716	Perimeter: 186 Perim. Multiplier: 1.193
Refined Square Foot Cost for Upper Floors: 120.40	

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 175.787

Total Floor Area: 1,716 Base Cost New of Upper Floors = 301,651

Reproduction/Replacement Cost = 301,651	
Eff.Age:16	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0
Total Depreciated Cost = 184,007	

ECF (H201 COMMERCIAL HOMESTEAD)	1.600 => TCV of Bldg: 1 =	294,412
Replacement Cost/Floor Area= 175.79	Est. TCV/Floor Area= 171.57	

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Description of Occupancy: FLIP FLOPS

Parcel Number: 45-006-114-016-50

Page: 2

Costs are taken from the Store, Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 56.10

Adjusted Square Foot Cost for Upper Floors = 56.10

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 517 Perimeter: 108 Perim. Multiplier: 1.582
Refined Square Foot Cost for Upper Floors: 81.65

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 119.209

Total Floor Area: 517 Base Cost New of Upper Floors = 61,631
Reproduction/Replacement Cost = 61,631
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
Total Depreciated Cost = 42,526

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 68,041
Replacement Cost/Floor Area= 119.21 Est. TCV/Floor Area= 131.61

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: BEHIND FLIP FLOPS

Costs are taken from the Shed, Utility, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 18.15

Adjusted Square Foot Cost for Upper Floors = 18.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 906 Perimeter: 147 Perim. Multiplier: 1.203
Refined Square Foot Cost for Upper Floors: 20.96

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 30.603

Total Floor Area: 906 Base Cost New of Upper Floors = 27,726
Reproduction/Replacement Cost = 27,726
Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0
Total Depreciated Cost = 16,913

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

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:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0						
Total Depreciated Cost =						0

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 27,061
Replacement Cost/Floor Area= 30.60 Est. TCV/Floor Area= 29.87

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Parcel Number: 45-006-114-016-50 Page: 3

Description of Occupancy: TENNIS COURT & SWIMMING POOL

Costs are taken from the Arcade Building cost schedules.

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

Base Rate for Upper Floors = 76.95

Adjusted Square Foot Cost for Upper Floors = 76.95

0 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.780
Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 60.02

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 87.631

Total Floor Area: 0 Base Cost New of Upper Floors = 0

Reproduction/Replacement Cost = 0

Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
TENNIS COURT CC	2.25	6136	1.46	1.00	70	14,110
PLUMBING FIX FL DRAIN	305.00	1	1.46	1.00	70	312
PLUMBING FIX SHOWER	600.00	1	1.46	1.00	70	613
PLUMBING FIX DRK FNT	520.00	1	1.46	1.00	70	531
COMMERCIAL SWIM POOL	60.73	2200	1.46	1.00	70	136,545
PATIO	5.25	374	1.46	1.00	75	2,150
PAVING	2.75	295	1.46	1.00	75	888

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 4 = 248,240

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0

Costs are taken from the Restroom Building cost schedules.

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

Base Rate for Upper Floors = 72.30

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 0.15 100%
Adjusted Square Foot Cost for Upper Floors = 72.45

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 869 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 72.45

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 105.777

Total Floor Area: 869 Base Cost New of Upper Floors = 91,920

Reproduction/Replacement Cost = 91,920

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
Total Depreciated Cost = 66,183

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 5 = 105,892
Replacement Cost/Floor Area= 105.78 Est. TCV/Floor Area= 121.86

Total Estimated True Cash Value of Commercial/Industrial Buildings = 743,646

2017 Est. T.C.V. 006-114-016-50 = 3,264,615
Est. TCV/Total Floor Area = 669.39

Parcel Number: 45-006-114-016-50

Page: 4

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,500,400	1,500,400	1,500,400	1,316,030	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
1,500	130,400		0	1,500	11,844	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,632,300	1,632,300	1,632,300	1,329,374	1,329,374		0

45-006-114-016-55 2017 Est. T.C.V. BAYBERRY GROUP INC
 Property Class: 201 S WOODRIDGE RD
 Map #: 16 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	25.00	50.00	1.0000	0.0000	0	100*		0
HOMESTEAD 201 SITE			6050 SqFt	2.00000	100			12,100
* denotes lines that do not contribute to the total acreage calculation.								
	25 Actual Front Feet,	0.14 Total Acres					Total Est. Land Value =	12,100

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 13.75

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 1.60 100%
 Adjusted Square Foot Cost for Upper Floors = 15.35

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.960
 Ave. Floor Area: 110 Perimeter: 44 Perim. Multiplier: 1.828
 Refined Square Foot Cost for Upper Floors: 26.94

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 37.712

Total Floor Area: 110 Base Cost New of Upper Floors = 4,148

Reproduction/Replacement Cost = 4,148

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/50 /100/22.0
 Total Depreciated Cost = 913

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
UIP 12 UTILITY PIPE DRAIN	11.65	4490	1.40	1.06	56	43,470
UIP 3 WATER WELL 8 TO 10"	32.00	200	1.40	1.06	56	5,319

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 79,523
 Replacement Cost/Floor Area= 829.74 Est. TCV/Floor Area= 722.93

Total Estimated True Cash Value of Commercial/Industrial Buildings = 79,523

2017 Est. T.C.V. 006-114-016-55 = 91,623

Est. TCV/Total Floor Area = 832.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
39,100	39,100	39,100	35,814	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	322	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,800	45,800	45,800	36,136	36,136	0	

45-006-114-016-60 2017 Est. T.C.V. OBATA NORI LIVING TRUST
 Property Class: 401 4040 S SUNSET SHORES DR
 Map #: 15 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	343.60	0.9913	1.0000	13000	100	1,288,737
LK MI "A"	13000	2.94	343.60	0.9913	1.0000	13000	50	18,964
103 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =								1,307,701

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 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C+10 Blt 1981

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1456 SF Floor Area = 2278 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	100.68	-9.74	-0.52	1096	99,100
1	Story Siding	Crawl Space	69.38	-9.74	-0.30	360	21,362

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(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: Interior 2 Story	3825.00	1	3,825

(16) Deck/Balcony

Treated Wood,Standard	6.10	962	5,868
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(16) Breezeways

Frame Wall,Finished	27.75	300	8,325
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(17) Garages

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

Base Cost	21.96	432	9,487
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Storage area over garage	3.95	108	427

County Multiplier = 1.40 => Cost New = 221,661

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 166,246
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 307,555

2017 Est. T.C.V. 006-114-016-60 = 1,622,756

Est. TCV/Total Floor Area = 712.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
616,800	616,800	616,800	561,290	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	194,600	0	0	5,051	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
811,400	811,400	811,400	566,341	566,341	566,341	

45-006-114-016-65 2017 Est. T.C.V. KURAS PROPERTIES
Property Class: 201 S WOODRIDGE DR
Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	42.00	42.00	1.0000	0.0000	0	100*		0
HOMESTEAD 201 SITE			1742 SqFt	2.00000	100			3,485
* denotes lines that do not contribute to the total acreage calculation.								
42 Actual Front Feet, 0.04 Total Acres Total Est. Land Value =								3,485

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: PUMP HOUSE

Costs are taken from the Apartment cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 81.90

Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -2.35

Adjusted Square Foot Cost for Upper Floors = 79.55

0 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 0 Height per Story Multiplier: 0.950

Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000

Refined Square Foot Cost for Upper Floors: 75.57

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 110.336

Total Floor Area: 0 Base Cost New of Upper Floors = 0

Reproduction/Replacement Cost = 0

Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
UIP 11 WELDED ST WATR TAN	39000.00	1	1.46	1.06	45	27,160

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 43,457

Total Estimated True Cash Value of Commercial/Industrial Buildings = 43,457

2017 Est. T.C.V. 006-114-016-65 = 46,942

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,900	19,900	19,900	15,604	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,600	0	140	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
23,500	23,500	23,500	15,744	15,744	0	

45-006-114-016-75 2017 Est. T.C.V. BAYBERRY GROUP INC
 Property Class: 201 5000 S WOODRIDGE RD
 Map #: 21 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	209.52	205.82	1.0000	0.0000	0	100*		0
HOMESTEAD	\$5.50/PSF		43124 SqFt	5.50000	100			237,184
* denotes lines that do not contribute to the total acreage calculation.								
210 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =								237,184

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 75	7500.00	1.00	1.0	97	7,275
Total Estimated Land Improvements True Cash Value =					7,275

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997

Description of Occupancy: 2008 INT REMOD

Costs are taken from the Office Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 73.65
Basement Units Basement, Base Rate for Basement = 54.45

Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 3.35
 Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50
 Adjusted Square Foot Cost for Upper Floors = 72.15
 Adjusted Square Foot Cost for Basement = 57.80

2 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.900
 Ave. Floor Area: 3,143 Perimeter: 315 Perim. Multiplier: 1.121
 Basement Area: 3,969 Perimeter: 273 Basement Perim. Multiplier: 1.030
 Basement Height: 0 Basement Height Multiplier: 0.900
 Refined Square Foot Cost for Upper Floors: 72.79
 Refined Square Foot Cost for Basement: 53.58

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 101.909
for Basement = 75.013

Total Floor Area: 6,285 Base Cost New of Upper Floors = 640,498
 Basement Area: 3,969 Base Cost New of Basement = 297,726
 Reproduction/Replacement Cost = 938,224
 Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 562,934

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI16/YARI/COMSP/POUCP/100020H	84.00	1104	1.40 1.00	97	125,935

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 1,102,192
 Replacement Cost/Floor Area= 169.94 Est. TCV/Floor Area= 175.37

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Description of Occupancy: SERVICE BLDG

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 13.75

Adjusted Square Foot Cost for Upper Floors = 13.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 169 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 13.20

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 18.480

Total Floor Area: 169 Base Cost New of Upper Floors = 3,123
Reproduction/Replacement Cost = 3,123
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 1,374

Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost
UIP 16 PDD 8.65 124 1.40 1.06 56 891
ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 3,625
Replacement Cost/Floor Area= 27.90 Est. TCV/Floor Area= 21.45

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2005
Description of Occupancy: 2005 8.5*12.5 ATTACHED STORAGE

Costs are taken from the Shed, Utility, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 9.75

Adjusted Square Foot Cost for Upper Floors = 9.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 106 Perimeter: 29 Perim. Multiplier: 1.494
Refined Square Foot Cost for Upper Floors: 13.98

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 19.577

Total Floor Area: 106 Base Cost New of Upper Floors = 2,080
Reproduction/Replacement Cost = 2,080
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 1,373

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 2,197
Replacement Cost/Floor Area= 19.58 Est. TCV/Floor Area= 20.67

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 1997
Description of Occupancy: GATE HOUSE

Costs are taken from the Shed, Utility, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good Percent Adj: +50

Base Rate for Upper Floors = 29.17

(10) Heating system: Electric Wall Heaters Cost/SqFt: 1.25 100%
Adjusted Square Foot Cost for Upper Floors = 30.43

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 30 Perimeter: 22 Perim. Multiplier: 2.687
Refined Square Foot Cost for Upper Floors: 78.48

Parcel Number: 45-006-114-016-75 Page: 3

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 109.875

Total Floor Area: 30 Base Cost New of Upper Floors = 3,324

Reproduction/Replacement Cost = 3,324

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 1,462

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 4 = 2,340
Replacement Cost/Floor Area= 109.87 Est. TCV/Floor Area= 77.35

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,110,354

2017 Est. T.C.V. 006-114-016-75 = 1,354,813

Est. TCV/Total Floor Area = 205.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
572,200	572,200	572,200	391,128	0.90		

2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	105,200	0	0	3,520	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
677,400	677,400	677,400	394,648	394,648	0

45-006-114-016-76 2017 Est. T.C.V. BAYBERRY GROUP INC
 Property Class: 401 1 VANTAGE PT A
 Map #: GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H833.H833 VANTAGE POINTE HOME SITE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			1.630 Acres		0	100		0
H833 VANTA HOME SITE END			1 Units	340000.00000	100	1.63AC SITE		340,000
H833 VANTA BACK SITES			1 Units	35000.00000	100	EXCESS		35,000
	1.63	Total Acres				Total Est. Land Value =		375,000

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 75	7500.00	1.00	1.0	100	7,500
	Total Estimated Land Improvements True Cash Value =				7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-5 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 3189 SF Floor Area = 4784 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.5 Story Siding Basement 94.53 0.00 0.00 3189 301,456

Other Additions/Adjustments Rate Size Cost
 Walk out Basement Door(s) 1125.00 1 1,125

(13) Plumbing

Average Fixture(s) 1475.00 1 1,475
 3 Fixture Bath 4650.00 3 13,950

(14) Water/Sewer

Public Water 1712.00 1 1,712
 Public Sewer 1712.00 1 1,712

(15) Built-Ins & Fireplaces

Appliance Allowance 4125.00 1 4,125
 Fireplace: Interior 1 Story 4575.00 1 4,575
 Fireplace: Interior 2 Story 5350.00 1 5,350

(16) Porches

CCP (1 Story), Standard 29.40 147 4,322
 WCP (1 Story), Standard 23.86 323 7,707
 WPP, Standard 12.69 242 3,071

(17) Garages

Class:B Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 28.13 802 22,560
 Automatic Doors 500.00 2 1,000

County Multiplier = 1.40 => Cost New = 523,796

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 392,847
 ECF (H833 VANTAGE POINTE HOME HOMESTEAD) 3.000 => TCV of Bldg: 1 = 1,178,541

2017 Est. T.C.V. 006-114-016-76 = 1,561,041

Est. TCV/Total Floor Area = 326.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
698,300	698,300	698,300	147,823	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	82,200	0	0	1,330	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
780,500	780,500	780,500	149,153	149,153	0	

45-006-114-016-77	2017 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		5000 S WOODRIDGE RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$4.50/PSF		20038 SqFt	4.50000	100			90,169
0.46 Total Acres Total Est. Land Value =								90,169

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: HAWKS NEST CLUB HOUSE & POOL

Costs are taken from the Clubhouse cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 66.10

(10) Heating system: Package Heating & Cooling Cost/SqFt: 2.45 100%
Adjusted Square Foot Cost for Upper Floors = 68.55

2 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 14	Height per Story Multiplier: 1.110
Ave. Floor Area: 768	Perimeter: 112 Perim. Multiplier: 1.238
Refined Square Foot Cost for Upper Floors: 94.20	

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 137.532

Total Floor Area: 1,536 Base Cost New of Upper Floors = 211,249

Reproduction/Replacement Cost = 211,249
Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 139,424

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI16/YARI/COMSP/POUCP/100020H	84.00	200	1.46 1.00	75	18,396

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 252,513
Replacement Cost/Floor Area= 153.50 Est. TCV/Floor Area= 164.40

Total Estimated True Cash Value of Commercial/Industrial Buildings = 252,513

2017 Est. T.C.V. 006-114-016-77 = 342,682

Est. TCV/Total Floor Area = 223.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,300	138,300	138,300	58,008	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	33,000	0	0	522	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
171,300	171,300	171,300	58,530	58,530	0	

45-006-114-016-90	2017 Est. T.C.V.	SAML LLC
Property Class: 202		5035 S WOODRIDGE RD
Map #: 15, 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ACREAGE TABLE H201			3.070		82,003	100		251,750
		3.07	Total Acres		Total Est.		Land Value =	251,750

2017 Est. T.C.V. 006-114-016-90 = 251,750

Est. TCV/Total Floor Area = 163.90, Most recent sale 02/12/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,800	101,800	101,800	54,294	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,100	0	0	488	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,900	125,900	125,900	54,782	54,782	0	

45-006-114-016-95 2017 Est. T.C.V. SAML LLC
Property Class: 201 5035 S WOODRIDGE RD
Map #: 15, 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$0.60/PSF	1189188	SqFt	0.60000	100			713,513
		27.30	Total Acres				Total Est. Land Value =	713,513

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	5.0	95	47,500
	Total Estimated Land Improvements True Cash Value =				47,500	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Office Building cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 49.30
Storage Basement, Base Rate for Basement = 23.25

(10) Heating system: Package Heating & Cooling Cost/SqFt: 6.20 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 6.00
Adjusted Square Foot Cost for Upper Floors = 55.50
Adjusted Square Foot Cost for Basement = 29.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.900
Ave. Floor Area: 1,152 Perimeter: 144 Perim. Multiplier: 1.192
Basement Area: 1,152 Perimeter: 144 Basement Perim. Multiplier: 1.192
Basement Height: 0 Basement Height Multiplier: 0.900
Refined Square Foot Cost for Upper Floors: 59.54
Refined Square Foot Cost for Basement: 31.38

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 83.357
for Basement = 43.931

Total Floor Area: 1,152 Base Cost New of Upper Floors = 96,027
Basement Area: 1,152 Base Cost New of Basement = 50,609

1,152 Sq.Ft. of Sprinklers @ 2.95, County Mult.:1.40 Cost New = 4,758

Reproduction/Replacement Cost = 151,393
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
Total Depreciated Cost = 140,796

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 1 = 225,273
Replacement Cost/Floor Area= 131.42 Est. TCV/Floor Area= 195.55

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2007
Description of Occupancy: MOUNTAIN FLOWERS (GNOMES)

Costs are taken from the Restaurant, Atrium/Play Room cost schedules.
<<<<<< Calculator Cost Computations >>>>>>
Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 55.75

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00
Adjusted Square Foot Cost for Upper Floors = 55.75

Parcel Number: 45-006-114-016-95 Page: 2

Adjusted Square Foot Cost for Basement = 0.00

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.000
Ave. Floor Area: 8,182 Perimeter: 478 Perim. Multiplier: 0.990
Basement Area: 6,137 Perimeter: 358 Basement Perim. Multiplier: 0.990
Basement Height: 12 Basement Height Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 55.19
Refined Square Foot Cost for Basement: 0.00

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 80.581
for Basement = 0.000

Total Floor Area: 8,182 Base Cost New of Upper Floors = 659,314
Basement Area: 6,137 Base Cost New of Basement = 0

8,182 Sq.Ft. of Sprinklers @ 2.83, County Mult.:1.46 Cost New = 33,806

Reproduction/Replacement Cost = 693,121
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 665,396

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 2 = 1,064,633
Replacement Cost/Floor Area= 84.71 Est. TCV/Floor Area= 130.12

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: RENDEZVOUS CAFE SKI/GOLF SHOP

Costs are taken from the Store, Discount cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 47.10

(10) Heating system: Forced Air Furnace Cost/SqFt: -3.30 100%
Adjusted Square Foot Cost for Upper Floors = 43.80

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.890
Ave. Floor Area: 600 Perimeter: 116 Perim. Multiplier: 1.555
Refined Square Foot Cost for Upper Floors: 60.62

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 84.864

Total Floor Area: 600 Base Cost New of Upper Floors = 50,918

Reproduction/Replacement Cost = 50,918
Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0
Total Depreciated Cost = 26,478

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 3 = 42,364
Replacement Cost/Floor Area= 84.86 Est. TCV/Floor Area= 70.61

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
Description of Occupancy: 3 SKI CHAIR LIFTS

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels
Item Description Cost # or Height Storys Base
Col. Rate SqFt Adj. Adj. Cost

Total Base Cost New = 0

County Multiplier: 1.46 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0

Parcel Number: 45-006-114-016-95

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Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI17/SKIL/DOU1500350A	127.50	830	1.46	1.00	100	154,505
/CI17/SKIL/DOU1500350A	127.50	817	1.46	1.00	100	152,085
/CI17/SKIL/DOU1500350A	127.50	615	1.46	1.00	100	114,482

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 4 = 673,714

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0

Description of Occupancy: GOLF COURSE IMPROVEMENTS

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

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

County Multiplier: 1.46 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI17/GOLC/SHOC/PARC3L	34000.00	9	1.46	1.00	100	446,760

ECF (H201 COMMERCIAL HOMESTEAD) 1.600 => TCV of Bldg: 5 = 714,816

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,720,800

2017 Est. T.C.V. 006-114-016-95 = 3,481,813

Est. TCV/Total Floor Area = 350.49, Most recent sale 02/12/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,429,000	1,429,000	1,429,000	770,717	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	311,900	0	0	6,936	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,740,900	1,740,900	1,740,900	777,653	777,653	0	

45-006-117-001-00 2017 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701 W SLEEPING BEAR DR
 Map #: 22 GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			5.300	Acres	8,802	100		46,650
		5.30	Total Acres		Total Est. Land Value =			46,650

2017 Est. T.C.V. 006-117-001-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-118-001-00 2017 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701 S DUNE HWY
 Map #: 23 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			204.500 Acres		4,000	100		818,000
		204.50	Total Acres				Total Est. Land Value =	818,000

2017 Est. T.C.V. 006-118-001-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-120-013-00	2017 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		8000 W HARBOR HWY
Map #: 25	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			106.189		4,000	100		424,756
		106.19	Total Acres		Total Est.		Land Value =	424,756

2017 Est. T.C.V. 006-120-013-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-120-034-00	2017 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		S DUNE HWY
Map #: 27	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			150.000	Acres	4,000	100		600,000
		150.00	Total Acres		Total Est.	Land Value =		600,000

2017 Est. T.C.V. 006-120-034-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-120-038-00	2017 Est. T.C.V.	TAAFFE MICHAEL R & TRAVIS LAUREL
Property Class: 460		8721 W SLEEPING BEAR DR
Map #: 26	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OFF	100.00	273.00	1.0000	1.0000	2600	100	VIEW LOT	260,000
100 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								260,000

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	440	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	97	1,455
Total Estimated Land Improvements True Cash Value =					1,455

Cost Est. for Res. Bldg: 1 A-Frame 1.25 STORY Cls Average Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 572 SF Floor Area = 715 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	47.69	-11.35	0.00	572	20,786

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(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: Interior 1 Story	3250.00	1	3,250

(16) Deck/Balcony

Treated Wood, Standard	7.29	176	1,283
Treated Wood, Standard	8.61	88	758

County Multiplier = 1.40 => Cost New = 48,352

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 26,594
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 49,198

2017 Est. T.C.V. 006-120-038-00 = 310,653

Est. TCV/Total Floor Area = 434.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
154,500	154,500	154,500	146,191	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	800	0	1,315	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
155,300	155,300	155,300	147,506	147,506	0

