

45-006-130-001-00                      2017 Est. T.C.V.                      GIFFIN ELEANOR K TRUST  
 Property Class: 401                      6777 S DUNE HWY  
 Map #: 59                                      GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	300.00	0.7650	1.0000	4200	100		321,289
GROUP B 4200	115.00	300.00	0.7650	1.0000	4200	50	SURPLUS: ZOINING 100 FT& HOLDING TANKS PREVENT SPL 184,	
215 Actual Front Feet, 1.48 Total Acres                      Total Est. Land Value =								506,030

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	9.80	1.00	200	0	0
D/W/P: 3.5 Concrete	4.04	1.00	100	0	0
D/W/P: Asphalt Paving	1.86	1.00	3700	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    1.75 STORY                      Cls BC                      Blt 1988

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 1902 SF    Floor Area = 3328 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Brick	Crawl Space	115.14	-10.31	3.30	1902	205,663

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	2	4,700

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875

(16) Porches

CCP (1 Story), Standard	46.69	42	1,961
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(16) Deck/Balcony

Treated Wood, Standard	7.28	370	2,694
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(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Finished )				
Base Cost	23.07	814	18,779	
Common Wall: 1 Wall	-1425.00	1	-1,425	
Mechanical Doors	400.00	2	800	
Storage area over garage	4.50	407	1,832	

County Multiplier = 1.40    =>                      Cost New =    356,627

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =    267,470  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 =    454,699

Cost Est. for Res. Bldg: 2    Single Family    1.25 STORY                      Cls CD                      Blt 1962

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

Ground Area = Size for Rates = 864 SF    Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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1.25 Story Siding	Slab	70.96	-10.84	-0.91	864	51,157
Other Additions/Adjustments		Rate			Size	Cost
(13) Plumbing						
Average Fixture(s)		630.00			1	630
Separate Shower		670.00			1	670
(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: Exterior 2 Story		4150.00			1	4,150
(16) Deck/Balcony						
Treated Wood,Standard		6.20			400	2,480

County Multiplier = 1.40 => Cost New = 92,326  
Notes: 6795 RED RENTAL 3BDRM HOME

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 50,780  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 2 = 76,169

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 1948

(11) Heating System: Forced Air w/o Ducts						
Ground Area = Size for Rates = 264 SF Floor Area = 264 SF.						
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size Cost
1	Story Siding	Slab	63.46	-11.86	0.00	264 13,622

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Other Additions/Adjustments		Rate			Size	Cost
(13) Plumbing						
Average Fixture(s)		525.00			1	525
(15) Built-Ins & Fireplaces						
Appliance Allowance		1235.00			1	1,235
Fireplace: Direct-Vented Gas		725.00			1	725

County Multiplier = 1.40 => Cost New = 22,550  
Notes: STUDIO RENTAL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 12,403  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 3 = 18,604

2017 Est. T.C.V. 006-130-001-00					=	1,063,002
Est. TCV/Total Floor Area = 227.53						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
634,500	634,500	634,500	335,707	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-103,000	0	0	3,021	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
531,500	531,500	531,500	338,728	338,728	318,404	

45-006-130-002-00                      2017 Est. T.C.V.                      US GOVT NATL PARK  
 Property Class: 701                                           6900 S DUNE HWY  
 Map #: 61                      GLEN ARBOR TOWNSHIP                      ,

Land Value Estimates for Land Table 090.090 EXEMPT  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			762.920 Acres		4,000	100		3,051,680
		762.92	Total Acres		Total Est.		Land Value =	3,051,680

2017 Est. T.C.V. 006-130-002-00                      =                      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	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

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45-006-130-007-00                      2017 Est. T.C.V.                      STEGE JOINT TRUST  
 Property Class: 401                      6879 S DUNE HWY  
 Map #: 59,62                              GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	200.00	172.21	0.7650	1.0000	4200	100		642,578
GROUP B 4200	15.00	172.21	0.7650	1.0000	4200	50	SURPLUS: ZOINING 100 ft	24,097
215 Actual Front Feet, 0.85 Total Acres                      Total Est. Land Value =								666,675

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	1200	0	0
D/W/P: Asphalt Paving	1.42	1.00	256	0	0
Shed: Wood Frame	9.38	1.00	88	50	413
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 =					5,413

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls D                      Blt 1930

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1504 SF    Floor Area = 2258 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	71.82	-7.54	3.01	504	33,914
1.25	Story Siding	Crawl Space	51.88	-7.54	1.91	1000	46,250

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

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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
Fireplace: Interior 2 Story	3075.00	1	3,075
Fireplace: Wood Stove	950.00	1	950

(16) Porches

WGEP (1 Story), Standard	29.30	200	5,860
WPP, Standard	22.70	32	726

(16) Deck/Balcony

Treated Wood, Standard	5.74	506	2,904
Treated Wood, Standard	6.38	224	1,429
Treated Wood, Standard	6.28	244	1,532

(17) Garages

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

Base Cost	20.24	343	6,942
Mechanical Doors	325.00	1	325

County Multiplier = 1.40    =>                      Cost New =    157,449

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    86,597  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.500 => TCV of Bldg: 1 =    129,896

2017 Est. T.C.V. 006-130-007-00                      =    801,984

Est. TCV/Total Floor Area = 355.17, Most recent sale 09/16/2011 for 835,000

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

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	392,700	392,700	392,700	347,338	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,300	0	0	3,126	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	401,000	401,000	401,000	350,464	350,464	0

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45-006-130-008-10                      2017 Est. T.C.V.                      BARTLETT JANICE L TR  
 Property Class: 402                      S DUNE HWY  
 Map #: 59,62                              GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	98.00	403.00	1.0071	1.0000	4200	100		414,521
98 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	414,521

2017 Est. T.C.V. 006-130-008-10                      =                      414,521

Est. TCV/Total Floor Area = 129.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
197,200	197,200	197,200	80,710	0.90	0	0	0	726	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
207,300	207,300	207,300	81,436	81,436	0				

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45-006-130-009-00                      2017 Est. T.C.V.                      DEAN THOMAS G REVOCABLE TRUST  
 Property Class: 401                      6963 S DUNE HWY  
 Map #: 63                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	175.00	200.00	0.7846	1.0000	4200	100		576,669
GROUP A 5500	25.00	200.00	0.7846	1.0000	5500	0	ROW PUBLIC ROAD	0
200 Actual Front Feet, 0.92 Total Acres                      Total Est. Land Value =								576,669

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.69	1.00	200	50	969
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 =					5,969

Cost Est. for Res. Bldg: 1    Single Family 2 STORY                      Cls C    Blt 1988

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 2386 SF    Floor Area = 4772 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	93.47	-7.76	2.22	2386	209,801

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

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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) Deck/Balcony

Treated Wood, Standard	9.11	72	656
Treated Wood, Standard	13.37	30	401

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost	22.73	320	7,274				
Common Wall: 1 Wall	-1025.00	1	-1,025				
Mechanical Doors	350.00	1	350				
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost	10.13	1248	12,642				
Mechanical Doors	350.00	2	700				

County Multiplier = 1.40 =>                      Cost New =    341,829

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    239,281  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 =    406,777

2017 Est. T.C.V. 006-130-009-00                      =    989,415

Est. TCV/Total Floor Area = 207.34

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
501,100	501,100	501,100	373,471	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,400	0	3,361	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
494,700	494,700	494,700	376,832	376,832	376,832