45-006-120-043-10	2017 Est. T.C.V.	WALDECK GEORGE PHILLIP JR
Property Class: 460		8762 W SLEEPING BEAR DR
Map #: 26	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors * PROGRESSION <100'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	75.00	475.00	1.0901	1.0000	13000	100		1,062,885
75 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =								1,062,885

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	9.26	1.00	30	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	97	7,275
Total Estimated Land Improvements True Cash Value =					7,275

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 2294 SF Floor Area = 2294 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.51	-9.78	-0.41	2294	140,668

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	11.20	420	4,704

(13) Plumbing			
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			
WCP (1 Story), Standard	60.35	24	1,448
WSEP (1 Story), Standard	29.02	203	5,891
WCP (1 Story), Standard	35.35	78	2,757

(16) Deck/Balcony			
Treated Wood, Standard	7.35	337	2,477
Treated Wood, Standard	6.90	788	5,437

(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.55	1032	18,112
Automatic Doors	425.00	3	1,275

County Multiplier = 1.40 => Cost New = 284,304

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 241,659

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 447,069

2017 Est. T.C.V. 006-120-043-10 = 1,517,229

Est. TCV/Total Floor Area = 661.39, Most recent sale 08/15/2016 for 1,600,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
674,300	674,300	674,300	540,556	0.90

Parcel Number: 45-006-120-043-10

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	84,300	0	0	218,044	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	758,600	758,600	758,600	545,421	758,600	0

45-006-120-043-20	2017 Est. T.C.V.	ADAMS DAVID E & JACQUELINE S
Property Class: 460		8770 W SLEEPING BEAR DR
Map #: 26	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors * PROGRESSION <100'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	75.00	500.00	1.0901	1.0000	13000	100	1,062,885
75 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =								1,062,885

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	1500	0	0
Shed: Wood Frame	12.07	1.00	80	97	937

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	97	4,850
Total Estimated Land Improvements True Cash Value =					5,787

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1964

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1632 SF Floor Area = 1632 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.99	-10.62	-0.27	1632	83,395

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Deck/Balcony

Treated Wood, Standard	6.10	768	4,685
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(17) Garages

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

Base Cost	16.90	624	10,546
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 161,911

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 113,338

Separately Depreciated Items:

(16) Porches

CSEP (1 Story), Standard	25.01	234	5,852
County Multiplier = 1.40 =>		Cost New =	8,193
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,		Depr.Cost =	7,374

(16) Deck/Balcony

Treated Wood w/Roof, Standard	20.65	120	2,478
County Multiplier = 1.40 =>		Cost New =	3,469
Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0,		Depr.Cost =	2,810
Treated Wood, Standard	8.40	96	806
County Multiplier = 1.40 =>		Cost New =	1,129
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,		Depr.Cost =	1,016

Parcel Number: 45-006-120-043-20

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	Total Depreciated Cost =	124,538
ECF (4700 LAKE MICHIGAN HOMESITES)	1.850 => TCV of Bldg: 1 =	230,395

2017 Est. T.C.V. 006-120-043-20 = 1,299,067

Est. TCV/Total Floor Area = 796.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
560,100	560,100	560,100	194,022	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
3,600	85,800	0	3,600	1,746	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
649,500	649,500	649,500	199,368	199,368	0	

45-006-120-051-00	2017 Est. T.C.V.	CARLSON GLENN TRUST
Property Class: 460		8726 W SLEEPING BEAR DR
Map #: 26	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.00	426.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	1,000,000

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	97	4,850
Total Estimated Land Improvements True Cash Value =					4,850

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-5 Blt 1958

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 672 SF Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	79.58	-10.33	0.00	672	46,536

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing
 Average Fixture(s) 760.00 1 760

(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 1 Story 3875.00 1 3,875

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 14.31 912 13,051
 Automatic Doors 375.00 3 1,125

County Multiplier = 1.40 => Cost New = 102,265

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 56,246

Separately Depreciated Items:

(16) Deck/Balcony
 Treated Wood,Standard 6.93 224 1,552
 County Multiplier = 1.40 => Cost New = 2,173
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 42/100/100/100/42.0, Depr.Cost = 913

Total Depreciated Cost = 57,159

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 105,744

2017 Est. T.C.V. 006-120-051-00 = 1,110,594

Est. TCV/Total Floor Area = 1652.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
503,500	503,500	503,500	197,254	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	51,800	0	0	1,775	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
555,300	555,300	555,300	199,029	199,029	0

45-006-121-001-00	2017 Est. T.C.V.	MORAN HOLDINGS LLC
Property Class: 402		7014 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	750.00	1.0000	1.0000	13000	100	1,300,000
100 Actual Front Feet, 1.72 Total Acres						Total Est. Land Value =		1,300,000

2017 Est. T.C.V. 006-121-001-00 = 1,300,000

Est. TCV/Total Floor Area = 1934.52, Most recent sale 08/12/2003 for 1,300,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
550,000	550,000	550,000	499,333	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	100,000	0	0	4,493	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
650,000	650,000	650,000	503,826	503,826	0	0

45-006-121-003-03	2017 Est. T.C.V.	RAND FAMILY LIMITED PARTNERSHIP
Property Class: 402		6968 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C SITE					120000	100		120,000
15 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	120,000

2017 Est. T.C.V. 006-121-003-03 = 120,000

Est. TCV/Total Floor Area = 105.26, Most recent sale 09/14/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,000	60,000	60,000	44,642	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	401	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	45,043	45,043	0	

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45-006-121-004-00 2017 Est. T.C.V. SCHADEN VERONICA B
 Property Class: 401 7510 W HARBOR HWY
 Map #: 29 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.00	600.00	0.9805	1.0000	10000	100		980,538
LK MI "B"\$10000	14.00	600.00	0.9805	1.0000	10000	50	SURPLUS: ZOINING 100 ft	68,638
114 Actual Front Feet, 1.57 Total Acres Total Est. Land Value =								1,049,175

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	17.60	1.00	80	50	704

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
	0.00	1.00	0.1	100	0
Total Estimated Land Improvements True Cash Value =					5,704

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1985

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3955 SF Floor Area = 5347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	98.06	-10.48	2.63	2784	251,145
1	Story Siding	Overhang	43.46	0.00	0.00	1171	50,892

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	1	4,650

(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	56.89	128	7,282
WCP (1 Story), Standard	56.71	35	1,985

(16) Deck/Balcony

Treated Wood, Standard	9.52	108	1,028
Treated Wood, Standard	7.15	979	7,000
Treated Wood, Standard	15.24	32	488
Pine w/Roof, Standard	20.35	211	4,294

(17) Garages

Class:B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	23.90	1465	35,014
Automatic Doors	500.00	3	1,500

County Multiplier = 1.40 => Cost New = 538,127

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 495,076
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 915,891

2017 Est. T.C.V. 006-121-004-00 = 1,970,770

Est. TCV/Total Floor Area = 368.57, Most recent sale 10/20/1998 for 610,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
901,900	901,900	901,900	626,549	0.90

Parcel Number: 45-006-121-004-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	83,500	0	0	5,638	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	985,400	985,400	985,400	632,187	632,187	632,187

45-006-121-004-40 2017 Est. T.C.V. SCHADEN VERONICA B TRUST
 Property Class: 402 W HARBOR HWY
 Map #: 29 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 500/FF	100.00	217.88	1.0000	1.0000	500	50	INTEREST SPLIT	25,000
GROUP C 500/FF	38.15	217.88	1.0000	1.0000	500	25	SURPLUS & INTEREST SPLIT	4,769
138 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								29,769

2017 Est. T.C.V. 006-121-004-40 = 29,769

Est. TCV/Total Floor Area = 5.57, Most recent sale 10/20/1998 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,900	14,900	14,900	14,900	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,900	14,900	14,900	15,034	14,900	14,900

45-006-121-004-41 2017 Est. T.C.V. TUBERGEN JERRY L & MARCIA D
 Property Class: 402 W HARBOR HWY
 Map #: 29 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 500/FF	100.00	217.88	1.0000	1.0000	500	50	INTEREST SPLIT	25,000
GROUP C 500/FF	38.15	271.88	1.0000	1.0000	500	25	SURPLUS & INTEREST SPLIT	4,769
138 Actual Front Feet, 0.74 Total Acres Total Est. Land Value =								29,769

2017 Est. T.C.V. 006-121-004-41 = 29,769

Est. TCV/Total Floor Area = 5.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
14,900	14,900	14,900	14,900	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
14,900	14,900	14,900	15,034	14,900	0

45-006-121-004-50 2017 Est. T.C.V. JONES MARTHA M
 Property Class: 401 7504 W HARBOR HWY
 Map #: 29 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 500/FF	100.00	331.00	1.0000	1.0000	500	100		50,000
GROUP C 500/FF	50.00	331.00	1.0000	1.0000	500	50	SURPLUS: ZOINING 100 ft	12,500
150 Actual Front Feet, 1.14 Total Acres Total Est. Land Value =								62,500

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 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 C+10 Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1756 SF Floor Area = 1756 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 67.54 -9.26 2.11 1756 106,045

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 122 1,251

(13) Plumbing
 Average Fixture(s) 760.00 1 760
 3 Fixture Bath 2400.00 1 2,400

(14) Water/Sewer
 Well, 100 Feet 2700.00 1 2,700
 2000 Gal Septic 5000.00 1 5,000

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Interior 1 Story 3250.00 1 3,250

(16) Porches
 WCP (1 Story), Standard 33.96 64 2,173

(16) Deck/Balcony
 Treated Wood, Standard 13.68 28 383

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 20.79 702 14,595
 Common Wall: 1 Wall -1300.00 1 -1,300
 Automatic Doors 375.00 1 375

County Multiplier = 1.40 => Cost New = 195,365

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 179,736
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 314,538

2017 Est. T.C.V. 006-121-004-50 = 382,038

Est. TCV/Total Floor Area = 217.56, Most recent sale 06/15/2000 for 78,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,400	185,400	185,400	143,602	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	1,292	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

Parcel Number: 45-006-121-004-50

Page: 2

191,000	191,000	191,000	144,894	144,894	0
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45-006-121-004-60 2017 Est. T.C.V. SACK CHRISTOPHER R & HEATHER M
 Property Class: 401 7500 W HARBOR HWY
 Map #: 29 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 500/FF	200.00	331.64	1.0000	1.0000	500	100		100,000
GROUP C 500/FF	55.75	331.64	1.0000	1.0000	500	50	SURPLUS: ZONING	13,938
256 Actual Front Feet, 1.95 Total Acres Total Est. Land Value =								113,938

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	15.43	1.00	80	50	617

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 =					5,617

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1184 SF Floor Area = 1776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	97.23	0.00	0.00	1184	115,120

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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
Microwave	690.00	1	690
Fireplace: Prefab 2 Story	4275.00	1	4,275

(16) Deck/Balcony

Treated Wood, Standard	11.31	54	611
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County Multiplier = 1.40 => Cost New = 188,371

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 169,534
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 296,685

2017 Est. T.C.V. 006-121-004-60 = 416,240

Est. TCV/Total Floor Area = 234.37, Most recent sale 09/07/2000 for 92,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
202,900	202,900	202,900	165,863	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	1,492	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,100	208,100	208,100	167,355	167,355	167,355	

45-006-121-005-00 2017 Est. T.C.V. TUBERGEN JERRY L & MARCIA D
 Property Class: 401 7566 W HARBOR HWY
 Map #: 29 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.00	600.00	0.9805	1.0000	10000	100		980,538
LK MI "B"\$10000	14.00	600.00	0.9805	1.0000	10000	50	SURPLUS: ZONING	68,638
114 Actual Front Feet, 1.57 Total Acres Total Est. Land Value =								1,049,175

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.69	1.00	82	50	438
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 =					5,438

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 697 SF Floor Area = 697 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.40	-9.64	-0.21	697	38,021

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
2000 Gal Septic	4750.00	1	4,750

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	13.68	118	1,614
WSEP (1 Story), Standard	26.69	164	4,377

(16) Deck/Balcony

Treated Wood, Standard	6.83	190	1,298
Treated Wood, Standard	6.35	300	1,905

County Multiplier = 1.40 => Cost New = 84,015

Notes: NEAR LAKE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 58,810

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 108,799

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 754 SF Floor Area = 754 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.17	-9.45	0.00	754	40,505

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

Parcel Number: 45-006-121-005-00

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2000 Gal Septic	4750.00	1	4,750
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125
(16) Porches			
WSEP (1 Story), Standard	26.17	173	4,527
(16) Deck/Balcony			
Treated Wood, Standard	5.95	525	3,124
County Multiplier = 1.40 =>		Cost New =	78,506
Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =		54,955
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 =			101,666

2017 Est. T.C.V. 006-121-005-00	=	1,265,078			
Est. TCV/Total Floor Area = 871.87, Most recent sale 07/30/1999 for 745,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
561,100	561,100	561,100	519,152	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	71,400	0	4,672	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
632,500	632,500	632,500	523,824	523,824	0

45-006-121-006-01	2017 Est. T.C.V.	BRONDYK DANIEL J & SUSAN K
Property Class: 401		7604 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.00	495.81	0.9946	1.0000	10000	100		994,608
LK MI "B"\$10000	3.67	495.81	0.9946	1.0000	10000	50	SURPLUS: ZOINING 100 ft	18,251
104 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =								1,012,859

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 LOG Cls CD Blt 1940

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1099 SF Floor Area = 1099 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Crawl Space	61.94	-8.55	-1.63	1099	56,884

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

CSEP (1 Story), Standard	40.22	64	2,574
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(17) Garages

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

Base Cost	16.80	576	9,677
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 113,400

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 68,040
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 125,874

2017 Est. T.C.V. 006-121-006-01 = 1,143,733

Est. TCV/Total Floor Area = 1040.70, Most recent sale 08/23/2013 for 905,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
519,100	519,100	519,100	466,825	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,800	0	4,201	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
571,900	571,900	571,900	471,026	471,026	471,026

45-006-121-006-20	2017 Est. T.C.V.	LAURETO PAMELA J & THOMAS H&W
Property Class: 401		7676 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	65.001447.50	1.0668	1.0000	10000	100			693,388
65 Actual Front Feet, 2.16 Total Acres Total Est. Land Value =								693,388

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	9.95	1.00	80	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	0.3	100	450
Total Estimated Land Improvements True Cash Value =					450

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 2016

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1020 SF Floor Area = 1020 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.10	0.00	0.00	381	22,517
1	Story Siding	Overhang	33.57	0.00	0.00	639	21,451

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	11.25	318	3,578

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

(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
2000 Gal Septic	4750.00	1	4,750

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

(16) Porches			
WCP (1 Story), Standard	23.43	145	3,397

(16) Deck/Balcony			
Treated Wood, Standard	8.47	80	678

(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	20.68	639	13,215

County Multiplier = 1.40 => Cost New = 105,252

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 104,200
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 192,770

2017 Est. T.C.V. 006-121-006-20 = 886,608

Est. TCV/Total Floor Area = 869.22

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
358,300	358,300	358,300	307,083	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
46,400	39,200	600	46,400	2,759	514
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
443,300	443,300	443,300	355,728	355,728	355,728

45-006-121-006-30	2017 Est. T.C.V.	JACKLIN DAVID W & KERI S
Property Class: 401		7682 W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4600.4600 DEER HAVEN SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W HRBR HWY	100.00	200.00	1.0000	1.0000	900	100		90,000
W HRBR HWY	65.00	200.00	1.0000	1.0000	900	50	EASMENT	29,250
165 Actual Front Feet, 0.76 Total Acres								Total Est. Land Value = 119,250

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.15	1.00	48	50	316
Shed: Wood Frame	13.15	1.00	48	50	316

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 =					2,131

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1480 SF Floor Area = 1480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.91	0.00	0.00	1480	93,107

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(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
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(16) Porches

WSEP (1 Story), Standard	27.04	176	4,759
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(16) Deck/Balcony

Treated Wood, Standard	19.24	16	308
Treated Wood w/Roof, Standard	39.80	24	955
Treated Wood, Standard	9.37	67	628
Treated Wood, Standard	6.79	254	1,725

(17) Carports

Comp. Shingle	7.85	220	1,727
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(17) Garages

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

Base Cost	20.95	1254	26,271
Automatic Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 198,155

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 168,432

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1480	16,946
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Parcel Number: 45-006-121-006-30

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County Multiplier = 1.40 =>	Cost New =	23,724
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,	Depr.Cost =	11,862

Total Depreciated Cost = 180,294

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 315,515

2017 Est. T.C.V. 006-121-006-30 = 436,896

Est. TCV/Total Floor Area = 295.20

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
212,800	212,800	212,800	170,417	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,600	0	0	1,533	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
218,400	218,400	218,400	171,950	171,950	171,950	

45-006-122-001-00	2017 Est. T.C.V.	SCHWARTZ BARBARA A TRUST
Property Class: 401		5804 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OAK ST S WESTER	85.00	132.00	1.0000	1.0000	1200	100		102,000
85 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 102,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	9.26	1.00	100	50	463
Fencing: Wd, Basket, 5 ft.	20.82	1.00	100	50	1,041

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 =					6,504

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1101 SF Floor Area = 1549 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	98.66	0.00	2.77	912	92,504
1	Story Siding	Crawl Space	80.30	-11.99	1.85	173	12,138
0.5	Story Siding	Overhang	18.37	0.00	0.00	16	294

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
Separate Shower	1390.00	1	1,390

(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
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(16) Porches

WCP (1 Story), Standard	23.58	234	5,518
WSEP (1 Story), Standard	27.05	250	6,763

(16) Deck/Balcony

Treated Wood, Standard	8.54	140	1,196
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(17) Garages

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

Base Cost	32.75	385	12,609
Common Wall: 1/2 Wall	-725.00	1	-725
Automatic Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 207,641

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 191,030

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 334,303

2017 Est. T.C.V. 006-122-001-00 = 442,807

Est. TCV/Total Floor Area = 285.87, Most recent sale 08/27/2010 for 334,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
215,500	215,500	215,500	186,679	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-122-001-00

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	0	5,900	0	0	1,680	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	221,400	221,400	221,400	188,359	188,359	0

45-006-122-002-50 2017 Est. T.C.V. SHERIDAN FAMILY TRUST
 Property Class: 402 S SHERIDAN LN
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SHERIDAN NO LK	99.00	164.69	1.0000	1.0000	1100	100	LOCATION	108,900
99 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	108,900

2017 Est. T.C.V. 006-122-002-50 = 108,900

Est. TCV/Total Floor Area = 115.48, Most recent sale 05/25/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,500	54,500	54,500	54,115	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	385	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,500	54,500	54,500	54,602	54,500	0	

45-006-122-002-60 2017 Est. T.C.V. SHERIDAN FAMILY TRUST
 Property Class: 402 S SHERIDAN LN OFF
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SHERIDAN NO LK	99.00	165.00	1.0000	1.0000	1100	100		108,900
99 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	108,900

2017 Est. T.C.V. 006-122-002-60 = 108,900

Est. TCV/Total Floor Area = 115.48

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,500	54,500	54,500	54,500	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,500	54,500	54,500	54,990	54,500	0	

45-006-122-003-00 2017 Est. T.C.V. DAWSON JUDITH & FORTNER CYNTHIA
 Property Class: 401 6324 W WESTERN AVE
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RESI SITE					120000	100		120,000
<Site Value A> RESI SITE					120000	100		120,000
2122 COMME \$9/SQFT		45842 SqFt	9.00000		100			412,582
2122 COMME \$1/SQFT		3718 SqFt	1.00000		100		PART OF LOT 8 NOT COMM ZONED	56.62X65 3,718
497 Actual Front Feet, 3.51 Total Acres Total Est. Land Value =								656,300

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 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1900

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1052 SF Floor Area = 1592 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Mich Bsmnt.	84.78	-4.82	0.00	1052	84,118
1	Story Siding	Overhang	38.65	0.00	0.00	14	541

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 760.00 1 760

(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

(16) Porches
 CCP (1 Story), Standard 22.72 192 4,362

(16) Deck/Balcony
 Treated Wood,Standard 11.81 40 472

(16) Breezeways
 Frame Wall,Finished 27.75 114 3,164

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.38 676 11,073
 Automatic Doors 375.00 1 375

County Multiplier = 1.40 => Cost New = 157,591

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 86,675
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 151,681

2017 Est. T.C.V. 006-122-003-00	=	810,481
Est. TCV/Total Floor Area = 509.10		
2016 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
483,500 483,500 483,500	237,509	0.90
2017 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 -78,300 0	0	2,137 0
2017 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 45-006-122-003-00

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405,200	405,200	405,200	239,646	239,646	239,646
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45-006-122-004-00 2017 Est. T.C.V. GLEN ARBOR TOWNSHIP
 Property Class: 703 W WESTERN AVE
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	70.00	477.92	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		33460	SqFt	12.00000	100			401,520
* denotes lines that do not contribute to the total acreage calculation.								
70 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								401,520

2017 Est. T.C.V. 006-122-004-00	=	0
Est. TCV/Total Floor Area =	0.00, Most recent sale 03/18/1985 for	13,500
2016 Assessed	MBOR	S.E.V.
0	0	0
		Base for Cap
		0
		C.P.I.
		0.90
2017	New Eq. Adjustment	Loss
0	0	0
		Additions
		0
		Tax Adjustment
		0
2017 Assessed	MBOR	S.E.V.
0	0	0
		Capped
		0
		->Taxable<-
		0
		PRE/MBT
		0

Parcel Number: 45-006-122-005-00

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Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1875

Costs are taken from the Lodge - Bed & Breakfast cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +5

Base Rate for Upper Floors = 68.51

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 3.25

Adjusted Square Foot Cost for Upper Floors = 68.51

Adjusted Square Foot Cost for Basement = 3.25

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 1.000
Total Floor Area: 2,014 # of Units: 6 Perim. Multiplier: 1.080
Basement Area: 1,080 Basement Perim. Multiplier: 1.080
Basement Height: 8 Basement Height Multiplier: 1.000

Refined Square Foot Cost for Upper Floors: 73.99

Refined Square Foot Cost for Basement: 3.51

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 103.592
for Basement = 4.914

Total Floor Area: 2,014 Base Cost New of Upper Floors = 208,634

Reproduction/Replacement Cost = 208,634

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 112,662

Basement Area: 1,080 Base Cost New of Basement = 5,307

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
Total Depreciated Cost = 5,307