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45-006-130-014-01	2017 Est. T.C.V.	FREEMAN WILLIAM J & JANICE F TRUST
Property Class: 401		6819 S DUNE HWY
Map #: 59,62	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	280.00	0.9249	1.0000	4200	100		388,446
GROUP B 4200	25.00	280.00	0.9249	1.0000	4200	50	SURPLUS: ZOINING 100 ft	48,556
125 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								437,002

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	3600	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Shed: Wood Frame	12.07	1.00	80	50	483

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 =					6,146

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+5 Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1140 SF Floor Area = 2280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	108.94	-9.91	4.02	1140	117,477

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

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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
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(16) Porches

CCP (1 Story), Standard	29.31	104	3,048
CPP, Standard	35.18	15	528

(16) Deck/Balcony

Treated Wood, Standard	6.61	312	2,062
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(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	24.52	273	6,694
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.65	1008	14,767
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 219,991

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 153,994  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 261,789

2017 Est. T.C.V. 006-130-014-01 = 704,937

Est. TCV/Total Floor Area = 309.18

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

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	380,600	380,600	380,600	228,528	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-28,100	0	0	2,056	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	352,500	352,500	352,500	230,584	230,584	230,584

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45-006-130-014-10	2017 Est. T.C.V.	GIFFIN MICHAEL G & KAREN A
Property Class: 401		6815 S DUNE HWY
Map #: 59,62	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	300.00	1.0000	1.0000	4200	100		420,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								420,000

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	2400	0	0
D/W/P: Flagstone/Sand	15.20	1.00	40	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 2012

(11) Heating System: Forced Heat & Cool  
Ground Area = Size for Rates = 2468 SF Floor Area = 3702 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	103.68	0.00	2.63	2468	262,373

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
2 Fixture Bath	3100.00	1	3,100

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(14) Water/Sewer

Well, 50 Feet	1625.00	1	1,625
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces

Fireplace: Interior 1 Story	4575.00	1	4,575
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(16) Porches

CCP (1 Story), Standard	34.09	106	3,614
WSEP (1 Story), Standard	32.88	191	6,280

(16) Deck/Balcony

Treated Wood, Standard	7.15	838	5,992
Treated Wood, Standard	9.99	91	909

(17) Garages

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

Base Cost	25.55	1043	26,649
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	3	1,500

County Multiplier = 1.40 => Cost New = 464,158

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 = 443,800  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 754,460

2017 Est. T.C.V. 006-130-014-10 = 1,181,960

Est. TCV/Total Floor Area = 319.28  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.  
616,900 616,900 616,900 433,867 0.90

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-25,900	0	0	3,904	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	591,000	591,000	591,000	437,771	437,771	0

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45-006-131-001-00	2017 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		S DUNE HWY
Map #: 62	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODDED SITES  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHENEY RD/TRL WOODDED			474.540 Acres		4,000	100		1,898,160
		474.54	Total Acres		Total Est.		Land Value =	1,898,160

2017 Est. T.C.V. 006-131-001-00	=	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

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(15) Built-Ins & Fireplaces  
 Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.40 => Cost New = 40,687

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 24,412  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 2 = 36,618

2017 Est. T.C.V. 006-131-005-00 = 549,999  
 Est. TCV/Total Floor Area = 358.07, Most recent sale 03/19/1993 for 180,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
260,400	260,400	260,400	134,234	0.90

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,600	0	0	1,208	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
275,000	275,000	275,000	135,442	135,442	0

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45-006-131-006-00	2017 Est. T.C.V.	TRIM ELIZABETH ANN & ROGER L
Property Class: 401		7548 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	500.00	605.00	1.0000	1.0000	400	100		200,000
S DUNE HWY	148.00	605.00	1.0000	1.0000	400	50	SURPLUS: ZOINING 100 ft	29,600
648 Actual Front Feet, 9.00 Total Acres Total Est. Land Value =								229,600

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	7200	0	0
D/W/P: 3.5 Concrete	3.44	1.00	336	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 1955

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.83	-9.35	-0.30	1476	85,874
1	Story Siding	Crawl Space	67.83	-9.35	-0.30	220	12,800

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

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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

CGEP (1 Story), Standard	36.11	160	5,778
CPP, Standard	35.18	15	528
CPP, Standard	26.82	28	751

(17) Garages

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

Base Cost	18.89	484	9,143
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	2	750

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

Base Cost	15.00	1120	16,800
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 204,235

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 112,329  
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 157,261

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 480 SF Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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1	Story Siding	Slab	80.44	-13.83	0.00	480 31,973
Other Additions/Adjustments			Rate		Size	Cost
(13) Plumbing						
	Average Fixture(s)		760.00		1	760
(16) Porches						
	CPP, Standard		31.49		20	630
County Multiplier = 1.40 =>					Cost New =	46,708
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,					Depr.Cost =	25,689
ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 2 =						35,965

2017 Est. T.C.V. 006-131-006-00						=	427,826
Est. TCV/Total Floor Area = 196.61, Most recent sale 06/17/2005 for 0							
2016 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.		
209,800	209,800	209,800	113,422		0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	4,100	0	0	1,020	0	
2017 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
213,900	213,900	213,900	114,442		114,442		0

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45-006-131-007-10	2017 Est. T.C.V.	BUDINGER RICHARD W & GAY M
Property Class: 401		7484 S DUNE HWY
Map #: 63,65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	500.00	436.00	1.0000	1.0000	400	100		200,000
S DUNE HWY	261.00	229.00	1.0000	1.0000	400	50	SURPLUS & EXCESS	52,200
761 Actual Front Feet, 6.38 Total Acres Total Est. Land Value =								252,200

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 2 STORY Cls B-10 Blt 1987

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1724 SF Floor Area = 3492 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	119.79	0.00	3.07	1724	211,811
1	Story Siding	Overhang	46.75	0.00	0.00	44	2,057

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

(13) Plumbing

3 Fixture Bath	4650.00	1	4,650
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(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: 2nd on Same Stack	3500.00	1	3,500

(16) Deck/Balcony

Treated Wood,Standard	11.16	64	714
Treated Wood,Standard	7.68	341	2,619

(17) Garages

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

Base Cost	24.63	756	18,620
Mechanical Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 366,654

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 289,657

ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 405,520

2017 Est. T.C.V. 006-131-007-10 = 665,220

Est. TCV/Total Floor Area = 190.50, Most recent sale 06/28/1985 for 24,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
324,000	324,000	324,000	219,216	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,600	0	0	1,972	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
332,600	332,600	332,600	221,188	221,188	221,188

45-006-131-007-20                      2017 Est. T.C.V.                      TRIM ROGER L & ELIZABETH ANN  
 Property Class: 402                      S DUNE HWY  
 Map #: 65                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	200.00	519.84	1.0000	1.0000	400	100		80,000
S DUNE HWY	45.00	519.84	1.0000	1.0000	400	50	SURPLUS: ZOINING	100 ft 9,000
245 Actual Front Feet, 2.92 Total Acres                      Total Est. Land Value =								89,000

2017 Est. T.C.V. 006-131-007-20                      =                      89,000

Est. TCV/Total Floor Area = 25.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,500	44,500	44,500	12,915	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	116	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,500	44,500	44,500	13,031	13,031	0

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45-006-131-007-30	2017 Est. T.C.V.	GARTHE ROBERT J JR
Property Class: 401		7296 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	100.00	312.00	1.0000	1.0000	400	100		40,000
100 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								40,000

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 2 STORY Cls D-10 Blt 1978

(11) Heating System: Space Heater

Ground Area = Size for Rates = 0 SF Floor Area = 560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	36.34	0.00	0.00	560	20,350

Other Additions/Adjustments	Rate	Size	Cost
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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
Fireplace: Wood Stove	950.00	1	950

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(17) Garages

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

Base Cost	17.88	560	10,013
Mechanical Doors	325.00	1	325
No Floor Deduction	-3.00	560	-1,680

County Multiplier = 1.40 => Cost New = 50,873

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	33,068
ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 =		46,295

2017 Est. T.C.V. 006-131-007-30 = 87,795

Est. TCV/Total Floor Area = 156.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,900	42,900	42,900	27,892	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,000	0	0	251	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,900	43,900	43,900	28,143	28,143	28,143

45-006-131-007-40	2017 Est. T.C.V.	KLAFETA CLAUDIA R TRUST
Property Class: 401		7379 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	500.00	0.8392	1.0000	4200	100		352,476
GROUP B 4200	65.00	500.00	0.8392	1.0000	4200	50	SURPLUS: ZOINING 100 ft	114,555
165 Actual Front Feet, 1.89 Total Acres Total Est. Land Value =								467,031

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	4.63	1.00	970	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+10 Blt 2012

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2489 SF Floor Area = 4196 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	113.91	-12.00	2.89	2489	260,847
1	Story Siding	Overhang	44.42	0.00	0.00	462	20,522

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	1168	14,191

(13) Plumbing

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Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	4	18,600

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: 2nd on Same Stack	3500.00	1	3,500

(16) Porches

CCP (1 Story), Standard	43.19	55	2,375
CCP (1 Story), Standard	78.22	17	1,330
CCP (1 Story), Standard	34.85	101	3,520
CCP (1 Story), Standard	42.69	57	2,433
WSEP (1 Story), Standard	22.60	843	19,052

(17) Garages

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

Base Cost	25.55	1050	26,828
Automatic Doors	500.00	2	1,000

County Multiplier = 1.40 => Cost New = 551,947

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 540,908

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

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	Total Depreciated Cost =	543,758
ECF (4610 LITTLE GLEN AREA LAKEFRONT)	1.700 => TCV of Bldg: 1 =	924,389

2017 Est. T.C.V. 006-131-007-40 = 1,396,420

Est. TCV/Total Floor Area = 332.80, Most recent sale 06/17/2009 for 900,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
687,400	687,400	687,400	687,400	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,800	0	0	6,186	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
698,200	698,200	698,200	693,586	693,586	0	

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45-006-131-007-50	2017 Est. T.C.V.	ROSKOWSKI PETER J & DEBORAH E
Property Class: 401		7385 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	95.40	513.36	1.0166	1.0000	4200	100		407,339
95 Actual Front Feet, 1.12 Total Acres Total Est. Land Value =								407,339

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	1944	0	0
D/W/P: Patio Blocks	8.13	1.00	81	0	0
D/W/P: Patio Blocks	8.13	1.00	497	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+5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2142 SF Floor Area = 2142 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.82	-10.51	0.00	2142	112,048

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

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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

WPP, Standard	15.24	91	1,387
CGEP (1 Story), Standard	31.48	225	7,083
CCP (1 Story), Standard	24.70	153	3,779

(17) Garages

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

Base Cost	33.65	249	8,379
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	21.48	643	13,812
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 221,406

Lump Sum Item(s):

UNDERGROUND SPRINKLER SYSTEM	1.00	1000.0	800
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 177,765  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 302,201

2017 Est. T.C.V. 006-131-007-50 = 714,540

Est. TCV/Total Floor Area = 333.59, Most recent sale 05/13/1996 for 425,000

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

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	354,900	354,900	354,900	253,782	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,400	0	0	2,284	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	357,300	357,300	357,300	256,066	256,066	0

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45-006-131-007-60                      2017 Est. T.C.V.                      DRAKE THOMAS G & CAROLEE  
 Property Class: 401                      7399 S DUNE HWY  
 Map #: 63                                      GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	95.40	513.36	1.0166	1.0000	4200	100		407,339
95 Actual Front Feet, 1.12 Total Acres                      Total Est. Land Value =								407,339

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	1176	0	0
Dock: Light posts	21.31	1.00	383	50	4,081
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 =					11,581

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls C+10    Blt 1978

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1177 SF    Floor Area = 1766 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.40	-10.31	0.00	1177	95,443

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

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(15) Built-Ins & Fireplaces  

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches  

CPP, Standard	18.57	60	1,114
CPP, Standard	12.54	160	2,006
WPP, Standard	7.89	482	3,803

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

Base Cost	18.31	632	11,572
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.40    =>                      Cost New =    183,048

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    118,981  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 =    202,268

Ag. Bld 1 1900, 4 Wall Barn, General Purpose    Class:C    Quality:Average  
 Heating System:No Heating/Cooling    Rate Adj.:0.00    Desc:  

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
20.15	1.077	1.104	0.00	1092	1.40	36,628

 Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,    Depr.Cost =    7,326  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.000 => TCV of Bldg: 1 =    7,326

Total Estimated True Cash Value of Agricultural Buildings                      =    7,326

2017 Est. T.C.V. 006-131-007-60                      =    628,514

Parcel Number: 45-006-131-007-60

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Est. TCV/Total Floor Area = 355.90						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
307,300	307,300	307,300	187,617	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,000	0	0	-117,995	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
314,300	314,300	314,300	189,305	189,305		0

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45-006-131-007-70	2017 Est. T.C.V.	DANIEL LARRY R REVOC TRUST
Property Class: 401		7478 S DUNE HWY
Map #: 63 & 64	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	200.00	185.13	1.0000	1.0000	400	100		80,000
S DUNE HWY	61.18	185.13	1.0000	1.0000	400	50	SURPLUS: ZOINING 100 ft	12,236
261 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								92,236

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 1.25 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1721 SF Floor Area = 2511 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Basement	85.42	0.00	2.34	1721	151,035
1	Story Siding	Overhang	40.29	0.00	0.00	360	14,504

Other Additions/Adjustments	Rate	Size	Cost
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	1	3,525

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(14) Water/Sewer

Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
Fireplace: Raised Hearth	315.00	1	315

(16) Porches

WCP (1 Story), Standard	38.44	63	2,422
WPP, Standard	8.76	564	4,941

(16) Deck/Balcony

Treated Wood, Standard	6.95	560	3,892
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(17) Garages

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

Base Cost	25.10	705	17,696
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.40 => Cost New = 303,183

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 272,865

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1669	22,532
County Multiplier = 1.40 =>		Cost New =	31,544
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	15,772

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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 =		291,487
ECF (4131 DUNE HIGHWAY AREAS)	1.400 => TCV of Bldg: 1 =		408,081

2017 Est. T.C.V. 006-131-007-70 = 501,817

Est. TCV/Total Floor Area = 199.85, Most recent sale 06/06/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
242,200	242,200	242,200	242,200	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,700	0	0	2,179	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
250,900	250,900	250,900	244,379	244,379	244,379

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45-006-131-011-00	2017 Est. T.C.V.	EMPIRE PROPERTIES LLC
Property Class: 401		7238 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	100.00	357.90	1.0000	1.0000	400	100		40,000
S DUNE HWY	76.53	357.90	1.0000	1.0000	400	50	SURPLUS: ZOINING 100 ft	15,306
177 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =								55,306

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 D Blt 1961

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	44.89	-7.56	0.66	1488	56,529

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CPP, Standard	10.08	228	2,298
CSEP (1 Story), Standard	24.61	192	4,725

(17) Garages

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

Base Cost	13.25	896	11,872
Common Wall: 1 Wall	-975.00	1	-975
Mechanical Doors	325.00	2	650

County Multiplier = 1.40 => Cost New = 117,116

Notes: ROOF SAGGING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 64,414  
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 90,180