Total Depreciated Cost (Upper floors and basement) = 117,969

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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(39) Miscellaneous
Canopies & Marquees:

Wood Frame 2 Up 19.75 1156 1.000 1.000 22831

Miscellaneous Built-in Construction:

Fireplace, Steel, with Flue 2 Up 1325.00 1 1.000 1.000 1325

Total Base Cost of Lump-Sum Items = 24156
Total Base Cost New = 24156

County Multiplier: 1.40 Architectural Multiplier: 0.50 Combined: 0.700

Reproduction/Replacement Cost = 16,909

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 9,131

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 184,295
Replacement Cost/Floor Area= 114.62 Est. TCV/Floor Area= 91.51

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Description of Occupancy: LANE'S COTTAGE

Costs are taken from the Lodge - Guest Cottage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Parcel Number: 45-006-122-005-00 Page: 3

Base Rate for Upper Floors = 70.85

(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: -0.40 100%
Adjusted Square Foot Cost for Upper Floors = 70.45

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 1.000
Total Floor Area: 456 # of Units: 1 Perim. Multiplier: 1.013
Refined Square Foot Cost for Upper Floors: 71.37

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 99.912

Total Floor Area: 456 Base Cost New of Upper Floors = 45,560
Reproduction/Replacement Cost = 45,560
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 18,224

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(39) Miscellaneous						
Miscellaneous Built-in Construction:						
Fireplace, Direct vent	1	Up 700.00	1	1.000	1.000	700
Total Base Cost of Lump-Sum Items =						700
Total Base Cost New =						700

County Multiplier: 1.40 Architectural Multiplier: 1.00 Combined: 1.400

Reproduction/Replacement Cost = 980
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 392

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 4 = 26,993
Replacement Cost/Floor Area= 102.06 Est. TCV/Floor Area= 59.20

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0
Description of Occupancy: DEAN'S COTTAGE

Costs are taken from the Lodge - Guest Cottage cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 70.85

(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: -0.40 100%
Adjusted Square Foot Cost for Upper Floors = 70.45

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 1.000
Total Floor Area: 513 # of Units: 1 Perim. Multiplier: 0.997
Refined Square Foot Cost for Upper Floors: 70.24

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 98.334

Total Floor Area: 513 Base Cost New of Upper Floors = 50,445
Reproduction/Replacement Cost = 50,445
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 20,178

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Parcel Number: 45-006-122-005-00 Page: 4

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(39) Miscellaneous						
Miscellaneous Built-in Construction:						
Appliance Allowance, Multiple						
Residences	1 Up	825.00	1	1.000	1.000	825
Fireplace, One Story	1 Up	1750.00	1	1.000	1.000	1750
Total Base Cost of Lump-Sum Items =						2575
Total Base Cost New =						2575
County Multiplier: 1.40 Architectural Multiplier: 0.00 Combined: 0.000						
Reproduction/Replacement Cost =						0
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0						
Total Depreciated Cost =						0
ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 5 =						29,258
Replacement Cost/Floor Area= 98.33 Est. TCV/Floor Area= 57.03						
Total Estimated True Cash Value of Commercial/Industrial Buildings =						622,430

2017 Est. T.C.V. 006-122-005-00 =						1,137,230
Est. TCV/Total Floor Area = 167.86, Most recent sale 02/28/2001 for 442,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
565,900	565,900	565,900	470,528	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	4,234	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT
568,600	568,600	568,600	474,762	474,762		0

45-006-122-005-10 2017 Est. T.C.V. DUFF PROPERTY INVESTMENTS II LLC
 Property Class: 202 W WESTERN AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	132.00	1.0000	0.0000	0	100*	CORNER	0
	90.00	132.00	1.0000	0.0000	0	100*	EXCESS/NOPURC	0
2122 COMME \$20/SQFT			25080	SqFt	20.00000	100	CNR/PERK ISSUES	501,600
* denotes lines that do not contribute to the total acreage calculation.								
190 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								501,600

2017 Est. T.C.V. 006-122-005-10 = 501,600

Est. TCV/Total Floor Area = 74.04, Most recent sale 09/13/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,100	188,100	188,100	138,313	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	62,700	0	0	1,244	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
250,800	250,800	250,800	139,557	139,557	0	

45-006-122-006-10 2017 Est. T.C.V. WORSLEY DONALD & CAROL
 Property Class: 201 6362 W WESTERN AVE
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	221.15	1.0000	0.0000	0	100*		0
2122 COMME \$14/SQFT		22128	SqFt	14.50000	100			320,863
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								320,863

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: Asphalt Paving	1.61	1.46	2800	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	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	94	100	0
SEPTIC TANK 1250 GAL	0.00	1.00	1.0	94	100	0
DRAIN FIELD	0.00	1.00	1.0	94	100	0
Total Estimated Land Improvements True Cash Value =					4,750	

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+10 Blt 1900

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1838 SF Floor Area = 2922 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	106.08	-9.14	4.21	704	71,210
1.5	Story Siding	Basement	85.47	0.00	3.16	408	36,161
1.5	Story Siding	Basement	85.47	0.00	3.16	352	31,198
1	Story Siding	Crawl Space	67.07	-9.14	2.11	374	22,455

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	3	2,280
3 Fixture Bath	2400.00	2	4,800
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 1 Story	3875.00	1	3,875

(17) Carports

Comp.Shingle	7.85	336	2,638
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(17) Garages

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

Base Cost	18.51	896	16,585
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	896	3,539

County Multiplier = 1.40 => Cost New = 286,146

Notes: 2015 GARAGE ROOF REPAIR FROM STROM DAMAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/ 80/100/52.0, Depr.Cost = 148,796
 Functional Depreciation because of: B & B

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	18.93	308	5,830
County Multiplier = 1.40 =>		Cost New =	8,163
Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/ 80/100/72.8,		Depr.Cost =	5,942
WCP (1 Story), Standard	54.24	24	1,302
County Multiplier = 1.40 =>		Cost New =	1,822
Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/ 80/100/72.8,		Depr.Cost =	1,327
WGEP (1 Story), Standard	56.26	54	3,038
County Multiplier = 1.40 =>		Cost New =	4,253
Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/ 80/100/72.8,		Depr.Cost =	3,096
WCP (1 Story), Standard	30.70	84	2,579
County Multiplier = 1.40 =>		Cost New =	3,610
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/ 80/100/60.0,		Depr.Cost =	2,166

(16) Deck/Balcony

Treated Wood,Standard	6.70	283	1,896
County Multiplier = 1.40 =>		Cost New =	2,655
Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/ 80/100/74.4,		Depr.Cost =	1,975
Treated Wood,Standard	14.72	24	353
County Multiplier = 1.40 =>		Cost New =	495
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/ 80/100/73.6,		Depr.Cost =	364

Total Depreciated Cost = 163,667

ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 261,867

2017 Est. T.C.V. 006-122-006-10 = 587,480

Est. TCV/Total Floor Area = 201.05, Most recent sale 03/21/1997 for 269,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
284,500	284,500	284,500	236,603	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,200	0	2,129	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
293,700	293,700	293,700	238,732	238,732	0

45-006-122-008-00	2017 Est. T.C.V.	KMW PROPERTY MANAGEMENT LLC
Property Class: 201		6298 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*	CORNER	0
2122 COMME \$25/SQFT		10890	SqFt	25.00000	100			272,250
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 272,250

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: 4in Ren. Conc.	4.21	1.40	725	0	0	
Residential Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	Cash Value	
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	90	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	90	100	0
DRAIN FIELD	0.00	1.00	1.0	90	100	0
Total Estimated Land Improvements True Cash Value =					10,000	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1951
 Description of Occupancy: 2014

Costs are taken from the Store, Retail cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 54.85

2 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.920
 Ave. Floor Area: 1,319 Perimeter: 208 Perim. Multiplier: 1.384
 Refined Square Foot Cost for Upper Floors: 69.84

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 97.775

Total Floor Area: 2,638 Base Cost New of Upper Floors = 257,931
 Reproduction/Replacement Cost = 257,931
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
 Total Depreciated Cost = 226,979

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 329,120
 Replacement Cost/Floor Area= 97.78 Est. TCV/Floor Area= 124.76

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Garage, Service/Repair cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 28.30

Adjusted Square Foot Cost for Upper Floors = 28.30

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 10 Height per Story Multiplier: 0.920

Parcel Number: 45-006-122-008-00

Page: 2

Ave. Floor Area: 1,144 Perimeter: 140 Perim. Multiplier: 1.320
Refined Square Foot Cost for Upper Floors: 34.37

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 50.177

Total Floor Area: 1,144 Base Cost New of Upper Floors = 57,402

Reproduction/Replacement Cost = 57,402

Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 22,961

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 33,293

Replacement Cost/Floor Area= 50.18 Est. TCV/Floor Area= 29.10

Total Estimated True Cash Value of Commercial/Industrial Buildings = 362,413

2017 Est. T.C.V. 006-122-008-00 = 644,663

Est. TCV/Total Floor Area = 170.46, Most recent sale 12/08/2009 for 338,213

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
287,400	287,400	287,400	275,553	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	34,900	0	0	2,479	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
322,300	322,300	322,300	278,032	278,032	0	

45-006-122-010-00 2017 Est. T.C.V. DUMBRILL RICHARD S & LUCILLE C
 Property Class: 401 6224 W RIVER RD
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OAK ST S WESTER	100.00	180.00	1.0000	1.0000	1200	100		120,000
OAK ST S WESTER	3.00	180.00	1.0000	1.0000	1200	50	SURPLUS: ZOINING 100 ft	1,800
103 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								121,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	891	0	0
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 C Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1224 SF Floor Area = 1530 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	74.55	-9.27	0.00	1224	79,903

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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
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(16) Deck/Balcony

Treated Wood, Standard	6.64	305	2,025
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(17) Garages

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

Base Cost	24.23	280	6,784
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 139,891

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 76,940
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 134,645

2017 Est. T.C.V. 006-122-010-00 = 257,945

Est. TCV/Total Floor Area = 168.59, Most recent sale 04/22/1984 for 10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
126,600	126,600	126,600	69,070	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,400	0	621	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,000	129,000	129,000	69,691	69,691	0

45-006-122-011-00	2017 Est. T.C.V.	DUMBRILL LUCILLE C
Property Class: 402		W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OAK ST S WESTER	32.00	330.00	1.0000	1.0000	1200	100	ADJ PROP OWNER	38,400
32 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	38,400

2017 Est. T.C.V. 006-122-011-00 = 38,400

Est. TCV/Total Floor Area = 25.10, Most recent sale 04/22/1984 for 10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
19,200	19,200	19,200	6,249	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	56	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
19,200	19,200	19,200	6,305	6,305	0	

45-006-122-011-10 2017 Est. T.C.V. DUMBRILL RICHARD S & LUCILLE C
 Property Class: 402 W WESTERN AVE
 Map #: 36 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 500/FF	66.00	30.00	1.0000	1.0000	500	100	ADJ PROP OWNER	33,000
66 Actual Front Feet, 0.04 Total Acres Total Est. Land Value =								33,000

2017 Est. T.C.V. 006-122-011-10 = 33,000

Est. TCV/Total Floor Area = 21.57, Most recent sale 04/22/1984 for 10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
16,500	16,500	16,500	2,638	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	23	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
16,500	16,500	16,500	2,661	2,661	0

45-006-122-012-00	2017 Est. T.C.V.	HOMAKA LLC
Property Class: 401		6206 W RIVER RD
Map #: 35 & 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W HRBR HWY 1000	100.00	330.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.76 Total Acres								Total Est. Land Value = 100,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.52	1.00	140	50	596
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 =					2,096

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D+10 Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 643 SF Floor Area = 643 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.54	-10.45	0.53	643	31,906

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood, Standard	6.91	145	1,002
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County Multiplier = 1.40 => Cost New = 55,738

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 39,016
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 68,279

2017 Est. T.C.V. 006-122-012-00 = 170,375

Est. TCV/Total Floor Area = 264.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,000	84,000	84,000	15,368	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,200	0	0	138	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,200	85,200	85,200	15,506	15,506	0

45-006-122-012-10 2017 Est. T.C.V. HONAKA LLC
 Property Class: 402 W WESTERN AVE
 Map #: 36 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 500/FF	66.00	30.00	1.0000	1.0000	500	100		33,000
66 Actual Front Feet, 0.04 Total Acres							Total Est. Land Value =	33,000

2017 Est. T.C.V. 006-122-012-10 = 33,000

Est. TCV/Total Floor Area = 51.32

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
16,500	16,500	16,500	8,319	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	74	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
16,500	16,500	16,500	8,393	8,393	0	

45-006-122-015-01 2017 Est. T.C.V. WWM PROPERTIES LLC
 Property Class: 402 W RIVER RD
 Map #: 36 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W HRBR HWY 1000	66.00	165.00	1.0000	1.0000	1000	100		66,000
W HRBR HWY 1000	66.00	165.00	1.0000	1.0000	1000	100		66,000
GROUP C 500/FF	66.00	50.00	1.0000	1.0000	500	100	STIP ACCROSS RD	33,000
198 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								165,000

2017 Est. T.C.V. 006-122-015-01 = 165,000
 Est. TCV/Total Floor Area = 148.11

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
82,500	82,500	82,500	52,583	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	473	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
82,500	82,500	82,500	53,056	53,056	0	

45-006-122-015-10 2017 Est. T.C.V. WWM PROPERTIES LLC
 Property Class: 401 6168 W RIVER RD
 Map #: 36 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W HRBR HWY 1000	66.00	165.00	1.0000	1.0000	1000	100		66,000
GROUP C 500/FF	66.00	50.00	1.0000	1.0000	500	100	STIP ACCROSS RD	33,000
132 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								99,000

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 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1354 SF Floor Area = 1354 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.61	-8.57	0.00	1060	55,162
1	Story Siding	Crawl Space	60.61	-8.57	0.00	294	15,300

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 760.00 1 760

(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 1 Story 3875.00 1 3,875

(16) Porches
 CPP, Standard 9.64 352 3,393

County Multiplier = 1.40 => Cost New = 120,667

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 78,433
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 137,258

2017 Est. T.C.V. 006-122-015-10 = 238,758

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
116,900	116,900	116,900	89,971	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	809	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
119,400	119,400	119,400	90,780	90,780	0

45-006-122-016-00	2017 Est. T.C.V.	PRINGLE HOMER L
Property Class: 401		6118 W RIVER RD
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W HRBR HWY 1000	100.00	270.00	1.0000	1.0000	1000	100		100,000
W HRBR HWY 1000	32.00	270.00	1.0000	1.0000	1000	50	SURPLUS: ZOINING	100 ft 16,000
RIVERFRONT 1400	100.00	30.00	0.7769	1.0000	1400	10	STIP ACCROSS RD	10,876
232 Actual Front Feet, 0.89 Total Acres								Total Est. Land Value = 126,876

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 15	1500.00	1.00	0.5	95	713
Total Estimated Land Improvements True Cash Value =					1,376

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1943

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1036 SF Floor Area = 1036 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.78	-9.69	1.92	1036	61,134

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(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 1 Story	3875.00	1	3,875

(16) Porches

CCP (1 Story), Standard	37.28	52	1,939
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(16) Deck/Balcony

Treated Wood, Standard	7.20	185	1,332
Treated Wood, Standard	10.25	50	513

County Multiplier = 1.40 => Cost New = 108,153

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,300

Separately Depreciated Items:

(17) Garages

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

Base Cost	17.55	576	10,109
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 14,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 13,650

Total Depreciated Cost = 83,950

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 146,912

2017 Est. T.C.V. 006-122-016-00 = 275,164

Est. TCV/Total Floor Area = 265.60, Most recent sale 08/10/2007 for 269,000

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

Parcel Number: 45-006-122-016-00

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	135,000	135,000	135,000	122,378	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,600	0	0	1,101	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	137,600	137,600	137,600	123,479	123,479	0

45-006-122-017-01 2017 Est. T.C.V. RADER ROBERT D & RADER JACK D II
 Property Class: 402 W CRYSTAL BEND DR
 Map #: 36 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVERFRONT	1400	200.00	653.00	0.7789	1.0000	1400	100	218,092
RIVERFRONT	1400	30.00	653.00	0.7789	1.0000	1400	50 SURPLUS: ZOINING	100 ft 16,357
230 Actual Front Feet, 3.45 Total Acres Total Est. Land Value =								234,449

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	800	95	942
Total Estimated Land Improvements True Cash Value =					942

2017 Est. T.C.V. 006-122-017-01 = 235,391

Est. TCV/Total Floor Area = 227.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
117,700	117,700	117,700	117,700	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,700	117,700	117,700	118,759	117,700	0

45-006-122-017-11	2017 Est. T.C.V.	BC MANAGEMENT LLC
Property Class: 401		6150 W CRYSTAL BEND DR
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVERFRONT	1400	100.00	480.00	0.8768	1.0000	1400	100	122,752
RIVERFRONT	1400	55.00	480.00	0.8768	1.0000	1400	50 SURPLUS: ZOINING 100 ft	33,757
155 Actual Front Feet, 1.71 Total Acres Total Est. Land Value =								156,509

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	2250	0	0
Shed: Wood Frame	11.28	1.00	107	50	603
Shed: Wood Frame	11.26	1.00	108	50	608

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 =					6,212

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+5 Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1484 SF Floor Area = 2968 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	104.40	-9.25	0.00	1484	141,203

Other Additions/Adjustments	Rate	Size	Cost
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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	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

WPP, Standard	8.28	436	3,610
WPP, Standard	8.28	436	3,610
WCP (1 Story), Standard	25.55	128	3,270

(16) Deck/Balcony

Roof Cover Only, Standard	9.45	337	3,185
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(16) Breezeways

Frame Wall, Finished	27.75	194	5,384
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(17) Garages

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

Base Cost	19.14	820	15,695
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

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

Base Cost	14.55	1822	26,510
Automatic Doors	375.00	3	1,125
Storage area over garage	3.95	1822	7,197

County Multiplier = 1.40 =>

Cost New = 317,524

Parcel Number: 45-006-122-017-11

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 206,391
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 361,184

2017 Est. T.C.V. 006-122-017-11 = 523,905

Est. TCV/Total Floor Area = 176.52, Most recent sale 07/21/2014 for 367,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
255,500	255,500	255,500	255,500	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,500	0	0	2,299	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
262,000	262,000	262,000	257,799	257,799	0	

45-006-122-017-12 2017 Est. T.C.V. BC MANAGEMENT LLC
 Property Class: 402 W CRYSTAL BEND DR
 Map #: 36 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 500/FF	100.00	251.00	1.0000	1.0000	500	100		50,000
GROUP C 500/FF	60.00	251.00	1.0000	1.0000	500	50	SURPLUS: ZOINING 100 ft	15,000
GROUP C 500/FF	43.00	251.00	1.0000	1.0000	500	0	EASEMENT	0
203 Actual Front Feet, 1.17 Total Acres Total Est. Land Value =								65,000

2017 Est. T.C.V. 006-122-017-12 = 65,000

Est. TCV/Total Floor Area = 21.90

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,500	32,500	32,500	28,886	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	259	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,500	32,500	32,500	29,145	29,145	0

45-006-122-017-15 2017 Est. T.C.V. REID KENNETH M & KATHLEEN A
 Property Class: 402 W CRYSTAL BEND DR
 Map #: 36 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVERFRONT	1400	100.00	566.00	0.9615	1.0000	1400	100	134,604
RIVERFRONT	1400	14.00	566.00	0.9615	1.0000	1400	50 SURPLUS: ZOINING	100 ft 9,422
114 Actual Front Feet, 1.48 Total Acres Total Est. Land Value =								144,026

2017 Est. T.C.V. 006-122-017-15 = 144,026

Est. TCV/Total Floor Area = 48.53, Most recent sale 07/27/1998 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,000	72,000	72,000	39,305	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	353	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,000	72,000	72,000	39,658	39,658	0

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45-006-122-017-20 2017 Est. T.C.V. THOMASMA VIRGINIA M TRUST
 Property Class: 401 6104 W CRYSTAL BEND DR
 Map #: 36 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVERFRONT	1400	200.00	575.00	0.7719	1.0000	1400	100	216,139
RIVERFRONT	1400	37.00	575.00	0.7719	1.0000	1400	50 SURPLUS: ZOINING 100 ft	19,993
237 Actual Front Feet, 3.13 Total Acres Total Est. Land Value =								236,132

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 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 1984

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 1882 SF Floor Area = 2274 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	97.56	-11.69	1.98	1570	137,925
1	Story Siding	Overhang	46.13	0.00	0.00	312	14,393

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	1	4,650
2 Fixture Bath	3100.00	1	3,100

(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
Jacuzzi Tub	7360.00	1	7,360
Fireplace: Exterior 2 Story	6600.00	1	6,600

(16) Porches

WPP, Standard	9.60	1124	10,790
WPP, Standard	19.66	72	1,416

(16) Deck/Balcony

Treated Wood,Standard	7.39	478	3,532
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(17) Garages

Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	24.65	624	15,382
Common Wall: 1 Wall	-1450.00	1	-1,450
Automatic Doors	500.00	1	500

County Multiplier = 1.40 => Cost New = 303,376

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 227,532
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 398,181

2017 Est. T.C.V. 006-122-017-20 = 641,813

Est. TCV/Total Floor Area = 282.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
313,800	313,800	313,800	168,239	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	35,470	28,370	0	-15,208	0	

Parcel Number: 45-006-122-017-20

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
320,900	320,900	320,900	169,753	169,753	169,753

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45-006-122-017-25 2017 Est. T.C.V. REID KENNETH M & KATHLEEN A
 Property Class: 401 6136 W CRYSTAL BEND DR
 Map #: 36 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVERFRONT	1400	100.00	580.00	0.9666	1.0000	1400	100	135,320
RIVERFRONT	1400	12.00	580.00	0.9666	1.0000	1400	50 SURPLUS: ZOINING	100 ft 8,119
112 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								143,439

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1185 SF Floor Area = 1185 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.43	-9.82	2.01	1185	71,835

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(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: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WGEP (1 Story), Standard	27.73	299	8,291
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(16) Deck/Balcony

Treated Wood, Standard	6.36	468	2,976
Pine w/Roof, Standard	26.15	60	1,569

(17) Garages

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

Base Cost	15.95	720	11,484
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 148,632

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 132,282

Separately Depreciated Items:

Local Cost Items:

GENERATOR	3000.00	1	3,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 2,850

Total Depreciated Cost = 135,132

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 236,481

2017 Est. T.C.V. 006-122-017-25 = 379,920

Est. TCV/Total Floor Area = 320.61, Most recent sale 08/19/1996 for 64,125

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
185,800	185,800	185,800	113,162	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,200	0	0	1,018	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
190,000	190,000	190,000	114,180	114,180	0

45-006-122-017-40 2017 Est. T.C.V. HORIZON ENTERPRISES LLC
 Property Class: 401 6166 W CRYSTAL BEND DR
 Map #: 36 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVERFRONT	1400	100.00	600.00	1.0000	1.0000	1400	100	140,000
100 Actual Front Feet, 1.38 Total Acres Total Est. Land Value =								140,000

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 1.5 STORY Cls C+5 Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1232 SF Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	86.59	0.00	0.00	1232	106,679

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(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: Interior 1 Story	3250.00	1	3,250

(16) Porches

WPP, Standard	10.27	224	2,300
WPP, Standard	33.70	16	539

(17) Garages

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

Base Cost	17.51	700	12,257
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 192,375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 163,519
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 286,157

2017 Est. T.C.V. 006-122-017-40 = 431,157
 Est. TCV/Total Floor Area = 233.31, Most recent sale 10/09/1997 for 259,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,500	210,500	210,500	204,110	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,100	0	1,836	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
215,600	215,600	215,600	205,946	205,946	0	

45-006-122-017-45 2017 Est. T.C.V. COMBS TIMOTHY GUY &
 Property Class: 402 6060 W CRYSTAL BEND DR
 Map #: 36 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVERFRONT	1400	100.00	626.90	0.8654	1.0000	1400	100	121,159
RIVERFRONT	1400	61.90	626.90	0.8654	1.0000	1400	50 SURPLUS: ZONNING	100' 37,499
162 Actual Front Feet, 2.33 Total Acres Total Est. Land Value =								158,657

2017 Est. T.C.V. 006-122-017-45 = 158,657

Est. TCV/Total Floor Area = 85.85, Most recent sale 04/03/2003 for 136,139

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,000	70,000	70,000	88,550	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
28,370	-19,070	0	19,120	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,300	79,300	79,300	89,346	79,300	0

45-006-122-018-01	2017 Est. T.C.V.	ANGILERI FRANK A & MARIA F
Property Class: 401		5998 W BAY LN
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors * EFF 122.81

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	496.75	0.9402	1.0000	13000	100	1,222,287
LK MI "A"	13000	22.81	496.75	0.9402	1.0000	13000	50	SURPLUS: ZOINING 100 ft 139,402
123 Actual Front Feet, 1.40 Total Acres Total Est. Land Value =								1,361,689

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	13.55	1.00	100	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	87	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2013

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2454 SF Floor Area = 3681 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.98	-9.60	0.00	2454	189,891

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	3	10,575
2 Fixture Bath	2350.00	1	2,350

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	5650.00	1	5,650

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800

(16) Porches

WCP (1 Story), Standard	17.80	992	17,658
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(17) Garages

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

Base Cost	21.08	703	14,819
Automatic Doors	425.00	2	850

County Multiplier = 1.40 => Cost New = 354,721

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 351,174

Separately Depreciated Items:

Local Cost Items:

GENERATOR	3000.00	1	3,000
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost = 2,850

Total Depreciated Cost = 354,024

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 654,945

2017 Est. T.C.V. 006-122-018-01 = 2,018,059

Est. TCV/Total Floor Area = 548.24, Most recent sale 09/15/2009 for 1,100,000

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

Parcel Number: 45-006-122-018-01

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893,200	893,200	893,200	819,765	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	115,800	0	0	7,377	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,009,000	1,009,000	1,009,000	827,142	827,142	0

45-006-122-018-10	2017 Est. T.C.V.	BALIAN ANNETTE T TRUST &
Property Class: 401		6180 W BAY LN
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	378.40	700.00	0.6708	1.0000	13000	100	3,299,964
378 Actual Front Feet, 6.08 Total Acres Total Est. Land Value =								3,299,964

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 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls C-5 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1404 SF Floor Area = 2106 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	76.70	-8.48	2.72	1404	99,600

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
Separate Shower	775.00	2	1,550

(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
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(16) Deck/Balcony

Treated Wood,Standard	6.10	1451	8,851
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County Multiplier = 1.40 => Cost New = 169,205

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 153,977
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 284,857

2017 Est. T.C.V. 006-122-018-10 = 3,587,321

Est. TCV/Total Floor Area = 1703.38, Most recent sale 12/23/1988 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,535,000	1,535,000	1,535,000	819,680	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	258,700	0	0	7,377	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,793,700	1,793,700	1,793,700	827,057	827,057	0

45-006-122-019-00	2017 Est. T.C.V.	NISONGER HELGA M TRUST
Property Class: 401		6006 W BAY LN
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	400.00	0.9718	1.0000	13000	100	1,263,355
LK MI "A"	13000	10.00	400.00	0.9718	1.0000	13000	50 SURPLUS: ZOINING	100 ft 63,168
110 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								1,326,523

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1174	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 C+10 Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2101 SF Floor Area = 3362 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 60%	84.73	-3.59	0.00	2101	170,475

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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: Interior 2 Story	3825.00	1	3,825

(16) Porches

WPP, Standard	35.17	14	492
WPP, Standard	7.10	888	6,305

(17) Garages

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

Base Cost	21.75	352	7,656
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 278,549

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0, Depr.Cost = 183,842

Separately Depreciated Items:

(17) Garages

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

Base Cost	10.13	2400	24,312
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 34,527

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 32,110

Total Depreciated Cost = 215,952

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 399,511

Parcel Number: 45-006-122-019-00

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2017 Est. T.C.V. 006-122-019-00				=	1,731,034	
Est. TCV/Total Floor Area = 514.88						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
756,700	756,700	756,700	391,081	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	108,800	0	0	3,519	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
865,500	865,500	865,500	394,600	394,600	394,600	

45-006-122-021-00	2017 Est. T.C.V.	BRIGHT WALTER W &
Property Class: 402		S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SHERIDAN NO LK	200.00	435.00	1.0000	1.0000	1100	100		220,000
SHERIDAN NO LK	50.00	435.00	1.0000	1.0000	1100	50	SURPLUS: ZOINING	100 ft 27,500
250 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =								247,500

2017 Est. T.C.V. 006-122-021-00 = 247,500

Est. TCV/Total Floor Area = 136.14, Most recent sale 01/30/1976 for 9,600

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,800	123,800	123,800	48,158	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	433	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,800	123,800	123,800	48,591	48,591	0

45-006-122-022-02 2017 Est. T.C.V. SHERIDAN MICHAEL L REVOCABLE
 Property Class: 401 5705 S SHERIDAN LN
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.00	233.13	0.9617	1.0000	10000	90	ADJACENT LEBEAR RESORT	865,539
SHERIDAN LANE	29.73	233.13	1.0000	1.0000	400	50	SURPLUS/LEBEAR	5,946
130 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								871,485

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	50	483
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,983

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 1990

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2129 SF Floor Area = 2525 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	99.46	-10.52	4.02	396	36,812
1	Story Siding	Crawl Space	62.86	-8.40	2.01	1733	97,863

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(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: Interior 2 Story	3825.00	1	3,825

(16) Porches

CPP, Standard	28.54	24	685
CPP, Standard	24.21	36	872

(16) Deck/Balcony

Treated Wood,Standard	6.45	405	2,612
Treated Wood,Standard	7.53	144	1,084

(17) Garages

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

Base Cost	18.25	528	9,636
Common Wall: 1.5 Wall	-1575.00	1	-1,575
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 228,268

Notes: 5705 S SHERIDAN LN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 171,201
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 316,722

2017 Est. T.C.V. 006-122-022-02 = 1,191,190

Est. TCV/Total Floor Area = 471.76

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
546,900	546,900	546,900	317,100	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-122-022-02

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	0	48,700	0	0	2,853	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	595,600	595,600	595,600	319,953	319,953	319,953

45-006-122-022-10 2017 Est. T.C.V. GRAUMAN ROBERT A & KAREN A
 Property Class: 401 5723 S SHERIDAN LN
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SHERIDAN NO LK	86.11	478.55	1.0000	1.0000	1100	100		94,721
86 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								94,721

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.33	1.00	1500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1987

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1203 SF Floor Area = 2535 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Basement	192.10	0.00	0.00	666	127,939
1	Story Siding	Slab	91.58	-15.27	0.00	537	40,978

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(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
Sauna	9235.00	1	9,235
Fireplace: Prefab 1 Story	4660.00	1	4,660
Fireplace: Heat Circulator	730.00	1	730

(16) Porches

CCP (1 Story), Standard	37.02	84	3,110
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(16) Deck/Balcony

Wood Balcony	27.25	240	6,540
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(17) Carports

Comp.Shingle	10.00	324	3,240
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County Multiplier = 1.40 => Cost New = 299,014

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 254,162
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 444,784

2017 Est. T.C.V. 006-122-022-10	=	542,005				
Est. TCV/Total Floor Area = 213.81, Most recent sale 06/18/1991 for 243,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
263,100	263,100		177,607	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,900		0	0	1,598	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
271,000	271,000	271,000	179,205	179,205	0	

45-006-122-025-00	2017 Est. T.C.V.	OAK SHORES LLC
Property Class: 402		S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.00	300.00	0.9985	1.0000	10000	100		998,509
LK MI "B"\$10000	1.00	300.00	0.9985	1.0000	10000	50	SURPLUS: ZOINING	100 ft 4,993
101 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								1,003,501

2017 Est. T.C.V. 006-122-025-00	=	1,003,501			
Est. TCV/Total Floor Area = 379.83, Most recent sale 07/08/2013 for 775,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
451,600	451,600	451,600	402,203	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	50,200	0	3,619	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
501,800	501,800	501,800	405,822	405,822	0

45-006-122-026-00	2017 Est. T.C.V.	TAGGART SARAH R TRUST
Property Class: 401		5701 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	80.36	485.14	1.0333	1.0000	10000	100		830,394
80 Actual Front Feet, 0.90 Total Acres							Total Est. Land Value =	830,394

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 1.5 STORY Cls C+10 Blt 1972

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1985 SF Floor Area = 2735 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.41	0.00	2.11	1344	92,091
1	Story Siding	Crawl Space	66.41	-8.97	2.11	266	15,840
3	Story Siding	Crawl Space	142.88	-8.97	5.73	375	52,365

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

WSEP (1 Story), Standard	Rate	Size	Cost
	23.53	253	5,953

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
	6.10	737	4,496

(17) Garages

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

Base Cost	Rate	Size	Cost
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 274,524

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 192,167

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood w/Roof, Standard	Rate	Size	Cost
	17.00	256	4,352

County Multiplier = 1.40 => Cost New = 6,093

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 5,423

Treated Wood w/Roof, Standard	Rate	Size	Cost
	28.30	39	1,104

County Multiplier = 1.40 => Cost New = 1,545

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 1,375

Parcel Number: 45-006-122-026-00

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	Total Depreciated Cost =	198,965
ECF (4700 LAKE MICHIGAN HOMESITES)	1.850 => TCV of Bldg: 1 =	368,085

2017 Est. T.C.V. 006-122-026-00 = 1,203,479

Est. TCV/Total Floor Area = 440.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
554,000	554,000	554,000	201,846	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	47,700	0	0	1,816	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
601,700	601,700	601,700	203,662	203,662	0	

45-006-122-027-00	2017 Est. T.C.V.	YARED KRISTINE E B TRUST
Property Class: 401		5687 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.00	500.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =								1,000,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	372	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2009

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2203 SF Floor Area = 3322 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.51	-9.89	2.77	2203	181,505
1	Story Siding	Overhang	38.86	0.00	0.00	9	350
1	Story Siding	Overhang	38.86	0.00	0.00	9	350

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
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 2 Story	4800.00	1	4,800

(16) Porches

WCP (1 Story), Standard	21.73	313	6,801
CPP, Standard	27.67	29	802
WPP, Standard	8.67	594	5,150
WCP (1 Story), Standard	30.53	116	3,541
WPP, Standard	15.28	116	1,772

(17) Garages

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

Base Cost	20.95	1075	22,521
Common Wall: 1/2 Wall	-725.00	1	-725
Automatic Doors	425.00	2	850
Storage area over garage	4.50	1075	4,838

County Multiplier = 1.40 => Cost New = 353,201

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 335,541
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 620,750

2017 Est. T.C.V. 006-122-027-00 = 1,623,250

Est. TCV/Total Floor Area = 488.64, Most recent sale 06/29/2000 for 825,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
751,100	751,100	751,100	654,342	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-122-027-00

Page: 2

	0	60,500	0	0	5,889	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	811,600	811,600	811,600	660,231	660,231	660,231

45-006-122-029-00 2017 Est. T.C.V. GLOBAL CAPITAL INSIGHTS LLC
 Property Class: 401 5681 S SHERIDAN LN
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.00	420.04	0.9508	1.0000	10000	100		950,782
LK MI "B"\$10000	40.00	420.04	0.9508	1.0000	10000	50	SURPLUS: ZOINING 100 ft	190,156
140 Actual Front Feet, 1.35 Total Acres Total Est. Land Value =								1,140,938

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 B Blt 1965

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 2228 SF Floor Area = 2228 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 83.32 -11.28 1.76 2228 164,426

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 1475.00 1 1,475
 3 Fixture Bath 4650.00 2 9,300

(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 1 Story 4575.00 1 4,575

(16) Deck/Balcony
 Treated Wood,Standard 7.15 1701 12,162
 Treated Wood,Standard 7.79 304 2,368

(17) Garages
 Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 23.94 672 16,088
 Mechanical Doors 425.00 1 425

County Multiplier = 1.40 => Cost New = 310,582

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 229,831
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 425,187

2017 Est. T.C.V. 006-122-029-00					=	1,571,125
Est. TCV/Total Floor Area = 705.17, Most recent sale 06/13/2008 for 1,985,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
721,300	721,300	721,300	674,739	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	64,300	0	0	6,072	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
785,600	785,600	785,600	680,811	680,811	0	

45-006-122-030-00	2017 Est. T.C.V.	RADER S STEPHEN & SUSAN O
Property Class: 401		5693 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.44	398.13	0.9993	1.0000	10000	100		1,003,739
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								1,003,739

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	15.43	1.00	80	50	617
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 =					5,617

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1433 SF Floor Area = 3802 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	118.11	-11.15	3.70	1353	149,723
1	Story Siding	Crawl Space	76.57	-11.15	1.85	80	5,382
1	Story Siding	Overhang	41.54	0.00	0.00	1016	42,205

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050

(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 2 Story	4800.00	1	4,800

(16) Porches

WCP (1 Story), Standard	33.96	90	3,056
WPP, Standard	11.66	230	2,682
WPP, Standard	17.58	80	1,406

(16) Deck/Balcony

Treated Wood, Standard	6.90	795	5,486
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(17) Garages

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

Base Cost	17.55	1063	18,656
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 349,685

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	262,264
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 =		485,188

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls BC Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 804 SF Floor Area = 1628 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	132.72	-13.08	3.70	804	99,165

Parcel Number: 45-006-122-030-00 Page: 2

1	Story Siding	Overhang	46.86	0.00	0.00	20	937
Other Additions/Adjustments			Rate			Size	Cost
(13) Plumbing							
	Average Fixture(s)		1120.00			1	1,120
(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: Wood Stove		2000.00			1	2,000
(16) Deck/Balcony							
	Treated Wood	w/Roof, Standard	21.30			180	3,834
County Multiplier = 1.40 =>						Cost New =	162,773
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,						Depr.Cost =	122,080
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 =							225,848

2017 Est. T.C.V. 006-122-030-00						=	1,720,392
Est. TCV/Total Floor Area = 316.83							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
797,900	797,900	797,900	425,402	0.90			
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	62,300	0	0	3,828	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
860,200	860,200	860,200	429,230	429,230	377,722		

45-006-122-031-00	2017 Est. T.C.V.	BROOKS RONALD D TRUST
Property Class: 401		5691 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

		* Factors *		TENNIS CT ACROSS RD				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.00	441.50	0.9013	1.0000	10000	100		901,250
LK MI "B"\$10000	100.00	441.50	0.9013	1.0000	10000	100		901,250
200 Actual Front Feet, 2.03 Total Acres Total Est. Land Value =								1,802,501

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.21	1.00	7200	0	0
D/W/P: Flagstone/Sand	17.29	1.00	3500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	2.0	100	20,000
Total Estimated Land Improvements True Cash Value =					20,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls A Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3705 SF Floor Area = 8098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	145.34	0.00	1.63	324	47,618
3	Story Siding	Basement	253.11	0.00	4.42	487	125,417
2	Story Siding	Crawl Space	191.69	-11.89	3.25	2894	529,747
1	Story Siding	Overhang	68.97	0.00	0.00	525	36,209

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer	14.80		500				7,400
Walk out Basement Door(s)	1275.00		2				2,550

(13) Plumbing

Average Fixture(s)	1950.00		1				1,950
3 Fixture Bath	6150.00		4				24,600
2 Fixture Bath	4100.00		1				4,100
Extra Toilet	1650.00		1				1,650
Separate Shower	1880.00		1				1,880

(14) Water/Sewer

Well, 100 Feet	3550.00		1				3,550
2000 Gal Septic	6575.00		1				6,575

(15) Built-Ins & Fireplaces

Appliance Allowance	5650.00		2				11,300
Fireplace: Exterior 2 Story	7400.00		1				7,400

(16) Porches

CGEP (1 Story), Standard	37.55		1352				50,768
CCP (1 Story), Standard	24.14		539				13,011
CCP (1 Story), Standard	33.20		184				6,109
CPP, Standard	10.54		540				5,692
CPP, Standard	10.86		504				5,473

(16) Deck/Balcony

Wood Balcony	31.75		72				2,286
Wood Balcony	31.75		144				4,572

(17) Garages

Class:A Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost	36.75		1051				38,624
Common Wall: 1 Wall	-2725.00		1				-2,725

Parcel Number: 45-006-122-031-00 Page: 2

Automatic Doors 675.00 2 1,350
County Multiplier = 1.40 => Cost New = 1,311,949
Notes: RESIDENCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 1,049,559

Separately Depreciated Items:

(9) Basement Finish
Basement Recreation Finish 25.45 487 12,394
County Multiplier = 1.40 => Cost New = 17,352
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 8,676

Total Depreciated Cost = 1,058,235
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 1,957,735

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 484 SF Floor Area = 726 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1.5 Story Siding Blt-in Gar. 90.85 0.00 2.63 484 45,244

Other Additions/Adjustments Rate Size Cost

(1) Exterior
Stone Veneer 12.15 80 972

(13) Plumbing
Average Fixture(s) 1475.00 1 1,475

(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

(16) Porches
CCP (1 Story), Standard 51.95 40 2,078

(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 = 90,362
Notes: TENNIS BUILDING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 85,844
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 = 158,811

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: TENNIS COURT

Costs are taken from the Clubhouse cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Excellent Percent Adj: +0

Base Rate for Upper Floors = 123.75
Adjusted Square Foot Cost for Upper Floors = 123.75

0 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.950

Parcel Number: 45-006-122-031-00

Page: 3

Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000

Refined Square Foot Cost for Upper Floors: 117.56

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 171.641

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: 100/100/0 /0 /0.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	3.50	7200	1.46 1.00	75	27,594

ECF (4700 LAKE MICHIGAN HOMESITES) 1.500 => TCV of Bldg: 1 = 41,391

Total Estimated True Cash Value of Commercial/Industrial Buildings = 41,391

2017 Est. T.C.V. 006-122-031-00 = 3,980,438

Est. TCV/Total Floor Area = 451.09, Most recent sale 09/11/2000 for 3,400,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,863,700	1,863,700	1,863,700	1,599,308	0.90	
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment Losses
	0	126,500	0	0	14,393 0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,990,200	1,990,200	1,990,200	1,613,701	1,613,701	0

45-006-122-032-00 2017 Est. T.C.V. READ STEVE & RENEE
 Property Class: 401 5695 S SHERIDAN LN
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.41	348.37	0.9994	1.0000	10000	100		1,003,456
100 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =			1,003,456

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.42	1.00	24	50	161
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,661

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C+10 Blt 1977

(11) Heating System: Electric Baseboard
 Ground Area = Size for Rates = 1020 SF Floor Area = 1785 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1.75 Story Siding Crawl Space 106.96 -10.70 -0.52 1020 97,655

Other Additions/Adjustments Rate Size Cost

(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 1 1,915
 Fireplace: Interior 2 Story 3825.00 1 3,825
 Fireplace: Wood Stove 1350.00 1 1,350

(16) Deck/Balcony
 Treated Wood,Standard 6.25 518 3,238

(17) Garages
 Class:C Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 18.42 907 16,707
 Automatic Doors 375.00 2 750
 Storage area over garage 3.95 907 3,583

County Multiplier = 1.40 => Cost New = 196,514

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 127,734
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 236,308

2017 Est. T.C.V. 006-122-032-00 = 1,242,425

Est. TCV/Total Floor Area = 696.04, Most recent sale 04/15/2011 for 1,100,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
567,000	567,000	567,000	517,064	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	54,200	0	0	4,653	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
621,200	621,200	621,200	521,717	521,717	0	

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45-006-122-033-00 2017 Est. T.C.V. CARPENTER CHARLES A & MARY C
 Property Class: 401 5697 S SHERIDAN LN
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.44	316.59	0.9993	1.0000	10000	100		1,003,739
100 Actual Front Feet, 0.73 Total Acres Total Est. Land Value =								1,003,739

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 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1528 SF Floor Area = 1528 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.63	-8.74	-0.27	1528	81,931

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	320	3,280
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(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 1 Story	3875.00	1	3,875
(16) Deck/Balcony			
Treated Wood,Standard	6.10	760	4,636
Treated Wood w/Roof,Standard	24.50	75	1,838