2017 Est. T.C.V. 006-131-011-00 = 147,986

Est. TCV/Total Floor Area = 99.45

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,100	72,100	72,100	65,625	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900	0	590	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,000	74,000	74,000	66,215	66,215	0

45-006-131-012-00                      2017 Est. T.C.V.                      VIERK FAMILY TRUST  
 Property Class: 401                      7459 S DUNE HWY  
 Map #: 63                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	62.00	526.94	1.1821	1.0000	4200	100		307,825
62 Actual Front Feet, 0.75 Total Acres                      Total Est. Land Value =								307,825

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls    C+10    Blt 1952

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 2059 SF    Floor Area = 2059 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.09	-8.88	2.55	2059	123,046

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

CCP (1 Story), Standard                      22.35                      199                      4,448

(17) Garages

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

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Base Cost	17.51	700	12,257
Common Wall: 1 Wall	-1300.00	1	-1,300
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 =>                      Cost New =                      213,011

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      170,409  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 =                      289,695

2017 Est. T.C.V. 006-131-012-00                      =                      597,520

Est. TCV/Total Floor Area = 290.20, Most recent sale 11/12/1997 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
295,400	295,400	295,400	179,382	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,400	0	1,614	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
298,800	298,800	298,800	180,996	180,996	0	



45-006-131-013-00	2017 Est. T.C.V.	VIERK FAMILY TRUST
Property Class: 402		S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	62.00	526.00	1.1821	1.0000	4200	100		307,825
62 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	307,825

2017 Est. T.C.V. 006-131-013-00 = 307,825

Est. TCV/Total Floor Area = 149.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
143,100	143,100	143,100	143,100	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,800	0	0	1,287	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
153,900	153,900	153,900	144,387	144,387	0

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45-006-131-015-00	2017 Est. T.C.V.	PERFECT FAMILY REVOCABLE TRUST
Property Class: 401		7248 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	200.00	546.36	1.0000	1.0000	400	100		80,000
S DUNE HWY	4.90	546.36	1.0000	1.0000	400	50	SURPLUS: ZOINING 100 ft	980
205 Actual Front Feet, 2.57 Total Acres Total Est. Land Value =								80,980

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 D Blt 1955

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1950 SF Floor Area = 1950 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	42.99	-8.01	2.59	1950	73,262

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

WCP (1 Story), Standard	26.99	96	2,591
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(17) Garages

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

Base Cost	15.45	624	9,641
Common Wall: 1/2 Wall	-500.00	1	-500
Mechanical Doors	325.00	1	325

County Multiplier = 1.40 => Cost New = 135,693

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 74,631  
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 104,483

2017 Est. T.C.V. 006-131-015-00 = 190,463

Est. TCV/Total Floor Area = 97.67, Most recent sale 08/21/1995 for 40,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
93,000	93,000	93,000	41,264	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	2,200	0	371	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
95,200	95,200	95,200	41,635	41,635	41,635	

45-006-131-016-00	2017 Est. T.C.V.	OBRIEN HAROLD & HELEN
Property Class: 401		7266 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	413.82	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.95 Total Acres								Total Est. Land Value = 50,000

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 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1232 SF Floor Area = 1232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	71.24	0.00	0.00	1232	87,768

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish

Basement Living Finish	17.25	560	9,660
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

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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: 2nd on Same Stack	2650.00	1	2,650
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CGEP (1 Story), Standard	81.46	28	2,281
CPP, Standard	22.91	40	916
CPP, Standard	28.54	24	685
WPP, Standard	23.44	36	844

(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 171,904

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 111,738  
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 156,433

2017 Est. T.C.V. 006-131-016-00 = 213,933

Est. TCV/Total Floor Area = 173.65

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,600	103,600	103,600	82,836	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,400	0	0	745	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
107,000	107,000	107,000	83,581	83,581	83,581	

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45-006-131-017-00	2017 Est. T.C.V.	RIDAY DENNIS R & MARY LOU
Property Class: 401		7274 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	400.00	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.92 Total Acres								Total Est. Land Value = 50,000

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 MODULAR Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.72	-8.64	0.00	1056	52,884

Other Additions/Adjustments	Rate	Size	Cost
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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: Wood Stove	1125.00	1	1,125

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(16) Porches

WPP, Standard	23.40	33	772
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(16) Deck/Balcony

Treated Wood, Standard	6.59	240	1,582
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County Multiplier = 1.40 => Cost New = 88,513

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,108  
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 74,351

2017 Est. T.C.V. 006-131-017-00 = 125,851

Est. TCV/Total Floor Area = 119.18, Most recent sale 10/08/1991 for 62,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,300	61,300	61,300	44,461	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,600	0	0	400	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
62,900	62,900	62,900	44,861	44,861	0

45-006-131-018-00                      2017 Est. T.C.V.                      APSEY TRACI K  
 Property Class: 401                      7290 S DUNE HWY  
 Map #: 63                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	400.75	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.92 Total Acres                      Total Est. Land Value =								50,000

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    2 STORY                      Cls BC                      Blt 1965

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 924 SF    Floor Area = 1878 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	128.53	-12.59	-0.83	924	106,362
1	Story Siding	Overhang	45.34	0.00	0.00	30	1,360

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	2050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550

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(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WCP (1 Story), Standard	21.75	312	6,786
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County Multiplier = 1.40    =>                      Cost New =                      179,708

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      143,766  
 ECF (4131 DUNE HIGHWAY AREAS)                      1.400 => TCV of Bldg: 1 =                      201,273

2017 Est. T.C.V. 006-131-018-00                      =                      258,773

Est. TCV/Total Floor Area = 137.79, Most recent sale 12/09/1994 for 62,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
125,100	125,100	125,100	62,201	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,300	0	559	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,400	129,400	129,400	62,760	62,760	62,760





45-006-131-021-00                      2017 Est. T.C.V.                      PLEASANT HOME PROPERTIES LLC  
 Property Class: 401                      7327 S DUNE HWY  
 Map #: 63                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	484.00	1.0000	1.0000	4200	100		420,000
100 Actual Front Feet, 1.11 Total Acres                      Total Est. Land Value =								420,000

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	3500	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,038

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls C+5    Blt 1972

(11) Heating System: Electric Baseboard  
 Ground Area = Size for Rates = 1056 SF    Floor Area = 1056 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.88	-10.12	-0.28	1056	62,811

Other Additions/Adjustments	Rate	Size	Cost
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(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

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(15) Built-Ins & Fireplaces  

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches  

CPP, Standard	27.15	27	733
CPP, Standard	35.18	15	528

(16) Deck/Balcony  

Treated Wood, Standard	7.90	120	948
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(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  

Base Cost	20.98	384	8,056
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 =>                      Cost New =                      119,995  
 Notes: 2014 INTERIOR FIRE INCLUDING FLOOR RESTORED 2015

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      83,997  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 =                      142,794

2017 Est. T.C.V. 006-131-021-00                      =                      565,832  
 Est. TCV/Total Floor Area = 535.83, Most recent sale 09/20/2013 for 590,000  

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
282,600	282,600	282,600	282,600	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	300	0	300	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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Parcel Number: 45-006-131-021-00

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282,900	282,900	282,900	285,143	282,900	0
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45-006-131-022-00	2017 Est. T.C.V.	KENNEDY K T & NANCY C
Property Class: 401		7233 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	435.60	1.0000	1.0000	4200	100		420,000
100 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								420,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.41	1.00	70	0	0
D/W/P: Patio Blocks	10.87	1.00	51	0	0
D/W/P: Asphalt Paving	2.01	1.00	3780	0	0
Dock: Light posts	28.34	1.00	490	50	6,943