County Multiplier = 1.40 => Cost New = 148,988

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 89,393
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 165,376

2017 Est. T.C.V. 006-122-033-00 = 1,176,615
 Est. TCV/Total Floor Area = 770.04, Most recent sale 05/18/2012 for 902,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
535,300	535,300	535,300	479,462	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	53,000	0	0	4,315	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
588,300	588,300	588,300	483,777	483,777	0	

45-006-122-034-00 2017 Est. T.C.V. TEMPLE PETER R & ROCKS PATRICIA A
 Property Class: 401 5888 S PASSAGE VIEW RD
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	400.00	1.0000	1.0000	13000	100	1,300,000
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								1,300,000

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 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1969

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2909 SF Floor Area = 2909 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.59	-8.10	0.00	1317	73,080
1	Story Siding	Crawl Space	63.59	-8.10	0.00	1336	74,135
1	Story Siding	Crawl Space	63.59	-8.10	0.00	256	14,205

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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: Interior 1 Story	3250.00	1	3,250

(16) Deck/Balcony

Treated Wood,Standard	8.00	115	920
Treated Wood,Standard	6.10	1530	9,333

(17) Carports

Comp.Shingle	7.85	336	2,638
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(17) Garages

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

Base Cost	14.67	864	12,675
Mechanical Doors	350.00	2	700

County Multiplier = 1.40 => Cost New = 282,514

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 197,760
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 365,856

2017 Est. T.C.V. 006-122-034-00 = 1,673,356
 Est. TCV/Total Floor Area = 575.23

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
730,500	730,500	730,500	330,189	0.90	
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	106,200	0	0	2,971	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
836,700	836,700	836,700	333,160	333,160	0

45-006-122-036-00	2017 Est. T.C.V.	BAKER ARTHUR TRUST
Property Class: 401		5703 S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	100.00	280.31	0.9827	1.0000	10000	100		982,680
LK MI "B"\$10000	12.35	280.31	0.9827	1.0000	10000	50	SURPLUS: ZOINING 100 ft	60,695
112 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value = 1,043,376

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554
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 =					2,054

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 800 SF Floor Area = 1472 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	111.23	-10.37	0.00	672	67,778
1	Story Block	Crawl Space	72.62	-10.37	0.00	128	7,968

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(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: Interior 1 Story	3250.00	1	3,250

(16) Porches

WPP, Standard	13.86	112	1,552
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(16) Deck/Balcony

Treated Wood,Standard	6.12	632	3,868
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County Multiplier = 1.40 => Cost New = 130,027

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 91,019

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 168,384

2017 Est. T.C.V. 006-122-036-00 = 1,213,814

Est. TCV/Total Floor Area = 824.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
551,900	551,900	551,900	234,897	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	55,000	0	2,114	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
606,900	606,900	606,900	237,011	237,011	237,011	

Parcel Number: 45-006-122-038-00

Page: 2

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(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 1 Story	3875.00	1	3,875
(16) Deck/Balcony			
Treated Wood,Standard	6.10	1206	7,357

County Multiplier = 1.40 => Cost New = 161,995
Notes: 6189

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 105,297
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 = 194,799

2017 Est. T.C.V. 006-122-038-00				=	2,692,791
Est. TCV/Total Floor Area = 740.59, Most recent sale 01/01/2005 for 0					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,093,400	1,093,400	1,093,400	1,093,400	0.90	
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
	0	253,000	0	0	9,840
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,346,400	1,346,400	1,346,400	1,103,240	1,103,240	0

45-006-122-038-50	2017 Est. T.C.V.	CLARK FAMILY REAL ESTATE LLC
Property Class: 401		6189 W BAY LN
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	410.23	0.5345	1.0000	13000	100	694,834
BAY LANE,1000	707.00	410.23	1.0000	1.0000	1000	100	EASEMENT	707,000
807 Actual Front Feet, 7.60 Total Acres Total Est. Land Value =								1,401,834

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2010

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 11.65

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 16	Height per Story Multiplier: 1.120
Ave. Floor Area: 2,420	Perimeter: 200 Perim. Multiplier: 0.994
Refined Square Foot Cost for Upper Floors: 12.97	

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 18.158

Total Floor Area: 2,420 Base Cost New of Upper Floors = 43,938

Reproduction/Replacement Cost = 43,938

Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 42,180	

ECF (4700 LAKE MICHIGAN HOMESITES)	1.500 => TCV of Bldg: 1 =	63,270
Replacement Cost/Floor Area= 18.16	Est. TCV/Floor Area= 26.15	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 63,270

2017 Est. T.C.V. 006-122-038-50 = 1,465,104

Est. TCV/Total Floor Area = 605.67

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
678,900	678,900	678,900	678,900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	53,700	0	6,110	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
732,600	732,600	732,600	685,010	685,010	0	

Parcel Number: 45-006-122-039-00

Page: 2

2017 Est. T.C.V. 006-122-039-00			=	2,710,054		
Est. TCV/Total Floor Area = 416.80						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,222,600	1,222,600	1,222,600	1,074,281	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	132,400	0	0	9,668	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,355,000	1,355,000	1,355,000	1,083,949	1,083,949		0

45-006-122-040-10	2017 Est. T.C.V.	STEWART DANIEL E & VICKI L
Property Class: 402		W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	400.00	1455.23	1.0000	0.0000	0	100*		0
	49.00	1455.23	1.0000	0.0000	0	100*		0
IN TOWN	9-20ACRES		653400	SqFt	1.00000	100		653,400
* denotes lines that do not contribute to the total acreage calculation.								
449 Actual Front Feet, 15.00 Total Acres								Total Est. Land Value = 653,400

2017 Est. T.C.V. 006-122-040-10 = 653,400

Est. TCV/Total Floor Area = 100.49, Most recent sale 01/13/2011 for 700,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
313,600	313,600	313,600	313,600	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,100	0	0	2,822	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
326,700	326,700	326,700	316,422	316,422	0	

45-006-122-040-20	2017 Est. T.C.V.	CLARK FAMILY REAL ESTATE LLC
Property Class: 402		6189 W BAY LN
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EGLER RD 1200	150.00	747.00	0.8855	1.0000	1200	100		159,384
150 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	159,384

2017 Est. T.C.V. 006-122-040-20 = 159,384

Est. TCV/Total Floor Area = 24.51

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,700	79,700	79,700	79,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
79,700	79,700	79,700	80,417	79,700	0	

45-006-122-042-00	2017 Est. T.C.V.	MCNUTT LTD PARTNERSHIP
Property Class: 401		5864 S PASSAGE VIEW RD
Map #: 30 & 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	400.00	0.9079	1.0000	13000	100	1,180,265
LK MI "A"	13000	38.00	400.00	0.9079	1.0000	13000	50 SURPLUS: ZOINING 100 ft	224,250
138 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								1,404,516

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 BC Blt 1966

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2302 SF Floor Area = 2302 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.48	-9.77	1.85	1966	124,959
1	Story Siding	Slab	71.48	-11.35	1.85	336	20,825

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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

WSEP (1 Story), Standard	26.02	288	7,494
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(16) Deck/Balcony

Treated Wood, Standard	6.95	556	3,864
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(17) Garages

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

Base Cost	17.55	1143	20,060
Automatic Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 273,815

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 219,052

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	36.84	70	2,579
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County Multiplier = 1.40 => Cost New = 3,610

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 3,358

Total Depreciated Cost = 222,409

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 411,457

2017 Est. T.C.V. 006-122-042-00 = 1,820,973

Parcel Number: 45-006-122-042-00

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Est. TCV/Total Floor Area = 791.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
795,500	795,500	795,500	445,837	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	115,000	0	0	4,012	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
910,500	910,500	910,500	449,849	449,849		0

45-006-122-043-00	2017 Est. T.C.V.	HIGH WATER HOLDINGS LLC
Property Class: 201		6066 W RIVER RD
Map #: 31/36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	108.00	235.00	1.0000	0.0000	0	100*		0
2122 COMME \$6/SQFT			25395 SqFt	6.00000	100			152,373
* denotes lines that do not contribute to the total acreage calculation.								
108 Actual Front Feet, 0.58 Total Acres								Total Est. Land Value = 152,373

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: Asphalt Paving	1.42	1.40	3375	60	4,026	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	60	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	92	100	0
Total Estimated Land Improvements True Cash Value =					4,026	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1990
 Description of Occupancy: NC - FRONT UPGRADE STONE

Costs are taken from the Garage, Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 33.10

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 33.10

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 14 Height per Story Multiplier: 1.090
 Ave. Floor Area: 1,680 Perimeter: 180 Perim. Multiplier: 1.269
 Refined Square Foot Cost for Upper Floors: 45.78

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 64.098

Total Floor Area: 1,680 Base Cost New of Upper Floors = 107,685

Reproduction/Replacement Cost = 107,685

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 58,150

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 84,317
 Replacement Cost/Floor Area= 64.10 Est. TCV/Floor Area= 50.19

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Shed, Equipment, 3 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 15.90

Adjusted Square Foot Cost for Upper Floors = 15.90

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.960
 Ave. Floor Area: 140 Perimeter: 48 Perim. Multiplier: 1.678
 Refined Square Foot Cost for Upper Floors: 25.61

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 35.858

45-006-122-043-10 2017 Est. T.C.V. GLEN ARBOR TOWNSHIP
 Property Class: 703 W RIVER RD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 90K					90000	100		90,000
200 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	90,000

2017 Est. T.C.V. 006-122-043-10 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-122-043-50	2017 Est. T.C.V.	MANITOU HOLDINGS LLC
Property Class: 201		6052 W RIVER RD
Map #: 31 & 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	83.00	235.00	1.0000	0.0000	0	100*		0
2122 COMME \$9/SQFT		19515	SqFt	9.00000	100			175,634

* denotes lines that do not contribute to the total acreage calculation.
83 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 175,634

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.40	2664	75	9,483
Shed: Wood Frame	9.17	1.40	96	50	616

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WOOD DECKS	5.25	1.00	560.0	92	100	2,705

Total Estimated Land Improvements True Cash Value = 12,804

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1960
 Description of Occupancy: STORE - GAS STATION

Costs are taken from the Store, Retail cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

(10) Heating system: Forced Air Furnace Cost/SqFt: -3.05 100%
 Adjusted Square Foot Cost for Upper Floors = 51.80

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 10 Height per Story Multiplier: 0.960
 Ave. Floor Area: 2,280 Perimeter: 194 Perim. Multiplier: 1.102
 Refined Square Foot Cost for Upper Floors: 54.80

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 76.720

Total Floor Area: 2,280 Base Cost New of Upper Floors = 174,922
 Reproduction/Replacement Cost = 174,922
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 92,709

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI14/SERS/DEQU/PUMAD/EADDFDA	3650.00	2	1.40	1.00	95	9,709

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 148,506
 Replacement Cost/Floor Area= 81.20 Est. TCV/Floor Area= 65.13

Total Estimated True Cash Value of Commercial/Industrial Buildings = 148,506

2017 Est. T.C.V. 006-122-043-50 = 336,944

Est. TCV/Total Floor Area = 147.78, Most recent sale 12/27/2006 for 365,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
126,300	126,300	126,300	126,300	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	42,200	0	0	1,136	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,500	168,500	168,500	127,436	127,436	0	

Parcel Number: 45-006-122-044-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
137,000	137,000	137,000	110,170	110,170	0

45-006-122-045-10 2017 Est. T.C.V. GLEN ARBOR TOWNSHIP
 Property Class: 703 W RIVER RD
 Map #: 31 & 36 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
IN TOWN	66.00	20.00	1.0000	1.0000	1500	100	SIZE/SHAPE	99,000
66 Actual Front Feet, 0.03 Total Acres Total Est. Land Value =								99,000

2017 Est. T.C.V. 006-122-045-10 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/20/2006 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-122-046-00	2017 Est. T.C.V.	CRYSTAL GLEN PROPERTIES LLC
Property Class: 201		6210 W STATE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	99.00	105.00	1.0000	0.0000	0	100*		0
2122 COMME \$9/SQFT		10411	SqFt	9.00000	100			93,698
* denotes lines that do not contribute to the total acreage calculation.								
99 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 93,698

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	50	750
Total Estimated Land Improvements True Cash Value =					750

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1994

Costs are taken from the Warehouse, Storage cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 16.75

Adjusted Square Foot Cost for Upper Floors = 16.75

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 10 Height per Story Multiplier: 0.920
 Ave. Floor Area: 988 Perimeter: 128 Perim. Multiplier: 1.376
 Refined Square Foot Cost for Upper Floors: 21.20

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 29.686

Total Floor Area: 988 Base Cost New of Upper Floors = 29,330
 Reproduction/Replacement Cost = 29,330
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
 Total Depreciated Cost = 14,958

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
Total Base Cost New =						0
County Multiplier: 1.40 Architectural Multiplier: 0.00 Combined: 0.000						
Reproduction/Replacement Cost =						0
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0						
Total Depreciated Cost =						0

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 21,689
 Replacement Cost/Floor Area= 29.69 Est. TCV/Floor Area= 21.95

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1994

Costs are taken from the Warehouse, Storage cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 16.75

Adjusted Square Foot Cost for Upper Floors = 16.75

45-006-122-046-10	2017 Est. T.C.V.	CRYSTAL GLEN PROPERTIES LLC
Property Class: 402		W CRYSTAL BEND DR
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVERFRONT	1400	57.08	343.41	1.1832	1.0000	1400	20 ZONING NONCONFORMING	18,910
57 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 18,910

2017 Est. T.C.V. 006-122-046-10 = 18,910

Est. TCV/Total Floor Area = 9.57, Most recent sale 09/19/2003 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
9,500	9,500	9,500	9,500	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,500	9,500	9,500	9,585	9,500	0

45-006-122-049-00	2017 Est. T.C.V.	NISONGER WALTER INVESTMENTS
Property Class: 201		5998 W RIVER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	190.00	340.00	1.0000	0.0000	0	100*		0
2122 COMME \$6/SQFT		64599	SqFt	6.00000	100			387,597
* denotes lines that do not contribute to the total acreage calculation.								
190 Actual Front Feet, 1.48 Total Acres								Total Est. Land Value = 387,597

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost

Other Additions/Adjustments Rate Size Cost

(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

County Multiplier = 1.40 => Cost New = 6,433

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/ 0/ 0/0.0, Depr.Cost = 0
Functional Depreciation because of: SEE COMM BLDG
Economic Depreciation because of: SEE COMM BLDG

Separately Depreciated Items:

(17) Garages
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 24.80 308 7,638
Mechanical Doors 350.00 1 350

County Multiplier = 1.40 => Cost New = 11,184
Phy/Ab.Phy/Func/Econ/Comb.%Good= 49/100/ 0/ 0/0.0, Depr.Cost = 0

Total Depreciated Cost = 0
ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 0

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1978
Description of Occupancy: WITH OFFICE AREA IN FRONT

Costs are taken from the Warehouse, Storage cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 16.75

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 10%
Adjusted Square Foot Cost for Upper Floors = 16.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 0.960
Ave. Floor Area: 4,248 Perimeter: 308 Perim. Multiplier: 1.133
Refined Square Foot Cost for Upper Floors: 18.22

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 25.506

Total Floor Area: 4,248 Base Cost New of Upper Floors = 108,350

Reproduction/Replacement Cost = 108,350
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
 Total Depreciated Cost = 50,924

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 73,840
 Replacement Cost/Floor Area= 25.51 Est. TCV/Floor Area= 17.38

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
 Description of Occupancy: SMALL ON SIDE

Costs are taken from the Office Building cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 49.30

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 49.30

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.900
 Ave. Floor Area: 360 Perimeter: 76 Perim. Multiplier: 1.439
 Refined Square Foot Cost for Upper Floors: 63.85

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 89.388

Total Floor Area: 360 Base Cost New of Upper Floors = 32,180

Reproduction/Replacement Cost = 32,180
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
 Total Depreciated Cost = 17,055

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 24,730
 Replacement Cost/Floor Area= 89.39 Est. TCV/Floor Area= 68.69

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Costs are taken from the Shed, Utility, 4 Wall cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 13.75

Adjusted Square Foot Cost for Upper Floors = 13.75

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.960
 Ave. Floor Area: 308 Perimeter: 72 Perim. Multiplier: 1.391
 Refined Square Foot Cost for Upper Floors: 18.36

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 25.706

Total Floor Area: 308 Base Cost New of Upper Floors = 7,917

Reproduction/Replacement Cost = 7,917
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
 Total Depreciated Cost = 2,850

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 4,133
 Replacement Cost/Floor Area= 25.71 Est. TCV/Floor Area= 13.42

Total Estimated True Cash Value of Commercial/Industrial Buildings = 102,703

2017 Est. T.C.V. 006-122-049-00 = 490,300

Parcel Number: 45-006-122-049-00

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Est. TCV/Total Floor Area = 99.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
137,300	137,300	137,300	116,874	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	107,900	0	0	1,051	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
245,200	245,200	245,200	117,925	117,925		0

45-006-122-050-00 2017 Est. T.C.V. COUNTY OF LEELANAU
 Property Class: 703 W HARBOR HWY
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL RIVER	60.00	64.36	1.0000	1.0000	1600	100		96,000
090 EXEMPT EXEMPT			0.10 Acres		8000	100		800
60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								96,800

2017 Est. T.C.V. 006-122-050-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-122-051-01	2017 Est. T.C.V.	STEWART FAMILY RESIDENCE TRUST
Property Class: 401		5826 S PASSAGE VIEW RD
Map #: 30	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	450.00	1.0000	1.0000	13000	100	1,300,000
100 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								1,300,000

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 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1350 SF Floor Area = 2014 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	100.35	-11.40	0.00	1328	118,126
1	Story Siding	Overhang	48.68	0.00	0.00	22	1,071

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	1	4,650

(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	2	8,250
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

CSEP (1 Story), Standard	29.77	233	6,936
WCP (1 Story), Standard	37.66	87	3,276
WCP (1 Story), Standard	44.65	53	2,366

(16) Deck/Balcony

Treated Wood, Standard	7.15	1729	12,362
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County Multiplier = 1.40 => Cost New = 239,068

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 217,552
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 402,472

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls B-10 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 837 SF Floor Area = 1429 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Blt-in Gar.	84.74	0.00	0.00	789	66,860
1	Story Siding	Overhang	53.61	0.00	0.00	48	2,573

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
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(15) Built-Ins & Fireplaces

Parcel Number: 45-006-122-051-01

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Appliance Allowance	4125.00	1	4,125
(16) Porches			
WPP, Standard	12.15	283	3,438
WCP (1 Story), Standard	64.25	25	1,606
(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 = 117,359

Notes: D.G. WITH DWELLING ABOVE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 106,797
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 = 197,574

2017 Est. T.C.V. 006-122-051-01 = 1,907,546

Est. TCV/Total Floor Area = 554.04, Most recent sale 01/30/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
843,600	843,600	843,600	351,106	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	110,200	0	0	3,159	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
953,800	953,800	953,800	354,265	354,265	0	

45-006-122-052-00 2017 Est. T.C.V. FLOWERS JULIA MATHER
 Property Class: 401 5842 S PASSAGE VIEW RD
 Map #: 30 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	397.00	1.0000	1.0000	13000	100	1,300,000
100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								1,300,000

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	75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500	

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 1988

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 1498 SF Floor Area = 1872 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	100.99	-12.39	1.98	1498	135,689

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	9.45	118	1,115

(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
2 Fixture Bath	3100.00	1	3,100
Separate Shower	1605.00	1	1,605

(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	2	10,700

(16) Porches			
CPP, Standard	25.98	37	961
WPP, Standard	11.47	348	3,992

(16) Deck/Balcony			
Treated Wood, Standard	11.58	57	660
Treated Wood, Standard	8.30	200	1,660
Wood Balcony	27.25	80	2,180

(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	30.99	667	20,670
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.40 => Cost New = 284,525

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 227,620
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 421,097

2017 Est. T.C.V. 006-122-052-00 = 1,728,597

Est. TCV/Total Floor Area = 923.40, Most recent sale 11/30/1999 for 1,100,000

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

Parcel Number: 45-006-122-052-00

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	757,100	757,100	757,100	544,693	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	107,200	0	0	4,902	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	864,300	864,300	864,300	549,595	549,595	0

45-006-122-054-00	2017 Est. T.C.V.	DAGOSTINO THOMAS P
Property Class: 402		W RIVER RD
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

		* Factors *		BOTH SIDES OF RIVER RD					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP C 500/FF	100.00	198.00	1.0000	1.0000	500	100		50,000	
GROUP C 500/FF	32.00	198.00	1.0000	1.0000	500	50	SURPLUS: ZOINING	100 ft	8,000
GROUP C 500/FF	132.00	0.00	1.0000	1.0000	500	100	STIP ACCROSS RD	66,000	
264 Actual Front Feet, 0.60 Total Acres				Total Est.		Land Value =		124,000	

2017 Est. T.C.V. 006-122-054-00 = 124,000

Est. TCV/Total Floor Area = 66.24

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,000	62,000	62,000	30,494	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	274	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,000	62,000	62,000	30,768	30,768	0	

45-006-122-056-00	2017 Est. T.C.V.	STEWART VICKI L LIVING TRUST
Property Class: 402		W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors * PARCEL 2

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 120K					120000	100		120,000
181 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	120,000

2017 Est. T.C.V. 006-122-056-00 = 120,000

Est. TCV/Total Floor Area = 64.10, Most recent sale 10/30/2003 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,000	60,000	60,000	1,925	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	17	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	1,942	1,942	0	

45-006-122-056-10	2017 Est. T.C.V.	STEWART FAMILY RESIDENCE TRUST
Property Class: 402		W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 120K					120000	100		120,000
140 Actual Front Feet, 0.64 Total Acres							Total Est. Land Value =	120,000

2017 Est. T.C.V. 006-122-056-10	=	120,000			
Est. TCV/Total Floor Area = 64.10, Most recent sale 01/30/2004 for 0					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
60,000	60,000	60,000	1,929	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	17	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
60,000	60,000	60,000	1,946	1,946	0

45-006-122-056-50	2017 Est. T.C.V.	STEWART VICKI L LIVING TRUST
Property Class: 402		W EGELER RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 120K					120000	100		120,000
180 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	120,000

2017 Est. T.C.V. 006-122-056-50 = 120,000

Est. TCV/Total Floor Area = 64.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,000	60,000	60,000	1,926	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	17	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	1,943	1,943	0	

45-006-122-057-00	2017 Est. T.C.V.	STEWART VICKI L LIVING TRUST
Property Class: 402		W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 120K					120000	100		120,000
170 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	120,000

2017 Est. T.C.V. 006-122-057-00 = 120,000

Est. TCV/Total Floor Area = 64.10, Most recent sale 10/30/2003 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
60,000	60,000	60,000	2,707	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	24	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
60,000	60,000	60,000	2,731	2,731	0	

45-006-122-058-10 2017 Est. T.C.V. FREEMAN JUDITH NISSEN TRUST
 Property Class: 401 5760 S OAK ST
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OAK ST S WESTER	100.00	215.00	1.0000	1.0000	1200	100		120,000
OAK ST S WESTER	10.00	215.00	1.0000	1.0000	1200	50	SURPLUS: ZOINING 100 ft	6,000
110 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =								126,000

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 1.5 STORY Cls C Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1074 SF Floor Area = 1458 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Mich Bsmnt.	84.48	-4.80	0.00	768	61,194
1	Story Siding	Piers	66.36	-13.91	0.00	306	16,050

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 48 492

(13) Plumbing
 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

(16) Porches
 CCP (1 Story), Standard 21.14 240 5,074

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 17.55 576 10,109
 Common Wall: 1 Wall -1025.00 1 -1,025
 Stone Veneer 10.25 59 605
 Automatic Doors 375.00 2 750

County Multiplier = 1.40 => Cost New = 147,991

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 100,634
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 176,110

2017 Est. T.C.V. 006-122-058-10 = 307,110

Est. TCV/Total Floor Area = 210.64, Most recent sale 04/08/2016 for 331,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
150,400	150,400	150,400	135,630	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,200	0	17,970	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
153,600	153,600	153,600	136,850	153,600	0

45-006-122-058-20	2017 Est. T.C.V.	GAUTHIER FREDERICK & MARCIA S
Property Class: 401		5768 S OAK ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WHSPNG PINE1100	200.00	299.08	0.7991	1.0000	1100	100		175,801
WHSPNG PINE1100	11.19	299.08	0.7991	1.0000	1100	50	SURPLUS: ZOINING 100 ft	4,918
211 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =								180,719

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	739	0	0
D/W/P: Asphalt Paving	1.61	1.00	3500	0	0
Shed: Wood Frame	9.68	1.00	201	50	973
Total Estimated Land Improvements True Cash Value =					973

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1966

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1152 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.51	-9.42	-0.27	1152	64,305

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CPP, Standard	14.10	120	1,692
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(16) Deck/Balcony

Composite, Standard	6.94	320	2,221
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(17) Garages

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

Base Cost	16.54	660	10,916
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

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

Base Cost	19.18	468	8,976
Mechanical Doors	350.00	1	350

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

Base Cost	10.13	2176	22,043
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.40 => Cost New = 177,699

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 106,619

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 186,584

2017 Est. T.C.V. 006-122-058-20 = 368,276

Est. TCV/Total Floor Area = 319.68

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
167,500	167,500	167,500	96,336	0.90

Parcel Number: 45-006-122-058-20

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	16,600	0	0	867	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	184,100	184,100	184,100	97,203	97,203	97,203

45-006-122-062-00 2017 Est. T.C.V. RICHARDSON JESSIE
 Property Class: 401 5808 S OAK ST
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WHSPNG PINE1100	132.00	165.00	0.9201	1.0000	1100	100		133,596
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								133,596

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	7.56	1.00	168	50	635
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 =					2,135

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls CD Blt 1951

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 799 SF Floor Area = 999 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	72.28	-11.05	-0.27	799	48,707

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

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

(16) Porches			
CPP, Standard	30.25	20	605

(17) Carports			
Wood Shingle	8.75	330	2,888

County Multiplier = 1.40 => Cost New = 83,565

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 50,139
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 87,744

2017 Est. T.C.V. 006-122-062-00 = 223,475

Est. TCV/Total Floor Area = 223.70, Most recent sale 12/21/2007 for 150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,200	110,200	110,200	79,513	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,500	0	715	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
111,700	111,700	111,700	80,228	80,228	0	

45-006-122-064-00 2017 Est. T.C.V. THATCHER BECKY WATT TRUST
 Property Class: 401 5795 S LAKE ST
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ST BY LK M	100.00	112.42	0.8723	1.0000	1200	100	LOCATION	104,676
LAKE ST BY LK M	98.00	112.42	0.8723	1.0000	1200	50	SURPLUS: ZOINING	100 ft 51,291
198 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								155,968

< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	144	4,356

(9) Foundation
 Foundation Wall: Concrete 7.13 0 0

(13) Plumbing
 Average Fixture(s) 405.00 1 405

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235

(16) Deck/Balcony
 Treated Wood,Standard 6.81 156 1,062
 Treated Wood,Standard 6.56 192 1,260

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 22.24 336 7,473
 Mechanical Doors 350.00 1 350
 Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 11.28 960 10,829
 Mechanical Doors 350.00 1 350

County Multiplier = 1.40 => Cost New = 75,962

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 26,587
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)0.700 => TCV of Bldg: 1 = 18,611

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1218 SF Floor Area = 2436 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	102.56	-11.30	0.00	774	70,635
2	Story Siding	Crawl Space	102.56	-9.28	0.00	444	41,416

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing
 Average Fixture(s) 760.00 1 760

(14) Water/Sewer
 Well, 100 Feet 2700.00 1 2,700
 1000 Gal Septic 3085.00 1 3,085

Parcel Number: 45-006-122-064-00

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(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Porches			
WPP, Standard	14.38	105	1,510

(16) Deck/Balcony			
Treated Wood,Standard	7.38	162	1,196

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	20.21	517	10,449
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 189,344
Notes: HOUSE / RETAIL AREA IN COMMERC

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 140,114
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 2 = 245,200

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1925
Description of Occupancy: ENCLOSED FRONT GLASS PORCH

Costs are taken from the Store, Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 1,123 Perimeter: 148 Perim. Multiplier: 1.283
Refined Square Foot Cost for Upper Floors: 64.74

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 90.640

Total Floor Area: 1,123 Base Cost New of Upper Floors = 101,789

Reproduction/Replacement Cost = 101,789

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
Total Depreciated Cost = 72,270

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI6/STO/BASS/AVG/GREOCGA	44.75	232	1.40 1.00	71	10,320

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 1 = 115,625
Replacement Cost/Floor Area= 103.58 Est. TCV/Floor Area= 102.96

Total Estimated True Cash Value of Commercial/Industrial Buildings = 115,625

2017 Est. T.C.V. 006-122-064-00 = 535,404

Est. TCV/Total Floor Area = 121.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
262,900	262,900	262,900	171,786	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800	0	0	1,546	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
267,700	267,700	267,700	173,332	173,332	114,399

Parcel Number: 45-006-122-066-00

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	0	7,300	0	0	2,288	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	262,900	262,900	262,900	256,569	256,569	256,569

45-006-122-066-10 2017 Est. T.C.V. DOMAN KENNETH
Property Class: 401 5761 S OAK ST
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
111 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =			110,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.29	1.00	784	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 1.5 STORY Cls BC Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1013 SF Floor Area = 1492 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	100.26	0.00	2.77	986	101,588
0.5	Story Siding	Overhang	18.69	0.00	0.00	27	505

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
Separate Shower	1390.00	1	1,390

(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: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

WCP (1 Story), Standard	22.06	295	6,508
WPP, Standard	10.53	327	3,443
WPP, Standard	25.49	36	918
WPP, Standard	21.04	49	1,031

County Multiplier = 1.40 => Cost New = 188,667

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 181,120

Separately Depreciated Items:

(17) Garages

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

Base Cost	14.70	784	11,525
Automatic Doors	375.00	1	375
No Floor Deduction	-3.10	784	-2,430
County Multiplier = 1.40 => Cost New =			13,257
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost =			6,629

Total Depreciated Cost = 187,748

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 328,560

2017 Est. T.C.V. 006-122-066-10 = 443,560

Est. TCV/Total Floor Area = 297.29, Most recent sale 12/05/2014 for 465,000

Parcel Number: 45-006-122-066-10

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
215,900	215,900	215,900	215,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	1,943	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
221,800	221,800	221,800	217,843	217,843	0	

45-006-122-068-10	2017 Est. T.C.V.	WATT BECKY THATCHER LIVING TRUST
Property Class: 201		5777 S LAKE ST
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$14/SQFT		10890	SqFt	14.50000	100			157,905

* denotes lines that do not contribute to the total acreage calculation.
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 157,905

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Store, Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 15 Height per Story Multiplier: 1.060
Ave. Floor Area: 664 Perimeter: 116 Perim. Multiplier: 1.449
Refined Square Foot Cost for Upper Floors: 84.25

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 117.945

Total Floor Area: 664 Base Cost New of Upper Floors = 78,315

Reproduction/Replacement Cost = 78,315
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 39,941

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 57,914
Replacement Cost/Floor Area= 117.94 Est. TCV/Floor Area= 87.22

Total Estimated True Cash Value of Commercial/Industrial Buildings = 57,914

2017 Est. T.C.V. 006-122-068-10 = 215,819
Est. TCV/Total Floor Area = 325.03, Most recent sale 01/17/2001 for 87,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
109,400	109,400	109,400	93,446	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	841	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,900	107,900	107,900	94,287	94,287	94,287

45-006-122-068-20 2017 Est. T.C.V. WATT BECKY THATCHER LIVING TRUST
 Property Class: 202 S LAKE ST
 Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$14/SQFT		10890	SqFt	14.50000	100			157,905
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								157,905

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
/CI16/YARI/SOLPA/1 TTP/MET2A	1225.00	1.00	2.0	100	2,450
Total Estimated Land Improvements True Cash Value =					2,450

2017 Est. T.C.V. 006-122-068-20	=	160,355			
Est. TCV/Total Floor Area = 241.50, Most recent sale 07/31/1998 for 90,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
82,900	82,900	82,900	43,275	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,700	0	0	389	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
80,200	80,200	80,200	43,664	43,664	43,664

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45-006-122-070-00 2017 Est. T.C.V. BETHLEHEM LUTHERAN CHURCH
 Property Class: 708 6012 S LAKE ST
 Map #: GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	132.00	165.00	1.0000	1.0000	0	100		0
2122 COMME \$14/SQFT			21780	SqFt	14.50000	100		315,810
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								315,810

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Clubhouse cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 66.10

Adjusted Square Foot Cost for Upper Floors = 66.10

1 Stories	Number of Stories Multiplier:	1.000
Average Height per Story: 12	Height per Story Multiplier:	1.060
Ave. Floor Area: 2,758	Perimeter: 267	Perim. Multiplier: 1.090
Refined Square Foot Cost for Upper Floors: 76.37		

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 111.503

Total Floor Area: 2,758 Base Cost New of Upper Floors = 307,525

Reproduction/Replacement Cost = 307,525

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 184,515

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 267,547
 Replacement Cost/Floor Area= 111.50 Est. TCV/Floor Area= 97.01

Total Estimated True Cash Value of Commercial/Industrial Buildings = 267,547

2017 Est. T.C.V. 006-122-070-00 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-122-073-00	2017 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 703		6394 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	300.00	1.0000	1.0000	0	100		0
2122 COMME \$12/SQFT			30013 SqFt	12.00000	100			360,154
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								360,154

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1938
 Description of Occupancy: 50*68 GYM FLR

Costs are taken from the Office Building cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 73.65

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
 Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50
 Adjusted Square Foot Cost for Upper Floors = 72.15

0 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 0 Height per Story Multiplier: 0.900
 Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 64.94

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 90.909

Total Floor Area: 5,086	Base Cost New of Upper Floors =	462,363
	Reproduction/Replacement Cost =	462,363
Eff.Age:40	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/40 /100/16.0	
	Total Depreciated Cost =	73,978

ECF (2201 COMMERCIAL)	1.450 => TCV of Bldg: 1 =	107,268
Replacement Cost/Floor Area= 90.91	Est. TCV/Floor Area= 21.09	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 107,268

2017 Est. T.C.V. 006-122-073-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-122-075-00	2017 Est. T.C.V.	CARLSON CONSTRUCTION INC
Property Class: 401		5851 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ST BY LK M	88.00	219.00	1.0000	1.0000	1200	100		105,600
88 Actual Front Feet, 0.44 Total Acres								Total Est. Land Value = 105,600

Land Improvement Cost Estimates

Land Improvment Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	20	0	0
D/W/P: Crushed Rock	1.24	1.00	3500	0	0

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	100	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	100	100	0
DRAIN FIELD	0.00	1.00	1.0	100	100	0
CONCRETE 4CU	2.75	1.00	20.0	100	100	55

Total Estimated Land Improvements True Cash Value = 55

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2010

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1539 SF Floor Area = 1539 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	87.89	-12.32	1.76	960	74,237
1	Story Siding	Crawl Space	87.89	-12.32	1.76	579	44,774

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		12.15		150		1,823	

(13) Plumbing

Average Fixture(s)		1475.00		2		2,950	
3 Fixture Bath		4650.00		1		4,650	

(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		2		8,250	
Fireplace: Raised Hearth		425.00		1		425	
Fireplace: Direct-Vented Gas		2575.00		1		2,575	

(16) Porches

WCP (1 Story), Standard		40.65		69		2,805	
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(16) Deck/Balcony

Treated Wood, Standard		15.96		28		447	
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County Multiplier = 1.40 => Cost New = 212,849

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 208,592
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 365,036

2017 Est. T.C.V. 006-122-075-00 = 470,691

Est. TCV/Total Floor Area = 305.84, Most recent sale 10/16/2009 for 353,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
228,900	228,900	228,900	201,618	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,400	0	0	1,814	0	0

Parcel Number: 45-006-122-075-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
235,300	235,300	235,300	203,432	203,432	0

Parcel Number: 45-006-122-075-10 Page: 2

Average Fixture(s)	760.00	1	760
 (15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
 (16) Deck/Balcony			
Treated Wood,Standard	6.93	224	1,552
County Multiplier = 1.40 =>		Cost New =	78,584
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =	47,151
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 =>		TCV of Bldg: 2 =	82,514

2017 Est. T.C.V. 006-122-075-10		=	524,477
Est. TCV/Total Floor Area = 116.14			
2016 Assessed	MBOR	S.E.V.	Base for Cap
250,400	250,400	250,400	180,329
			C.P.I.
			0.90
2017 New Eq.	Adjustment	Loss	Additions
0	11,800	0	0
			Tax Adjustment
			1,622
			Losses
			0
2017 Assessed	MBOR	S.E.V.	Capped
262,200	262,200	262,200	181,951
			->Taxable<-
			181,951
			PRE/MBT
			138,283

45-006-122-077-00	2017 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 703		W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 500/FF	89.00	115.00	1.0000	1.0000	500	100		44,500
4122 IN TO			1 SqFt	0.00000	100			0
89 Actual Front Feet, 0.23			Total Acres				Total Est. Land Value =	44,500

2017 Est. T.C.V. 006-122-077-00 = 0

Est. TCV/Total Floor Area = 0.00

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

Parcel Number: 45-006-122-078-00

Page: 2

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 9 Height per Story Multiplier: 0.940
 Ave. Floor Area: 1,970 Perimeter: 263 Perim. Multiplier: 1.290
 Refined Square Foot Cost for Upper Floors: 66.51

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 93.116

Total Floor Area: 1,970 Base Cost New of Upper Floors = 183,438

Reproduction/Replacement Cost = 183,438

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 110,063

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 159,591

Replacement Cost/Floor Area= 93.12 Est. TCV/Floor Area= 81.01

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1940

Costs are taken from the Multiple Residence cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Siding Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 50.55

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 50.55

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 9 Height per Story Multiplier: 1.000
 Total Floor Area: 450 # of Units: 86 Perim. Multiplier: 1.200
 Refined Square Foot Cost for Upper Floors: 60.66

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 84.924

Total Floor Area: 450 Base Cost New of Upper Floors = 38,216

Reproduction/Replacement Cost = 38,216

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 22,929

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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(39) Miscellaneous

Miscellaneous Built-in Construction:

Appliance Allowance, Multiple

Residences	1	Up	825.00	1	1.000 1.000	825
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Total Base Cost of Lump-Sum Items = 825

Total Base Cost New = 825

County Multiplier: 1.40 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
WD TW	11.80	50	1.40 1.06	50	438

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 33,883

Replacement Cost/Floor Area= 86.87 Est. TCV/Floor Area= 75.29

Total Estimated True Cash Value of Commercial/Industrial Buildings = 283,046

Parcel Number: 45-006-122-078-00

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2017 Est. T.C.V. 006-122-078-00	=	473,593				
Est. TCV/Total Floor Area = 142.61						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
239,500	239,500	239,500	234,381	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,700	0	0	2,109	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
236,800	236,800	236,800	236,490	236,490	0	

45-006-122-078-10 2017 Est. T.C.V. SYLVAN INN B&B LLC
 Property Class: 201 6680 W WESTERN AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	130.00	180.00	1.0000	0.0000	0	100*	CORNER	0
2122 COMME \$14/SQFT		23400	SqFt	14.50000	100			339,300
* denotes lines that do not contribute to the total acreage calculation.								
130 Actual Front Feet, 0.54 Total Acres Total Est. Land Value =								339,300

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: 4in Ren. Conc.	5.31	1.40	300	0	0	
D/W/P: Asphalt Paving	1.86	1.40	5000	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	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WOOD DECKS	5.25	1.00	1035.0	50	100	2,717
ASPHALT	1.80	1.00	3640.0	50	100	3,276
Total Estimated Land Improvements True Cash Value =					10,743	

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1176 SF Floor Area = 2352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	122.34	-11.78	3.70	1176	134,370

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	5650.00	1	5,650

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WCP (1 Story), Standard	42.78	48	2,053
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(16) Deck/Balcony

Treated Wood, Standard	8.22	168	1,381
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County Multiplier = 1.40 => Cost New = 213,618

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 190,120
ECF (2213 - COMMERCIAL MOTELS) 1.450 => TCV of Bldg: 1 = 275,674

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1885

Costs are taken from the Lodge - Bed & Breakfast cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +5

Base Rate for Upper Floors = 68.51

(10) Heating system: Package Heating & Cooling Cost/SqFt: 2.30 100%

Parcel Number: 45-006-122-078-10

Page: 2

Bsmnt Heating system: No Heating or Cooling Cost/SqFt: -5.85
Adjusted Square Foot Cost for Upper Floors = 70.81
Adjusted Square Foot Cost for Basement = -5.85

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 1.000
Total Floor Area: 5,198 # of Units: 14 Perim. Multiplier: 1.080
Basement Area: 1,368 Basement Perim. Multiplier: 1.080
Basement Height: 0 Basement Height Multiplier: 0.970
Refined Square Foot Cost for Upper Floors: 76.48
Refined Square Foot Cost for Basement: -6.13

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 107.069
for Basement = -8.580

Total Floor Area: 5,198 Base Cost New of Upper Floors = 556,546
Basement Area: 1,368 Base Cost New of Basement = -11,737
Reproduction/Replacement Cost = 544,809
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 256,060

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials
Item Description Cost # or Height Storys Base
Col. Rate SqFt Adj. Adj. Cost
Total Base Cost New = 0
County Multiplier: 1.40 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
WD TW	5.25	1138	1.40	1.00	80	6,691
WCP	2.86	648	1.40	1.00	80	2,076
/CI3/PLUAW/WATW/HIG/810	48.00	100	1.40	1.00	47	3,158

ECF (2213 - COMMERCIAL MOTELS) 1.450 => TCV of Bldg: 1 = 388,579
Replacement Cost/Floor Area= 108.21 Est. TCV/Floor Area= 74.76

Total Estimated True Cash Value of Commercial/Industrial Buildings = 388,579

2017 Est. T.C.V. 006-122-078-10 = 1,014,296
Est. TCV/Total Floor Area = 134.34, Most recent sale 02/06/2015 for 920,000
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
463,900 463,900 463,900 463,900 0.90
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
32,300 10,900 0 32,300 4,175 0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
507,100 507,100 507,100 500,375 500,375 0

45-006-122-079-01 2017 Est. T.C.V. WARNES MICHAEL A & BIRD CYNTHIA ANN
 Property Class: 401 5813 S LAKE ST
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4122 IN TO WESTERN OFF RES		53013	SqFt	1.50000	100			79,519
		1.22	Total Acres				Total Est. Land Value =	79,519

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 C Blt 1955

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1978 SF Floor Area = 2506 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	76.99	-8.16	0.00	1056	72,684
1	Story Siding	Crawl Space	60.40	-8.16	0.00	384	20,060
1	Story Siding	Crawl Space	60.40	-8.16	0.00	538	28,105

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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 1 Story	3875.00	1	3,875

(16) Deck/Balcony

Treated Wood,Standard	6.15	560	3,444
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(17) Garages

Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.91	1280	13,965
Mechanical Doors	350.00	1	350
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	10.91	1280	13,965
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 234,722

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 152,569
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 266,996

2017 Est. T.C.V. 006-122-079-01 = 348,015

Est. TCV/Total Floor Area = 138.87

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
169,300	169,300	169,300	136,458	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	1,228	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
174,000	174,000	174,000	137,686	137,686	137,686

11:23 AM

45-006-122-079-10 2017 Est. T.C.V. WARNES GILBERT G & DEBORAH ANN
 Property Class: 401 5811 S LAKE ST
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ST BY LK M	100.00	206.00	0.9708	1.0000	1200	100		116,490
LAKE ST BY LK M	16.00	206.00	0.9708	1.0000	1200	50	SURPLUS: ZOINING 100 ft	9,319
116 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =								125,809

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 1.5 STORY Cls C+10 Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1440 SF Floor Area = 1936 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.49	-9.77	2.11	448	27,700
1.5	Story Siding	Crawl Space	88.51	-9.77	3.16	992	81,245

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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
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(16) Deck/Balcony

Treated Wood w/Roof,Standard	18.80	186	3,497
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(16) Breezeways

Frame Wall,Finished	27.75	200	5,550
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(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	19.68	676	13,304
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.66	648	10,796
Mechanical Doors	350.00	2	700

County Multiplier = 1.40 => Cost New = 216,441

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 190,468
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 333,319

2017 Est. T.C.V. 006-122-079-10 = 464,128

Est. TCV/Total Floor Area = 239.74

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
226,100	226,100	226,100	155,455	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,000	0	0	1,399	0	

Parcel Number: 45-006-122-079-10

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
232,100	232,100	232,100	156,854	156,854	156,854

45-006-122-079-20 2017 Est. T.C.V. WARNES PAMELA
 Property Class: 401 5815 S LAKE ST
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 90K					90000	100		90,000
LAKE ST 600	16.00	206.00	1.0000	0.0000	600	100*	EASEMENT	0
* denotes lines that do not contribute to the total acreage calculation.								
70 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								90,000

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 STORY Cls CD Blt 1989

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 988 SF Floor Area = 988 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.48	-8.79	0.00	988	50,082

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

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

(16) Porches
 WPP, Standard 29.46 20 589

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

Base Cost	22.93	288	6,604
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 89,761

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 67,320
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 117,811

2017 Est. T.C.V. 006-122-079-20						=	209,311
Est. TCV/Total Floor Area = 211.85							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
97,600	97,600	97,600	60,840	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	7,100	0	547	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
104,700	104,700	104,700	61,387	61,387	61,387		

45-006-122-081-00	2017 Est. T.C.V.	TOTEM SHOP PROPERTIES LLC
Property Class: 201		6521 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	103.00	132.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		13591	SqFt	12.00000	100			163,089
* denotes lines that do not contribute to the total acreage calculation.								
103 Actual Front Feet, 0.31 Total Acres								Total Est. Land Value = 163,089

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: 4in Concrete	3.12	1.40	176	66	507	
Shed: Wood Frame	7.13	1.40	288	74	2,127	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	68	100	0
SEPTIC TANK 1250 GAL	0.00	1.00	1.0	68	100	0
DRAIN FIELD	0.00	1.00	1.0	68	100	0
CONCRETE 4CU	2.75	1.00	176.0	62	100	300
Total Estimated Land Improvements True Cash Value =					2,934	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Costs are taken from the Store, Retail cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 4,170 Perimeter: 322 Perim. Multiplier: 1.072
Refined Square Foot Cost for Upper Floors: 54.10

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 75.733

Total Floor Area: 4,170 Base Cost New of Upper Floors = 315,808

Reproduction/Replacement Cost = 315,808

Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

Total Depreciated Cost = 227,382

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
PATIO /W ROOF	2.86	176	1.40	1.00	75	529
/CI16/YARI/RAIPD/50 S/DECSFPEA	14.25	264	1.40	1.00	75	3,950

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 336,198

Replacement Cost/Floor Area= 77.17 Est. TCV/Floor Area= 80.62

Total Estimated True Cash Value of Commercial/Industrial Buildings = 336,198

2017 Est. T.C.V. 006-122-081-00 = 502,221

Est. TCV/Total Floor Area = 120.44, Most recent sale 12/30/2014 for 442,448

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
244,100	244,100	244,100	244,100	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	2,196	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
251,100	251,100	251,100	246,296	246,296	0

Parcel Number: 45-006-122-082-00

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Description of Occupancy: CANOPY AREA FRONT

Costs are taken from the Shed, Utility, 3 Wall cost schedules.