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					16,943

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1342 SF Floor Area = 2385 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	101.96	-11.42	0.00	1342	121,505
1	Story Siding	Overhang	48.73	0.00	0.00	372	18,128

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
Separate Shower	1605.00	1	1,605
Ceramic Tile Floor	900.00	1	900
Ceramic Tile Wains	1370.00	1	1,370
Ceramic Tub Alcove	455.00	1	455

(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: Prefab 2 Story	5395.00	1	5,395
Fireplace: Raised Hearth	425.00	1	425

(16) Porches

WCP (1 Story), Standard	34.02	113	3,844
WSEP (1 Story), Standard	34.47	170	5,860

(16) Deck/Balcony

Treated Wood, Standard	7.92	269	2,130
Wood Balcony	27.25	64	1,744

(17) Garages

Class:B Exterior: Siding Foundation: 42 Inch (Finished )	Rate	Size	Cost
Base Cost	29.14	744	21,680
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500
Storage area over garage	4.85	216	1,048

County Multiplier = 1.40 =>

Cost New = 299,388

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,      Depr.Cost =      254,480  
ECF (4610 LITTLE GLEN AREA LAKEFRONT)      1.700 => TCV of Bldg: 1 =      432,616

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2017 Est. T.C.V. 006-131-022-00      =      869,559  
Est. TCV/Total Floor Area = 364.59, Most recent sale 10/08/2010 for 900,000  
2016 Assessed      MBOR      S.E.V.      Base for Cap      C.P.I.  
449,200      449,200      449,200      449,200      0.90  
2017      New Eq.      Adjustment      Loss      Additions      Tax Adjustment      Losses  
0      -14,400      0      0      -14,400      0  
2017 Assessed      MBOR      S.E.V.      Capped      ->Taxable<-      PRE/MBT  
434,800      434,800      434,800      453,242      434,800      0

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45-006-131-023-00	2017 Est. T.C.V.	STEWART JOHN B TRUST
Property Class: 401		7795 S DUNE HWY
Map #: 64,65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	195.10	0.5390	1.0000	4200	100		226,368
GROUP B 4200	64.73	195.10	0.5390	1.0000	4200	50	SURPLUS: ZOINING 100 ft	73,264
BACK LOTS 400/F	420.00	195.10	0.5887	1.0000	400	100		98,906
585 Actual Front Feet, 2.62 Total Acres Total Est. Land Value =								398,538

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 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1234 SF Floor Area = 1540 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	78.18	-9.71	0.00	1230	84,218
0.5	Story Siding	Overhang	17.71	0.00	0.00	4	71

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

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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

WCP (1 Story), Standard	36.90	50	1,845
WPP, Standard	7.20	602	4,334
WPP, Standard	16.43	72	1,183

County Multiplier = 1.40 => Cost New = 148,066

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,243  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 163,613

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 768 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Blt-in Gar.	59.14	0.00	0.00	768	45,420

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(16) Porches

CCP (1 Story), Standard	61.14	20	1,223
WPP, Standard	18.85	50	943

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(17) Basement Garages			
Basement Garage: 2 Car	2100.00	1	2,100
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 71,148

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 64,033  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 108,856

2017 Est. T.C.V. 006-131-023-00 = 676,007

Est. TCV/Total Floor Area = 251.12, Most recent sale 06/15/1985 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
351,000	351,000	351,000	227,349	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-13,000	0	0	2,046	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
338,000	338,000	338,000	229,395	229,395	222,513	

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
401,800	401,800	401,800	187,020	187,020	0

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45-006-131-026-00                      2017 Est. T.C.V.                      LOMSKE STEVEN G & ZACHARIAS CECILE  
 Property Class: 401                      7465 S DUNE HWY  
 Map #: 63,65                      GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.01	422.53	1.0000	1.0000	4200	100		420,027
100 Actual Front Feet, 0.97 Total Acres                      Total Est. Land Value =								420,027

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	4500	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    C+10    Blt 1931

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1360 SF    Floor Area = 2384 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	110.86	-9.91	-0.59	1024	102,769
1	Story Siding	Slab	70.13	-12.14	-0.30	256	14,769
1	Story Siding	Slab	70.13	-12.14	-0.30	80	4,615

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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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 2 Story	4650.00	1	4,650

(16) Porches

WPP, Standard	9.25	300	2,775
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(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.70	396	8,197
Automatic Doors	375.00	1	375
Storage area over garage	3.95	99	391
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	1200	12,156
Automatic Doors	375.00	1	375
Mechanical Doors	350.00	1	350

County Multiplier = 1.40    =>                      Cost New =    227,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    124,957  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.500 => TCV of Bldg: 1 =    187,435

2017 Est. T.C.V. 006-131-026-00                      =    614,962

Est. TCV/Total Floor Area = 257.95, Most recent sale 11/25/2014 for 650,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
298,500	298,500	298,500	298,500	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,000	0	0	2,686	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

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307,500	307,500	307,500	301,186	301,186	0
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45-006-131-027-00	2017 Est. T.C.V.	LALOMIA BRENT & MELISSA
Property Class: 401		7285 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	452.00	0.8446	1.0000	4200	100		354,747
GROUP B 4200	62.00	452.00	0.8446	1.0000	4200	50	SURPLUS: ZOINING 100 ft	109,972
162 Actual Front Feet, 1.68 Total Acres								Total Est. Land Value = 464,719

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1793 SF Floor Area = 1793 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.30	-9.21	-0.30	1221	70,562
1	Story Siding	Slab	67.30	-11.44	-0.30	572	31,780

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CPP, Standard	16.02	91	1,458
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(16) Deck/Balcony

Treated Wood, Standard	6.44	412	2,653
Roof Cover Only, Standard	14.25	96	1,368

(17) Garages

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

Base Cost	17.51	700	12,257
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	10.13	1200	12,156
Automatic Doors	375.00	3	1,125

County Multiplier = 1.40 => Cost New = 205,162

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 133,355

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 226,704

2017 Est. T.C.V. 006-131-027-00 = 701,423

Est. TCV/Total Floor Area = 391.20, Most recent sale 08/19/2016 for 809,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
350,900	350,900	350,900	239,469	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses

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0	-200	0	0	111,231	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
350,700	350,700	350,700	241,624	350,700	0

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45-006-131-028-00                      2017 Est. T.C.V.                      WILLIAMS SARAH J  
 Property Class: 401                      7259 S DUNE HWY  
 Map #: 63                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	75.00	447.22	1.1059	1.0000	4200	100		348,369
75 Actual Front Feet, 0.77 Total Acres                      Total Est. Land Value =								348,369

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	3046	0	0
D/W/P: Patio Blocks	9.80	1.00	49	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 BC                      Blt 2005

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1159 SF    Floor Area = 2172 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	97.64	-11.82	2.77	1159	102,676
1	Story Siding	Overhang	43.21	0.00	0.00	434	18,753

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 1 Story	4925.00	1	4,925

(16) Porches

WCP (1 Story), Standard	24.17	216	5,221
WCP (1 Story), Standard	21.85	306	6,686

(17) Garages

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

Base Cost	21.36	684	14,610
Automatic Doors	425.00	2	850

County Multiplier = 1.40 =>                      Cost New =                      239,541

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,    Depr.Cost =                      227,564  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 =                      386,859

2017 Est. T.C.V. 006-131-028-00                      =                      742,728

Est. TCV/Total Floor Area = 341.96, Most recent sale 08/12/2011 for 745,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
370,600	370,600	370,600	366,245	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	800	0	0	3,296	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
371,400	371,400	371,400	369,541	369,541	0	0