<<<< Calculator Cost Computations >>>>

Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 7.85

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 7.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.000
Ave. Floor Area: 256 Perimeter: 64 Perim. Multiplier: 1.434
Refined Square Foot Cost for Upper Floors: 11.26

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 15.760

Total Floor Area: 256 Base Cost New of Upper Floors = 4,034

Reproduction/Replacement Cost = 4,034

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 1,412

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 2,047
Replacement Cost/Floor Area= 15.76 Est. TCV/Floor Area= 8.00

Total Estimated True Cash Value of Commercial/Industrial Buildings = 288,636

2017 Est. T.C.V. 006-122-082-00 = 440,259

Est. TCV/Total Floor Area = 152.97, Most recent sale 06/23/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
216,500	216,500	216,500	206,131	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	1,855	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,100	220,100	220,100	207,986	207,986	0	

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45-006-122-083-00	2017 Est. T.C.V.	SISU OF SLEEPING BEAR LLC
Property Class: 201		5972 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	165.00	1.0000	0.0000	0	100*		0
	40.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$14/SQFT			23087 SqFt	14.50000	100			334,759

* denotes lines that do not contribute to the total acreage calculation.
 140 Actual Front Feet, 0.53 Total Acres Total Est. Land Value = 334,759

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments							
			Rate			Size	Cost
(15) Built-Ins & Fireplaces							
Appliance Allowance			1415.00			1	1,415
(16) Porches							
CPP, Standard			10.35			240	2,484
County Multiplier = 1.40 =>						Cost New =	5,459

Notes: APARTMENT

Phy./Ab./Func./Econ./Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 3,275
 ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 5,240

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
 Description of Occupancy: APT UPSTAIRS

Costs are taken from the Store, Retail cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

(10) Heating system: Forced Air Furnace Cost/SqFt: -3.05 100%
 Adjusted Square Foot Cost for Upper Floors = 51.80

2 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 14	Height per Story Multiplier: 1.040
Ave. Floor Area: 800	Perimeter: 160 Perim. Multiplier: 1.548
Refined Square Foot Cost for Upper Floors: 83.39	
County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 116.751	
Total Floor Area: 1,600	Base Cost New of Upper Floors = 186,802
	Reproduction/Replacement Cost = 186,802
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0	Total Depreciated Cost = 95,269

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI3/PLUAW/WATW/LOW/46	16.00	100	1.40	1.00	99	2,218
/CI3/PLUAW/SEWD/1000L	950.00	1	1.40	1.00	99	1,317

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 143,265
 Replacement Cost/Floor Area= 118.98 Est. TCV/Floor Area= 89.54

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Parcel Number: 45-006-122-083-00

Page: 2

Costs are taken from the Warehouse, Storage cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 27.50

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 27.50

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.880
Ave. Floor Area: 800 Perimeter: 120 Perim. Multiplier: 1.463
Refined Square Foot Cost for Upper Floors: 35.40

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 49.566

Total Floor Area: 800 Base Cost New of Upper Floors = 39,653

Reproduction/Replacement Cost = 39,653
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0
Total Depreciated Cost = 19,827

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 28,749
Replacement Cost/Floor Area= 49.57 Est. TCV/Floor Area= 35.94

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1930
Description of Occupancy: 5978 S LAKE ST. - RETAIL SHED

Costs are taken from the Shed, Utility, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 13.75

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 13.75

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 224 Perimeter: 67 Perim. Multiplier: 1.563
Refined Square Foot Cost for Upper Floors: 20.63

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 28.884

Total Floor Area: 448 Base Cost New of Upper Floors = 12,940

Reproduction/Replacement Cost = 12,940
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
Total Depreciated Cost = 8,540

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 12,384
Replacement Cost/Floor Area= 28.88 Est. TCV/Floor Area= 27.64

Total Estimated True Cash Value of Commercial/Industrial Buildings = 184,398

2017 Est. T.C.V. 006-122-083-00 = 524,397

Est. TCV/Total Floor Area = 184.13, Most recent sale 12/16/2005 for 500,000

Table with columns: Assessed, MBOR, S.E.V., Base for Cap, C.P.I., Additions, Tax Adjustment, Losses, Capped, ->Taxable<-, PRE/MBT. Rows include 2016 and 2017 data.

45-006-122-085-00 2017 Est. T.C.V. LAKESHORE INN LLC
Property Class: 201 5793 MANITOU BLVD
Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	165.00	1.0000	0.0000	0	100*		0
	32.00	165.00	1.0000	0.0000	0	100*	SURPLUS: ZONING 100'	0
2122 COMME \$9/SQFT			19140 SqFt	9.00000	100			172,260
2122 COMME \$1/SQFT			2640 SqFt	1.00000	100			2,640
* denotes lines that do not contribute to the total acreage calculation.								
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								174,900

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 75	7500.00	1.00	1.0	75	5,625	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	95	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	95	100	0
SEPTIC TANK 2000 GAL	0.00	1.00	1.0	95	100	0
DRAIN FIELD	0.00	1.00	1.0	95	100	0
ASPHALT	1.80	1.00	895.0	75	100	1,208
Total Estimated Land Improvements True Cash Value =					6,833	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1988

Description of Occupancy: 12 UNITS + MGR UNIT

Costs are taken from the Motel cost schedules.

<<<<<< Calculator Cost Computations >>>>>>

Class: D Quality: Fair Percent Adj: +0

Base Rate for Upper Floors = 53.85

Unfinished/Utility Basement, Base Rate for Basement = 18.25

(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 0.00 100%

Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 53.85

Adjusted Square Foot Cost for Basement = 18.25

2 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 12	Height per Story Multiplier: 1.090
Total Floor Area: 4,428	# of Units: 12 Perim. Multiplier: 1.000
Basement Area: 784	Basement Perim. Multiplier: 1.190
Basement Height: 0	Basement Height Multiplier: 0.940
Refined Square Foot Cost for Upper Floors: 58.71	
Refined Square Foot Cost for Basement: 20.41	

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 82.190
for Basement = 28.580

Total Floor Area: 4,428 Base Cost New of Upper Floors = 363,936
Basement Area: 784 Base Cost New of Basement = 22,407

Reproduction/Replacement Cost = 386,343
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 285,894

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
WATER SOFTNER	1150.00	2	1.40 1.00	74	2,383

ECF (2213 - COMMERCIAL MOTELS) 1.450 => TCV of Bldg: 1 = 418,001

Parcel Number: 45-006-122-085-00

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Replacement Cost/Floor Area= 87.98 Est. TCV/Floor Area= 94.40

Total Estimated True Cash Value of Commercial/Industrial Buildings = 418,001

2017 Est. T.C.V. 006-122-085-00 = 599,734

Est. TCV/Total Floor Area = 135.44, Most recent sale 07/06/2015 for 1,000,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
275,000	275,000	275,000	275,000	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	24,900	0	0	2,475	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
299,900	299,900	299,900	277,475	277,475		0

Parcel Number: 45-006-122-086-00 Page: 3

Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0
Total Depreciated Cost = 65,773

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 4 = 95,370
Replacement Cost/Floor Area= 87.00 Est. TCV/Floor Area= 88.31

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0

Costs are taken from the Store, Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

(10) Heating system: Forced Air Furnace Cost/SqFt: -3.05 100%
Adjusted Square Foot Cost for Upper Floors = 51.80

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 736 Perimeter: 110 Perim. Multiplier: 1.352
Refined Square Foot Cost for Upper Floors: 64.43

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 90.203

Total Floor Area: 736 Base Cost New of Upper Floors = 66,390

Reproduction/Replacement Cost = 66,390
Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0
Total Depreciated Cost = 46,473

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 5 = 67,385
Replacement Cost/Floor Area= 90.20 Est. TCV/Floor Area= 91.56

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 0

Description of Occupancy: LAND IMPROVEMENTS

Total Estimated True Cash Value of Commercial/Industrial Buildings = 940,606

2017 Est. T.C.V. 006-122-086-00 = 1,278,626

Est. TCV/Total Floor Area = 100.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
603,400	603,400	603,400	523,652	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,900	0	0	4,712	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
639,300	639,300	639,300	528,364	528,364	0	

Parcel Number: 45-006-122-087-00

Page: 2

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.000
Ave. Floor Area: 330 Perimeter: 104 Perim. Multiplier: 1.994
Refined Square Foot Cost for Upper Floors: 109.37

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 153.119

Total Floor Area: 660 Base Cost New of Upper Floors = 101,059
Reproduction/Replacement Cost = 101,059
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0
Total Depreciated Cost = 86,910

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
PATIO ROOF WBCL	2.86	384	1.40	1.00	56	861

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 127,269
Replacement Cost/Floor Area= 155.45 Est. TCV/Floor Area= 192.83

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2003
Description of Occupancy: PACKAGED CHERRY PRODUCTS STORE

Costs are taken from the Store, Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 16 Height per Story Multiplier: 1.090
Ave. Floor Area: 1,189 Perimeter: 140 Perim. Multiplier: 1.229
Refined Square Foot Cost for Upper Floors: 73.48

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 102.869

Total Floor Area: 1,189 Base Cost New of Upper Floors = 122,311
Reproduction/Replacement Cost = 122,311
Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0
Total Depreciated Cost = 103,964

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 150,748
Replacement Cost/Floor Area= 102.87 Est. TCV/Floor Area= 126.79

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2003
Description of Occupancy: BACK OF PACKAGED CHERRY RETAIL

Costs are taken from the Office Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 73.65

Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50
Adjusted Square Foot Cost for Upper Floors = 72.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.900
Ave. Floor Area: 504 Perimeter: 100 Perim. Multiplier: 1.403
Refined Square Foot Cost for Upper Floors: 91.10

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 127.545

11:23 AM

45-006-122-088-00	2017 Est. T.C.V.	WIESEN DANIEL J & ANNE E
Property Class: 201		6540 W STATE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	67.76	66.00	1.0000	0.0000	0	100*	NO DRAIN FIELD	0
2122 COMME \$12/SQFT			4487 SqFt	12.00000	100			53,840
* denotes lines that do not contribute to the total acreage calculation.								
68 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 53,840

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
ASPHALT	1.80	1.00	364.0	90	100	590
Total Estimated Land Improvements True Cash Value = 590						

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Description of Occupancy: BUILDING NEW- NO PERMIT?

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 20.45

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 20.45

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 8 Height per Story Multiplier: 0.960

Ave. Floor Area: 1,260 Perimeter: 144 Perim. Multiplier: 1.078

Refined Square Foot Cost for Upper Floors: 21.16

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 29.629

Total Floor Area: 1,260	Base Cost New of Upper Floors =	37,332
	Reproduction/Replacement Cost =	37,332
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	
	Total Depreciated Cost =	16,426

ECF (2201 COMMERCIAL)	1.450 => TCV of Bldg: 1 =	23,818
Replacement Cost/Floor Area= 29.63	Est. TCV/Floor Area= 18.90	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 23,818

2017 Est. T.C.V. 006-122-088-00 = 78,248

Est. TCV/Total Floor Area = 62.10

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
38,600	38,600	38,600	25,643	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	230	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
39,100	39,100	39,100	25,873	25,873	0

45-006-122-088-10	2017 Est. T.C.V.	GLEN ARBOR STATE STREET LLC
Property Class: 201		6546 W STATE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	118.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			7797 SqFt	12.00000	100			93,567
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 93,567

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: Patio Blocks	8.13	1.40	200	0	0	
Residential Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	Cash Value	
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	95	2,375	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	91	100	0
SEPTIC TANK 2000 GAL	0.00	1.00	1.0	91	100	0
DRAIN FIELD	0.00	1.00	1.0	91	100	0
Total Estimated Land Improvements True Cash Value =					2,375	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Costs are taken from the Office Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 73.65

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
 Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50
 Adjusted Square Foot Cost for Upper Floors = 72.15

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.900
 Ave. Floor Area: 2,200 Perimeter: 220 Perim. Multiplier: 1.120
 Refined Square Foot Cost for Upper Floors: 72.73

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 101.818

Total Floor Area: 2,200 Base Cost New of Upper Floors = 224,000
 Reproduction/Replacement Cost = 224,000
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
 Total Depreciated Cost = 165,760

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 240,352
 Replacement Cost/Floor Area= 101.82 Est. TCV/Floor Area= 109.25

Total Estimated True Cash Value of Commercial/Industrial Buildings = 240,352

2017 Est. T.C.V. 006-122-088-10 = 336,294
 Est. TCV/Total Floor Area = 152.86, Most recent sale 10/20/1997 for 215,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
163,200	163,200	163,200	145,362	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,900	0	0	1,308	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
168,100	168,100	168,100	146,670	146,670	0

45-006-122-089-00	2017 Est. T.C.V.	SUDSLAND LLC
Property Class: 202		S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	33.00	412.50	1.0000	0.0000	0	100*		0
	75.00	109.00	1.0000	0.0000	0	100*		0
2122 COMME \$25/SQFT			5692 SqFt	25.00000	100	CNR		142,300
2122 COMME \$1/SQFT			7920 SqFt	1.00000	100			7,920

* denotes lines that do not contribute to the total acreage calculation.

108 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 150,220

2017 Est. T.C.V. 006-122-089-00 = 150,220

Est. TCV/Total Floor Area = 68.28, Most recent sale 06/01/1999 for 35,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,100	75,100	75,100	22,128	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	199	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,100	75,100	75,100	22,327	22,327	0

45-006-122-089-10 2017 Est. T.C.V. SUDSLAND LLC
Property Class: 201 6044 S LAKE ST
Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	90.00	1.0000	0.0000	0	100*		0
	21.00	90.00	1.0000	0.0000	0	100*		0
2122 COMME \$20/SQFT			10890	SqFt	20.00000	100		217,800

* denotes lines that do not contribute to the total acreage calculation.
121 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 217,800

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	50	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1960

Costs are taken from the Store, Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 1,089 Perimeter: 140 Perim. Multiplier: 1.271
Refined Square Foot Cost for Upper Floors: 64.14

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 89.792

Total Floor Area: 1,089 Base Cost New of Upper Floors = 97,784

Reproduction/Replacement Cost = 97,784
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
Total Depreciated Cost = 86,050

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
WD TW	8.11	84	1.40	1.00	86	820
WD TW COVERED	8.11	240	1.40	1.00	86	2,343
/CI3/PLUAW/WATW/AVG/46	24.00	1	1.40	1.00	86	29
/CI3/PLUAW/SEWD/2000A	2262.50	1	1.40	1.00	86	2,724
WD TW	8.11	350	1.40	1.00	86	3,418

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 138,306
Replacement Cost/Floor Area= 99.76 Est. TCV/Floor Area= 127.00

Total Estimated True Cash Value of Commercial/Industrial Buildings = 138,306

2017 Est. T.C.V. 006-122-089-10 = 358,606
Est. TCV/Total Floor Area = 329.30, Most recent sale 08/14/1997 for 82,000
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
149,200 149,200 149,200 63,747 0.90
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 30,100 0 0 573 0
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
179,300 179,300 179,300 64,320 64,320 0

45-006-122-090-10	2017 Est. T.C.V.	KO LAKE STREET LLC
Property Class: 401		6716 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	98.32	770.87	1.0051	1.0000	13000	100	1,284,704
98 Actual Front Feet, 1.74 Total Acres Total Est. Land Value =								1,284,704

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 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1290 SF Floor Area = 1290 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.27	-9.14	0.00	1290	71,118

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
Separate Shower	775.00	1	775

(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
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(16) Deck/Balcony

Treated Wood,Standard	6.10	732	4,465
Treated Wood,Standard	6.58	324	2,132

County Multiplier = 1.40 => Cost New = 121,730

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,124
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 146,380

2017 Est. T.C.V. 006-122-090-10 = 1,438,584

Est. TCV/Total Floor Area = 1115.18

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
621,200	621,200	621,200	557,011	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	98,100	0	0	5,013	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
719,300	719,300	719,300	562,024	562,024	0

45-006-122-092-00 2017 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701 S FOREST HAVEN DR
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S GLEN LAKE RD	100.00	638.40	1.0000	1.0000	480	100		48,000
4203 DAY F AVG	3.75		2 SqFt	3.75000		100		6
100 Actual Front Feet, 1.47 Total Acres Total Est. Land Value =								48,006

2017 Est. T.C.V. 006-122-092-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-122-093-00	2017 Est. T.C.V.	MARTIN JOHN E TRUST
Property Class: 201		6404 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	116.75	315.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT			36765	SqFt	12.00000	100		441,176
* denotes lines that do not contribute to the total acreage calculation.								
117 Actual Front Feet, 0.84 Total Acres								Total Est. Land Value = 441,176

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.40	10140	50	10,079
Total Estimated Land Improvements True Cash Value =					10,079

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Store, Retail cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

 (10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.920
 Ave. Floor Area: 2,304 Perimeter: 212 Perim. Multiplier: 1.129
 Refined Square Foot Cost for Upper Floors: 56.97

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 79.760

Total Floor Area: 2,304 Base Cost New of Upper Floors = 183,768

 Reproduction/Replacement Cost = 183,768
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
 Total Depreciated Cost = 86,371

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 125,238
 Replacement Cost/Floor Area= 79.76 Est. TCV/Floor Area= 54.36

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Store, Retail cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

 (10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.920
 Ave. Floor Area: 2,352 Perimeter: 200 Perim. Multiplier: 1.102
 Refined Square Foot Cost for Upper Floors: 55.61

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 77.853

Total Floor Area: 2,352 Base Cost New of Upper Floors = 183,110

 Reproduction/Replacement Cost = 183,110
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0

Parcel Number: 45-006-122-093-00

Page: 2

Total Depreciated Cost = 86,062

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 124,789
Replacement Cost/Floor Area= 77.85 Est. TCV/Floor Area= 53.06

Total Estimated True Cash Value of Commercial/Industrial Buildings = 250,027

2017 Est. T.C.V. 006-122-093-00 = 701,282

Est. TCV/Total Floor Area = 150.62, Most recent sale 01/31/2007 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
345,400	345,400	345,400	216,188	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,200	0	0	1,945	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
350,600	350,600	350,600	218,133	218,133	0	

45-006-122-095-00 2017 Est. T.C.V. JBM PARTNERS INC
 Property Class: 202 6410 W WESTERN AVE
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	33.00	645.15	1.0000	0.0000	0	100*	BACK LOT	0
2122 COMME \$3/SQFT		21285	SqFt	3.00000	100		BACK LOT	63,855
* denotes lines that do not contribute to the total acreage calculation.								
33 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								63,855

2017 Est. T.C.V. 006-122-095-00 = 63,855

Est. TCV/Total Floor Area = 11.41, Most recent sale 08/30/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
26,600	26,600	26,600	15,998	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	143	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
31,900	31,900	31,900	16,141	16,141	0

Parcel Number: 45-006-122-096-00 Page: 2

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Store, Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 39.00

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 39.00

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 400 Perimeter: 80 Perim. Multiplier: 1.548
Refined Square Foot Cost for Upper Floors: 55.54

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 77.759

Total Floor Area: 400 Base Cost New of Upper Floors = 31,104
Reproduction/Replacement Cost = 31,104
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 16,485

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 23,903
Replacement Cost/Floor Area= 77.76 Est. TCV/Floor Area= 59.76

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Costs are taken from the Store, Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 39.00

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 39.00

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 588 Perimeter: 150 Perim. Multiplier: 1.761
Refined Square Foot Cost for Upper Floors: 63.18

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 88.459

Total Floor Area: 588 Base Cost New of Upper Floors = 52,014
Reproduction/Replacement Cost = 52,014
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 27,567

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 39,972
Replacement Cost/Floor Area= 88.46 Est. TCV/Floor Area= 67.98

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

Costs are taken from the Store, Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 39.00

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 39.00

Parcel Number: 45-006-122-096-00 Page: 3

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 400 Perimeter: 80 Perim. Multiplier: 1.548
Refined Square Foot Cost for Upper Floors: 55.54

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 77.759

Total Floor Area: 400 Base Cost New of Upper Floors = 31,104

Reproduction/Replacement Cost = 31,104
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 14,619

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 4 = 21,197
Replacement Cost/Floor Area= 77.76 Est. TCV/Floor Area= 52.99

Total Estimated True Cash Value of Commercial/Industrial Buildings = 570,552

2017 Est. T.C.V. 006-122-096-00 = 1,221,601
Est. TCV/Total Floor Area = 189.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
544,700	544,700	544,700	459,386	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	66,100	0	0	4,134	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
610,800	610,800	610,800	463,520	463,520	0	

45-006-122-096-10 2017 Est. T.C.V. DUNLOP TRUST
 Property Class: 202 W WESTERN AVE
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$12/SQFT		16509	SqFt	12.00000	100			198,111
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	198,111

2017 Est. T.C.V. 006-122-096-10 = 198,111
 Est. TCV/Total Floor Area = 30.76, Most recent sale 04/14/1992 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,100	99,100	99,100	40,128	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	361	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
99,100	99,100	99,100	40,489	40,489	0	

45-006-122-097-00	2017 Est. T.C.V.	NORTHSUN LLC
Property Class: 201		6545 W WESTERN AVE
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	177.27	203.95	1.0000	0.0000	0	125*	CORNER	0
2122 COMME \$14/SQFT		36155	SqFt	14.50000	100			524,245

* denotes lines that do not contribute to the total acreage calculation.
177 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 524,245

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.12	1.46	4550	0	0
D/W/P: 4in Concrete	3.12	1.46	5865	0	0
D/W/P: 4in Concrete	3.12	1.46	4550	0	0
Shed: Wood Frame	9.49	1.46	84	97	1,129

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 8"-10"	0.00	1.00	1.0	94	100	0
SEPTIC TANK 2000 GAL	0.00	1.00	1.0	94	100	0
DRAIN FIELD	0.00	1.00	1.0	94	100	0
ASPHALT	1.80	1.00	14356.0	94	100	24,290

Total Estimated Land Improvements True Cash Value = 25,419

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1968

Description of Occupancy: GROCERY STORE

Costs are taken from the Market cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 63.20

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 63.20

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 10 Height per Story Multiplier: 0.880

Ave. Floor Area: 11,380 Perimeter: 489 Perim. Multiplier: 0.929

Refined Square Foot Cost for Upper Floors: 51.67

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 75.434

Total Floor Area: 11,380 Base Cost New of Upper Floors = 858,441

Reproduction/Replacement Cost = 858,441

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0

Total Depreciated Cost = 515,065

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
2" ASPHALT	1.25	72	1.46	0.96	97	122
PATIO ROOF	2.86	72	1.46	0.96	97	280
LIGHTING FIXTURES	55.00	2	1.46	0.96	97	150
WD TW	5.25	492	1.46	0.96	97	3,512
1" OF ASPHALT	0.29	72	1.46	0.96	97	28

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 752,777

Replacement Cost/Floor Area= 75.80 Est. TCV/Floor Area= 66.15

Total Estimated True Cash Value of Commercial/Industrial Buildings = 752,777

2017 Est. T.C.V. 006-122-097-00 = 1,302,441

Est. TCV/Total Floor Area = 114.45

Parcel Number: 45-006-122-097-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
639,800	639,800	639,800	607,227	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,400	0	0	5,465	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
651,200	651,200	651,200	612,692	612,692	0	

45-006-122-098-00	2017 Est. T.C.V.	CEDARWING TRUST
Property Class: 401		5750 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT
 * Factors * >15000 SQ FT ZONE R-1

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	67.00	222.00	0.8685	1.0000	3000	100		174,566
B TYPE	13.00	222.00	0.8685	1.0000	3000	50	SURPLUS: ZOINING 100 ft	16,936
80 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 191,502

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.42	1.00	21	50	141
Total Estimated Land Improvements True Cash Value =					141

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C-5 Blt 1973

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 787 SF Floor Area = 1180 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.43	-9.90	-0.38	787	59,143

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing
 Average Fixture(s) 760.00 1 760

(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: Interior 1 Story 3250.00 1 3,250

(16) Deck/Balcony
 Treated Wood,Standard 6.38 458 2,922
 Treated Wood,Standard 8.72 84 732

County Multiplier = 1.40 => Cost New = 104,311

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 66,759
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 116,828

2017 Est. T.C.V. 006-122-098-00 = 308,471

Est. TCV/Total Floor Area = 261.42

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
138,100	138,100	138,100	83,640	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,100	0	0	752	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
154,200	154,200	154,200	84,392	84,392	0	

45-006-122-098-10	2017 Est. T.C.V.	JACOB BRUCE R & ANN W
Property Class: 401		5728 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4790.4790 SLEEPING BEAR BEACH PLAT
 * Factors * >15000, ZONE R-1

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
B TYPE	67.00	221.85	0.8685	1.0000	3000	100		174,566
B TYPE	13.00	221.85	0.8685	1.0000	3000	50	SURPLUS: ZOINING 100 ft	16,936
80 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								191,502

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 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C-5 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 816 SF Floor Area = 1224 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.74	-9.80	0.00	816	61,151

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(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: Interior 1 Story	3250.00	1	3,250

(16) Porches

WPP, Standard	7.81	492	3,843
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County Multiplier = 1.40 => Cost New = 107,385

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,800
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 122,150

2017 Est. T.C.V. 006-122-098-10 = 316,152

Est. TCV/Total Floor Area = 258.29

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
141,800	141,800	141,800	65,937	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	16,300	0	0	593	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
158,100	158,100	158,100	66,530	66,530	0

45-006-122-098-20	2017 Est. T.C.V.	WINOGRAD CAROL L REVOCABLE TRUST
Property Class: 401		5716 S LAKE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	175.53	0.7736	1.0000	13000	100	1,005,695
LK MI "B"\$10000	100.00	175.53	0.8796	1.0000	10000	100		879,552
LK MI "B"\$10000	35.28	175.53	0.8796	1.0000	10000	50	SURPLUS: ZONING	155,166
235 Actual Front Feet, 0.95 Total Acres								Total Est. Land Value = 2,040,413

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 B-10 Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1852 SF Floor Area = 3241 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	108.47	-10.56	2.78	1852	186,478

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	3	13,950
Separate Shower	1605.00	1	1,605

(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	2	10,700

(16) Porches

WPP, Standard	22.66	49	1,110
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(16) Deck/Balcony

Treated Wood, Standard	7.15	1381	9,874
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County Multiplier = 1.40 => Cost New = 330,704

Notes: 5716

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 281,099

Separately Depreciated Items:

(16) Deck/Balcony

Pine w/Roof, Standard	25.90	98	2,538
County Multiplier = 1.40 =>			Cost New = 3,553
Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0,			Depr.Cost = 1,670

Total Depreciated Cost = 282,769

ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 523,122

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 299 SF Floor Area = 299 SF.

Parcel Number: 45-006-122-098-20 Page: 2

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.35	-14.38	0.00	299	21,220

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	760.00	1	760
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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Deck/Balcony

Treated Wood, Standard	8.82	80	706
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(17) Garages

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

Base Cost	14.33	910	13,040
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 52,312

Notes: D.G.WITH LIVING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 40,804
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 = 75,487

Cost Est. for Res. Bldg: 3 Single Family 1.75 STORY Cls B-10 Blt 2008

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1035 SF Floor Area = 1781 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	119.77	-12.18	0.00	995	107,052
1	Story Siding	Overhang	51.18	0.00	0.00	40	2,047

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
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(16) Porches

CCP (1 Story), Standard	27.69	176	4,873
CPP, Standard	14.46	136	1,967

County Multiplier = 1.40 => Cost New = 181,005

Notes: 2008 GUEST HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 173,765
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 3 = 321,465

2017 Est. T.C.V. 006-122-098-20 = 2,965,487

Est. TCV/Total Floor Area = 557.32, Most recent sale 01/21/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,338,000	1,338,000	1,338,000	654,468	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	144,700	0	0	5,890	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,482,700	1,482,700	1,482,700	660,358	660,358	0	

45-006-122-100-00	2017 Est. T.C.V.	SUDSLAND LLC
Property Class: 401		5990 MANITOU BLVD
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RESI SITE					120000	100		120,000
124 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	120,000

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 STORY Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 760 SF Floor Area = 760 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.79	-9.08	0.66	760	32,961

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(17) Carports

Comp.Shingle	7.50	260	1,950
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County Multiplier = 1.40 => Cost New = 58,543

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 32,198
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 56,347

2017 Est. T.C.V. 006-122-100-00 = 177,847

Est. TCV/Total Floor Area = 234.01, Most recent sale 12/21/2016 for 179,335

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
141,300	141,300	141,300	133,113	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-52,400	0	0	-44,213	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
88,900	88,900	88,900	134,311	88,900	0

45-006-122-100-10 2017 Est. T.C.V. MAY PAUL E & HURLIN KRISTIN J TRUST
 Property Class: 401 5964 S RAY ST
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	260.00	1.0000	0.0000	0	100*		0
	35.00	260.00	1.0000	0.0000	0	50*	SURPLUS: ZOINING 100 ft	0
2122 COMME \$6/SQFT			47916 SqFt	6.00000	100			287,496
* denotes lines that do not contribute to the total acreage calculation.								
135 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								287,496

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	14.18	1.00	108	50	766
Shed: Wood Frame	9.02	1.00	103	50	464
Shed: Wood Frame	8.49	1.00	142	50	603
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.5	100	2,250
Total Estimated Land Improvements True Cash Value =					4,083

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D Blt 1880

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 834 SF Floor Area = 1186 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.55	0.00	0.66	242	12,393
1	Story Siding	Basement	50.55	0.00	0.66	240	12,290
2	Story Siding	Basement	80.36	0.00	1.31	352	28,748

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
Average Fixture(s) 525.00 1 525

(14) Water/Sewer
Well, 100 Feet 2425.00 1 2,425
1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces
Appliance Allowance 1235.00 1 1,235
Fireplace: Wood Stove 950.00 1 950

(16) Porches
CGEP (1 Story), Standard 36.23 128 4,637
CGEP (1 Story), Standard 31.92 176 5,618
WPP, Standard 9.94 192 1,908

(17) Garages
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)
Base Cost 18.02 442 7,965
Mechanical Doors 325.00 1 325
Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 13.79 960 13,238
Mechanical Doors 325.00 1 325
Storage area over garage 3.75 480 1,800
No Floor Deduction -3.00 960 -2,880

County Multiplier = 1.40 => Cost New = 131,912

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 72,552
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 126,966

Parcel Number: 45-006-122-100-10

Page: 2

Description of Occupancy: 2015 2 STORY RETAIL-RES STYLE

Costs are taken from the Store, Warehouse Discount cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 35.65

(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.30 100%
Adjusted Square Foot Cost for Upper Floors = 38.95

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.890
Ave. Floor Area: 950 Perimeter: 138 Perim. Multiplier: 1.361
Refined Square Foot Cost for Upper Floors: 47.18

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 66.052

Total Floor Area: 1,900 Base Cost New of Upper Floors = 125,498
Reproduction/Replacement Cost = 125,498
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0
Total Depreciated Cost = 115,458

<<<<< 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: 1.40 Architectural Multiplier: 0.00 Combined: 0.000						
Reproduction/Replacement Cost =						0
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0						
Total Depreciated Cost =						0

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 1 = 161,642
Replacement Cost/Floor Area= 66.05 Est. TCV/Floor Area= 85.07

Total Estimated True Cash Value of Commercial/Industrial Buildings = 161,642

2017 Est. T.C.V. 006-122-100-10 = 580,187
Est. TCV/Total Floor Area = 188.01

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
315,800	315,800	315,800	168,633	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-25,700	0	0	1,517	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
290,100	290,100	290,100	170,150	170,150	85,075	

45-006-122-101-00 2017 Est. T.C.V. AMIDON PAMELA J TRUST
 Property Class: 401 6734 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	98.48	811.64	1.0046	1.0000	13000	100	1,286,167
98 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =								1,286,167

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	5000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2620 SF Floor Area = 5240 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	125.83	-10.79	0.00	2620	301,405

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	2	9,300

(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	22.45	347	7,790
CCP (1 Story), Standard	28.14	168	4,728
CCP (1 Story), Standard	28.14	168	4,728

(16) Deck/Balcony

Wood Balcony	27.25	114	3,107
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(17) Garages

Class:B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	24.58	956	23,498
Common Wall: 1 Wall	-1450.00	1	-1,450
Automatic Doors	500.00	1	500
Storage area over garage	4.85	478	2,318

County Multiplier = 1.40 => Cost New = 523,283

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 491,886
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 909,988

2017 Est. T.C.V. 006-122-101-00 = 2,203,655

Est. TCV/Total Floor Area = 420.54, Most recent sale 12/06/1999 for 700,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
987,400	987,400	987,400	528,682	0.90
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	114,400	0	4,758	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<- PRE/MBT

Parcel Number: 45-006-122-101-00

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1,101,800	1,101,800	1,101,800	533,440	533,440	533,440
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45-006-122-101-05	2017 Est. T.C.V.	ALLDREDGE WILLIAM T & BARBARA TRUST
Property Class: 401		6764 W HARBOR HWY
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	106.41	710.26	0.9815	1.0000	13000	100	1,357,758
106 Actual Front Feet, 1.74 Total Acres								Total Est. Land Value = 1,357,758

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	12.22	1.00	1500	0	0
D/W/P: Asphalt Paving	2.21	1.00	3000	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
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					15,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls A Blt 1990

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 2014 SF Floor Area = 5027 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Basement	231.06	0.00	2.88	1320	308,801
2.5	Story Siding	Blt-in Gar.	177.08	0.00	2.88	690	124,172
0.5	Story Siding	Overhang	31.10	0.00	0.00	4	124

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Recreation Finish	25.45	1320	33,594
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(13) Plumbing

Average Fixture(s)	1950.00	1	1,950
3 Fixture Bath	6150.00	1	6,150
2 Fixture Bath	4100.00	2	8,200
Separate Shower	1880.00	1	1,880

(14) Water/Sewer

Well, 100 Feet	3550.00	1	3,550
1000 Gal Septic	4225.00	1	4,225

(15) Built-Ins & Fireplaces

Appliance Allowance	5650.00	1	5,650
Fireplace: Exterior 2 Story	7400.00	1	7,400

(16) Porches

CCP (1 Story), Standard	100.68	14	1,410
CGEP (1 Story), Standard	81.56	96	7,830
WPP, Standard	20.25	93	1,883
WPP, Standard	10.75	1193	12,825

(16) Deck/Balcony

Wood Balcony	31.75	89	2,826
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(17) Garages

Class:A Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	41.34	690	28,525
Common Wall: 1 Wall	-2100.00	1	-2,100
Automatic Doors	675.00	2	1,350

(17) Basement Garages

Basement Garage: 2 Car	2925.00	1	2,925
Automatic Doors	675.00	2	1,350

Parcel Number: 45-006-122-101-05

Page: 2

County Multiplier = 1.40 => Cost New = 790,327

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 648,068
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 1,198,926

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls A Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF Floor Area = 1820 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	203.52	0.00	0.00	1040	211,661

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior Stone Veneer	14.80	360	5,328

(13) Plumbing

Average Fixture(s)	1950.00	1	1,950
3 Fixture Bath	6150.00	-1	-6,150
2 Fixture Bath	4100.00	1	4,100

County Multiplier = 1.40 => Cost New = 303,644

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 285,426
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 = 528,037

2017 Est. T.C.V. 006-122-101-05 = 3,099,721

Est. TCV/Total Floor Area = 452.71, Most recent sale 05/15/1990 for 240,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,430,200	1,430,200	1,430,200	636,259	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	119,700	0	0	5,726	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,549,900	1,549,900	1,549,900	641,985	641,985	641,985	

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45-006-122-101-10 2017 Est. T.C.V. FISK MARK W & JULIE J
 Property Class: 401 6750 W HARBOR HWY
 Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.10	800.70	0.9997	1.0000	13000	100	1,300,910
100 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =								1,300,910

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	3400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1692 SF Floor Area = 2538 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	107.48	0.00	2.63	1468	161,641
1.5	Story Siding	Crawl Space	107.48	-11.96	2.63	224	21,986

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	1	4,650
2 Fixture Bath	3100.00	1	3,100

(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

WPP, Standard	12.89	230	2,965
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(16) Deck/Balcony

Treated Wood,Standard	7.52	414	3,113
Treated Wood,Standard	8.10	234	1,895

(17) Garages

Class:B Exterior: Siding Foundation: 18 Inch (Finished)

Base Cost	30.65	576	17,654
Common Wall: 1 Wall	-1450.00	1	-1,450
Automatic Doors	500.00	1	500
Storage area over garage	4.85	144	698

County Multiplier = 1.40 => Cost New = 328,445

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 285,747
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 528,632

2017 Est. T.C.V. 006-122-101-10 = 1,837,042

Est. TCV/Total Floor Area = 723.81, Most recent sale 07/15/2016 for 1,880,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
833,000	833,000	833,000	400,613	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	85,500	0	0	517,887	0	

Parcel Number: 45-006-122-101-10

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
918,500	918,500	918,500	404,218	918,500	0

45-006-122-102-00 2017 Est. T.C.V. BOONE DOCKS INC
 Property Class: 202 5902 MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	92.00	300.00	1.0000	0.0000	0	100*		0
2122 COMME \$6/SQFT			27600 SqFt	6.00000	100		PARKING & SEWER	165,600
* denotes lines that do not contribute to the total acreage calculation.								
92 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								165,600

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.46	35535	50	36,836
Total Estimated Land Improvements True Cash Value =					36,836

2017 Est. T.C.V. 006-122-102-00 = 202,436

Est. TCV/Total Floor Area = 79.76

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
87,000	87,000	87,000	87,000	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,200	0	0	783	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,200	101,200	101,200	87,783	87,783	0	

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45-006-122-103-00 2017 Est. T.C.V. THOMPSON STUART W & DOROTHY J
 Property Class: 401 5926 MANITOU BLVD
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	330.00	1.0000	0.0000	0	100*		0
	32.00	330.00	1.0000	0.0000	0	50*	SURPLUS: ZOINING 100 ft	0
2122 COMME \$6/SQFT			43560 SqFt	6.00000	100			261,360
* denotes lines that do not contribute to the total acreage calculation.								
132 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								261,360

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	1000	0	0
D/W/P: Patio Blocks	7.45	1.00	90	0	0
Shed: Wood Frame	8.28	1.00	248	50	1,027
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,527

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C-10 Blt 1900

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 1511 SF Floor Area = 1889 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Mich Bsmnt.	64.91	-3.94	2.64	644	40,965
1.25	Story Siding	Crawl Space	64.91	-7.88	2.64	867	51,734

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	2	2,700

(16) Porches

WGEP (1 Story), Standard	30.01	237	7,112
WPP, Standard	9.53	277	2,640

(16) Deck/Balcony

Treated Wood, Standard	8.59	89	765
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(17) Carports

Aluminum	7.70	563	4,335
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County Multiplier = 1.40 => Cost New = 172,236

Notes: INN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 94,730
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 165,777

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 449 SF Floor Area = 449 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Parcel Number: 45-006-122-103-00 Page: 2

1 Story Siding Piers 73.14 -15.71 0.00 449 25,786

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
Average Fixture(s) 630.00 1 630

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

(16) Deck/Balcony
Treated Wood,Standard 8.08 95 768

County Multiplier = 1.40 => Cost New = 40,038

Notes: GRAMPAS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 22,021
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 2 = 38,537

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1988

Description of Occupancy: RETAIL SHOPE

Costs are taken from the Store, Warehouse Discount cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 25.25

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 25.25

0 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.890
Ave. Floor Area: 0 Perimeter: 127 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 22.47

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 31.461

Total Floor Area: 741 Base Cost New of Upper Floors = 23,313

Reproduction/Replacement Cost = 23,313

Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 8,160

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 1 = 11,423

Replacement Cost/Floor Area= 31.46 Est. TCV/Floor Area= 15.42

Total Estimated True Cash Value of Commercial/Industrial Buildings = 11,423

2017 Est. T.C.V. 006-122-103-00 = 480,624

Est. TCV/Total Floor Area = 156.10, Most recent sale 10/10/1990 for 125,000

2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
278,000 278,000 278,000 121,733 0.90

2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
0 -37,700 0 0 1,095 0

2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
240,300 240,300 240,300 122,828 122,828 114,230

45-006-122-104-01 2017 Est. T.C.V. BAYBERRY GROUP INC
 Property Class: 402 W HARBOR HWY
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 90K					90000	100		90,000
376 Actual Front Feet, 1.56 Total Acres							Total Est. Land Value =	90,000

2017 Est. T.C.V. 006-122-104-01 = 90,000
 Est. TCV/Total Floor Area = 29.23

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
40,000	40,000	40,000	769	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	5,000	0	0	6	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
45,000	45,000	45,000	775	775	0	

45-006-122-104-10 2017 Est. T.C.V. LEELANAU CENTER FOR EDUCATION
 Property Class: 704 W HARBOR HWY
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT EXEMPT			0.13 Acres		8000	100	CNR	1,072
		0.13 Total Acres			Total Est. Land Value =			1,072

2017 Est. T.C.V. 006-122-104-10 = 0

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0