45-006-131-029-00                      2017 Est. T.C.V.                      SPRING JOHN E & SITA M TRUST  
 Property Class: 401                      7311 S DUNE HWY  
 Map #: 63                                      GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	480.00	1.0000	1.0000	4200	100		420,000
100 Actual Front Feet, 1.10 Total Acres                      Total Est. Land Value =								420,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	3500	0	0
D/W/P: 4in Concrete	4.23	1.00	180	0	0
Shed: Wood Frame	13.96	1.00	128	50	893

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 =					8,393

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls BC    Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1852 SF    Floor Area = 1852 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	73.59	-10.38	0.00	1852	117,065

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
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(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches

CCP (1 Story), Standard	29.47	122	3,595
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(16) Deck/Balcony

Treated Wood, Standard	7.52	296	2,226
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(17) Garages

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

Base Cost	22.16	630	13,961
Common Wall: 2 Wall	-2850.00	1	-2,850
Automatic Doors	425.00	1	425

Class:BC Exterior: Pole Foundation: 18 Inch (Unfinished)

Base Cost	13.05	896	11,693
Automatic Doors	425.00	3	1,275

County Multiplier = 1.40 =>                      Cost New =    225,890

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    192,006  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 =    326,411

2017 Est. T.C.V. 006-131-029-00                      =    754,804

Est. TCV/Total Floor Area = 407.56, Most recent sale 01/03/1993 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
375,800	375,800	375,800	165,838	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,600	0	0	1,492	0	0

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Parcel Number: 45-006-131-029-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
377,400	377,400	377,400	167,330	167,330	167,330

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45-006-131-032-00                      2017 Est. T.C.V.                      PATRICK BRIDGET E TRUST  
 Property Class: 401                      7183 S DUNE HWY  
 Map #: 63                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	544.50	1.0000	1.0000	4200	100		420,000
100 Actual Front Feet, 1.25 Total Acres                      Total Est. Land Value =								420,000

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	0.5	100	750
Total Estimated Land Improvements True Cash Value =					1,346

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls D                      Blt 1935

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1299 SF    Floor Area = 1817 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.98	-7.84	0.66	781	30,303
2	Story Siding	Crawl Space	73.55	-7.84	1.31	518	34,716

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650

(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Interior 1 Story	2600.00	1	2,600
Fireplace: Wood Stove	950.00	1	950

(16) Porches

CGEP (1 Story), Standard	49.81	62	3,088
WPP, Standard	14.17	87	1,233

(16) Deck/Balcony

Treated Wood, Standard	6.78	161	1,092
Treated Wood, Standard	9.30	52	484

(17) Garages

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

Base Cost	14.06	782	10,995
Mechanical Doors	325.00	2	650

County Multiplier = 1.40 =>                      Cost New =                      132,531

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,                      Depr.Cost =                      79,519  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)                      1.500 => TCV of Bldg: 1 =                      119,278

2017 Est. T.C.V. 006-131-032-00                      =                      540,624  
 Est. TCV/Total Floor Area = 297.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
255,900	255,900	255,900	159,601	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,400	0	0	1,436	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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270,300	270,300	270,300	161,037	161,037	0
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Refined Square Foot Cost for Upper Floors: 65.04

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 91.053

Total Floor Area: 1,748 Base Cost New of Upper Floors = 159,161

Reproduction/Replacement Cost = 159,161

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 55,706

ECF (2213 - COMMERCIAL MOTELS) 1.450 => TCV of Bldg: 1 = 80,774  
Replacement Cost/Floor Area= 91.05 Est. TCV/Floor Area= 46.21

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1950

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: Wall or Floor Furnace Cost/SqFt: -1.70 100%  
Adjusted Square Foot Cost for Upper Floors = 60.00

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 8 Height per Story Multiplier: 0.970  
Total Floor Area: 1,292 # of Units: 5 Perim. Multiplier: 1.041  
Refined Square Foot Cost for Upper Floors: 60.57

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 84.794

Total Floor Area: 1,292 Base Cost New of Upper Floors = 109,554

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Reproduction/Replacement Cost = 109,554

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 38,344

ECF (2213 - COMMERCIAL MOTELS) 1.450 => TCV of Bldg: 2 = 55,598  
Replacement Cost/Floor Area= 84.79 Est. TCV/Floor Area= 43.03

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1950

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: Forced Air Furnace Cost/SqFt: 3.90 100%  
Adjusted Square Foot Cost for Upper Floors = 53.20

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 8 Height per Story Multiplier: 0.900  
Ave. Floor Area: 304 Perimeter: 70 Perim. Multiplier: 1.495  
Refined Square Foot Cost for Upper Floors: 71.58

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 100.213

Total Floor Area: 304 Base Cost New of Upper Floors = 30,465

Reproduction/Replacement Cost = 30,465

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0  
Total Depreciated Cost = 12,491

Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost

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WBCL	2.86	744	1.40	1.00	42	1,251
WBCL	2.86	544	1.40	1.00	42	915
ECF (2213 - COMMERCIAL MOTELS) 1.450 => TCV of Bldg: 3 =						21,252
Replacement Cost/Floor Area= 117.18 Est. TCV/Floor Area= 69.91						

Total Estimated True Cash Value of Commercial/Industrial Buildings = 157,624

2017 Est. T.C.V. 006-131-033-00					=	596,193
Est. TCV/Total Floor Area = 125.94, Most recent sale 03/12/2009 for 0						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
232,700	232,700	232,700	123,064	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	65,400	0	0	1,107	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
298,100	298,100	298,100	124,171	124,171	0	

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45-006-131-033-10                      2017 Est. T.C.V.                      BRICKER BRUCE B & CINDY S  
 Property Class: 401                                           7118 S DUNE HWY  
 Map #: 63                      GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	200.00	257.59	1.0000	1.0000	400	100		80,000
S DUNE HWY	8.00	257.59	1.0000	1.0000	400	50	SURPLUS: ZOINING 100 ft	1,600
208 Actual Front Feet, 1.23 Total Acres                      Total Est. Land Value =								81,600

Cost Est. for Res. Bldg: 1    Single Family    GARAGE                      Cls C                      Blt 1991

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 0 SF    Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
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Other Additions/Adjustments                      Rate                      Size                      Cost

(14) Water/Sewer							
Well, 100 Feet			2700.00			1	2,700
1000 Gal Septic			3085.00			1	3,085

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

Base Cost	16.90	624	10,546
Automatic Doors	375.00	1	375
Storage area over garage	3.95	160	632

County Multiplier = 1.40 =>                      Cost New =                      24,273

Notes: GARAGE ONLY

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      19,418  
 ECF (4131 DUNE HIGHWAY AREAS)                      1.400 => TCV of Bldg: 1                      =                      27,185

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2017 Est. T.C.V. 006-131-033-10							=	108,785
Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/1999 for 169,000								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
53,800	53,800	53,800	40,428	0.90				
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	600	0	0	0	363	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
54,400	54,400	54,400	40,791	40,791	0			

45-006-131-033-15	2017 Est. T.C.V.	STEGE JOINT TRUST
Property Class: 401		7124 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	200.00	268.00	1.0000	1.0000	400	100		80,000
200 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								80,000

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 2 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1651 SF Floor Area = 3302 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	115.43	0.00	3.70	1651	196,684

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	2550.00	1	2,550

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(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

CCP (1 Story), Standard	26.07	170	4,432
CCP (1 Story), Standard	33.71	90	3,034

(17) Garages

Class:BC Exterior: Siding Foundation: 18 Inch (Finished )

Base Cost	21.25	864	18,360
Automatic Doors	425.00	2	850

County Multiplier = 1.40 => Cost New = 332,100

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 292,248

Separately Depreciated Items:

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 = 295,158

ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 413,221

2017 Est. T.C.V. 006-131-033-15 = 500,721

Est. TCV/Total Floor Area = 151.64

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
241,600	241,600	241,600	221,357	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,800	0	0	1,992	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT



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250,400	250,400	250,400	223,349	223,349	223,349
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45-006-131-033-17	2017 Est. T.C.V.	STEGE JOINT TRUST
Property Class: 401		7130 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	200.00	268.00	1.0000	1.0000	400	100		80,000
200 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								80,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.50	1.00	299	50	1,270
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	2.0	100	3,000
Total Estimated Land Improvements True Cash Value =					4,270

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1360 SF Floor Area = 2040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	94.87	0.00	0.00	1360	129,023

  

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(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	30.53	116	3,541
WCP (1 Story), Standard	35.12	80	2,810
WCP (1 Story), Standard	42.78	48	2,053

County Multiplier = 1.40 => Cost New = 206,728

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 177,786

Separately Depreciated Items:

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

Base Cost	26.30	624	16,411
Automatic Doors	425.00	2	850
Storage area over garage	4.50	156	702

County Multiplier = 1.40 => Cost New = 25,148  
Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, Depr.Cost = 25,148

Total Depreciated Cost = 202,934  
ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 284,108

2017 Est. T.C.V. 006-131-033-17	=	368,378			
Est. TCV/Total Floor Area = 180.58, Most recent sale 02/04/2005 for 325,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
178,100	178,100	178,100	176,941	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,100	0	1,592	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
184,200	184,200	184,200	178,533	178,533	0

45-006-131-033-20                      2017 Est. T.C.V.                      PATRICK BRIDGET E TRUST  
 Property Class: 402                      S DUNE HWY  
 Map #: 63                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	100.00	750.00	1.0000	1.0000	400	100		40,000
100 Actual Front Feet, 1.72 Total Acres							Total Est. Land Value =	40,000

2017 Est. T.C.V. 006-131-033-20                      =                      40,000

Est. TCV/Total Floor Area = 19.61

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	9,685	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	87	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	9,772	9,772	0	

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45-006-131-033-30                      2017 Est. T.C.V.                      RETTKE DEBORAH  
 Property Class: 402                      S DUNE HWY  
 Map #: 63                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	100.00	712.66	1.0000	1.0000	400	100		40,000
S DUNE HWY	3.91	712.66	1.0000	1.0000	400	50	SURPLUS: ZOINING	100 ft      782
104 Actual Front Feet, 1.70 Total Acres      Total Est. Land Value =								40,782

2017 Est. T.C.V. 006-131-033-30                      =                      40,782

Est. TCV/Total Floor Area = 19.99

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
20,400	20,400	20,400	20,400	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
20,400	20,400	20,400	20,583	20,400	0

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45-006-131-035-00	2017 Est. T.C.V.	SELBY LIVING TRUST
Property Class: 401		7221 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	425.00	1.0000	1.0000	4200	100		420,000
100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								420,000

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 1.5 STORY Cls C+5 Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 895 SF Floor Area = 1119 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	82.96	-10.58	0.00	895	64,780

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Vented Hood	335.00	1	335
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Deck/Balcony

Treated Wood, Standard	6.14	613	3,764
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(17) Garages

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

Base Cost	19.07	585	11,156
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 131,285

Notes: 7221

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 111,592  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 189,707

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 334 SF Floor Area = 334 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.46	-10.81	0.66	334	17,806

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(15) Built-Ins & Fireplaces

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Appliance Allowance	1235.00	1	1,235
(16) Porches			
CCP (1 Story), Standard	32.08	63	2,021
County Multiplier = 1.40 =>		Cost New =	30,221
Notes: COTTAGE AT ROAD 7225			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,		Depr.Cost =	16,622
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 2 =			24,932

2017 Est. T.C.V. 006-131-035-00	=	637,139				
Est. TCV/Total Floor Area = 438.50, Most recent sale 06/17/2005 for 0						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
305,100	305,100	305,100	192,420	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
14,500	3,800	4,800	14,500	1,704	3,027	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
318,600	318,600	318,600	205,597	205,597	0	

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45-006-131-036-01	2017 Est. T.C.V.	WAYBRAND ROBERTA D TRUST
Property Class: 401		7115 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	300.00	0.8677	1.0000	4200	100		364,433
GROUP B 4200	50.00	300.00	0.8677	1.0000	4200	50	SURPLUS: ZOINING 100 ft	91,108
150 Actual Front Feet, 1.03 Total Acres								Total Est. Land Value = 455,541

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.91	1.00	299	50	1,182
Shed: Wood Frame	8.34	1.00	240	50	1,001
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 =					4,683

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3280 SF Floor Area = 3280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.05	-6.55	1.87	2320	105,258
1	Story Siding	Overhang	28.67	0.00	0.00	960	27,523

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

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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: Prefab 2 Story	2165.00	1	2,165

(16) Deck/Balcony

Treated Wood, Standard	6.49	264	1,713
Treated Wood w/Roof, Standard	16.40	271	4,444

(17) Carports

Aluminum	7.50	377	2,828
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(17) Garages

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

Base Cost	15.30	720	11,016
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 229,758

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 220,568

Separately Depreciated Items:

Local Cost Items:

WOOD HEAT SYSTEM	5000.00	1	5,000
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost = 4,750

Total Depreciated Cost = 225,318

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 383,040

Parcel Number: 45-006-131-036-01

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2017 Est. T.C.V. 006-131-036-01	=	843,264				
Est. TCV/Total Floor Area = 257.09						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
461,600	461,600	461,600	450,347	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-40,000	0	0	-28,747	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
421,600	421,600	421,600	454,400	421,600	421,600	

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45-006-131-037-00	2017 Est. T.C.V.	DIGGINS JOHN & KAREN
Property Class: 401		7125 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	300.00	1.0000	1.0000	4200	100		420,000
100 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value = 420,000

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 1936

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.58	-8.86	0.66	832	35,260

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CSEP (1 Story), Standard	28.76	128	3,681
WPP, Standard	17.30	50	865

(17) Garages

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

Base Cost	18.85	600	11,310
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 86,025

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 47,314  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 1 = 70,971

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1963

(11) Heating System: Space Heater

Ground Area = Size for Rates = 504 SF Floor Area = 504 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.37	-11.20	-1.89	504	22,821

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches			
CPP, Standard	11.44	162	1,853
(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	23.75	228	5,415
Common Wall: 1 Wall	-975.00	1	-975
Mechanical Doors	325.00	1	325

County Multiplier = 1.40 => Cost New = 43,679

Notes: GUEST HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 24,024  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 2 = 36,035

2017 Est. T.C.V. 006-131-037-00 = 528,506

Est. TCV/Total Floor Area = 395.59, Most recent sale 02/19/2014 for 450,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
250,300	250,300	250,300	250,300	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,000	0	0	2,252	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
264,300	264,300	264,300	252,552	252,552	0

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45-006-131-038-01                      2017 Est. T.C.V.                      JOHNSON ELIZABETH FENWICK  
 Property Class: 401                      7491 S DUNE HWY  
 Map #: 65                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	47.50	541.06	1.2976	1.0000	4200	33	INTEREST SPLIT	85,431
48 Actual Front Feet, 0.59 Total Acres                      Total Est. Land Value =								85,431

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 1900

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 720 SF    Floor Area = 720 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.54	-10.25	0.66	720	30,924

Other Additions/Adjustments	Rate	Size	Cost
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(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

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(15) Built-Ins & Fireplaces  

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches  
 CSEP (1 Story), Standard                                  29.76                                  120                                  3,571

County Multiplier = 1.40 =>                                  Cost New =                                  62,230

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/ 33/18.2,    Depr.Cost =                                  11,295  
 Economic Depreciation because of: INTEREST SPLIT  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.500 => TCV of Bldg: 1 =                                  16,942

2017 Est. T.C.V. 006-131-038-01				=	103,873
Est. TCV/Total Floor Area = 144.27					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
47,800	47,800	47,800	46,840	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	421	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
51,900	51,900	51,900	47,261	47,261	0



45-006-131-040-00	2017 Est. T.C.V.	ROMAN LANCE &
Property Class: 402		S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	79.00	200.00	1.0860	1.0000	4200	100		360,335
79 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	360,335

2017 Est. T.C.V. 006-131-040-00 = 360,335

Est. TCV/Total Floor Area = 514.76, Most recent sale 06/04/1997 for 164,400

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
169,600	169,600	169,600	119,678	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	10,600	0	0	1,077	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
180,200	180,200	180,200	120,755	120,755	120,755	

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45-006-131-043-01                      2017 Est. T.C.V.                      DIETZEL VAUGHN R TRUST  
 Property Class: 401                      7107 S DUNE HWY  
 Map #: 63                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	230.00	0.8677	1.0000	4200	100		364,433
GROUP B 4200	50.00	230.00	0.8677	1.0000	4200	50	SURPLUS: ZOINING 100 ft	91,108
150 Actual Front Feet, 0.79 Total Acres                      Total Est. Land Value =								455,541

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.35	1.00	120	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 STORY                      Cls CD                      Blt 1940

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1328 SF    Floor Area = 1328 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Crawl Space    56.34    -8.13    0.00    1328    64,023

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  
 1000 Gal Septic                      2895.00                      1                      2,895

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(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1415.00                      1                      1,415  
 Fireplace: Interior 1 Story                      2900.00                      2                      5,800

(16) Porches  
 CPP, Standard                      13.16                      126                      1,658

(16) Deck/Balcony  
 Treated Wood, Standard                      6.16                      442                      2,723

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      17.33                      540                      9,358  
 Common Wall: 1/2 Wall                      -500.00                      1                      -500  
 Mechanical Doors                      350.00                      1                      350  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      14.85                      768                      11,405  
 Mechanical Doors                      350.00                      1                      350  
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)  
 Base Cost                      10.13                      4000                      40,520  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.40    =>                      Cost New =    200,937

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =    120,562  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.500 => TCV of Bldg: 1 =    180,844

2017 Est. T.C.V. 006-131-043-01                      =    638,885  
 Est. TCV/Total Floor Area = 481.09

2016 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
 337,900                      337,900                      337,900                      327,178                      0.90



Parcel Number: 45-006-131-043-01

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	30,800	-49,300	0	30,800	-38,578	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	319,400	319,400	319,400	360,922	319,400	319,400

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45-006-131-044-00	2017 Est. T.C.V.	DAVEY JOHN G & ANN G & DAVEY G J/T
Property Class: 401		7497 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.97	427.10	0.9966	1.0000	4200	100		422,644
101 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =								422,644

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C+10 Blt 2001

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1804 SF Floor Area = 2255 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	77.32	-9.20	1.55	1804	125,685

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

WGEP (1 Story), Standard	31.49	208	6,550
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(16) Breezeways

Frame Wall, Finished	27.75	30	833
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(17) Garages

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

Base Cost	17.55	576	10,109
Automatic Doors	375.00	2	750
Storage area over garage	3.95	576	2,275

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

Base Cost	13.16	576	7,580
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 237,778

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 214,000  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 363,800

2017 Est. T.C.V. 006-131-044-00 = 796,444

Est. TCV/Total Floor Area = 353.19, Most recent sale 04/26/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
397,600	397,600	397,600	250,745	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	2,256	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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Parcel Number: 45-006-131-044-00

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398,200	398,200	398,200	253,001	253,001	253,001
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45-006-131-045-00	2017 Est. T.C.V.	WALSH D PATRICIA TRUST
Property Class: 401		7551 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	461.00	0.9050	1.0000	4200	100		380,103
GROUP B 4200	33.00	461.00	0.9050	1.0000	4200	50	SURPLUS: ZOINING 100 ft	62,717
133 Actual Front Feet, 1.41 Total Acres Total Est. Land Value =								442,820

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 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF Floor Area = 1482 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	94.34	-10.79	0.00	988	82,547

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WSEP (1 Story), Standard	24.89	216	5,376
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(16) Deck/Balcony

Treated Wood, Standard	21.50	12	258
Treated Wood, Standard	6.45	402	2,593

County Multiplier = 1.40 => Cost New = 144,969

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 123,224

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 209,481

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls D Blt 1935

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 432 SF Floor Area = 540 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	71.46	-10.59	-0.99	432	25,868

Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer

1000 Gal Septic	2720.00	1	2,720
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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

Parcel Number: 45-006-131-045-00

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WSEP (1 Story), Standard	27.39	136	3,725
(17) Garages			
Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	12.04	576	6,935
Mechanical Doors	325.00	2	650
County Multiplier = 1.40 =>		Cost New =	57,587
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,		Depr.Cost =	31,673
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 =>		TCV of Bldg: 2 =	47,509

2017 Est. T.C.V. 006-131-045-00 = 704,810

Est. TCV/Total Floor Area = 348.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
348,500	348,500	348,500	281,849	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,900	0	0	2,536	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
352,400	352,400	352,400	284,385	284,385	284,385	

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45-006-131-045-10                      2017 Est. T.C.V.                      WOODWARD SUSAN J  
 Property Class: 401                      7595 S DUNE HWY  
 Map #: 65                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	100.00	285.24	1.0000	1.0000	400	100		40,000
S DUNE HWY	64.93	285.24	1.0000	1.0000	400	50	SURPLUS: ZOINING 100 ft	12,986
165 Actual Front Feet, 1.08 Total Acres                      Total Est. Land Value =								52,986

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 CD                      Blt 1935

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 660 SF    Floor Area = 990 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Mich Bsmnt.	83.34	-4.89	0.00	660	51,777

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (1 Story), Standard	34.01	96	3,265
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County Multiplier = 1.40    =>                      Cost New =                      96,120

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      57,672  
 ECF (4131 DUNE HIGHWAY AREAS)                      1.400 => TCV of Bldg: 1 =                      80,741

2017 Est. T.C.V. 006-131-045-10                      =                      138,727  
 Est. TCV/Total Floor Area = 140.13, Most recent sale 04/29/1994 for 95,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
67,600	67,600	67,600	61,559	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,800	0	554	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,400	69,400	69,400	62,113	62,113	0

45-006-131-046-00	2017 Est. T.C.V.	JONES GARY L & BARBARA A LIV TRUST
Property Class: 401		7531 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	412.37	0.8677	1.0000	4200	100		364,433
GROUP B 4200	50.00	412.37	0.8677	1.0000	4200	50	SURPLUS: ZOINING 100 ft	91,108
150 Actual Front Feet, 1.42 Total Acres Total Est. Land Value =								455,541

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	175	0	0
D/W/P: Asphalt Paving	1.61	1.00	4000	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0
D/W/P: Patio Blocks	8.13	1.00	1600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1930

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 2086 SF Floor Area = 2086 SF.  
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
1 Story Siding Crawl Space 65.99 -8.84 0.00 2086 119,215

Other Additions/Adjustments Rate Size Cost

(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

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(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) Porches  
WGEP (1 Story), Standard 29.91 239 7,148  
CCP (1 Story), Standard 19.72 308 6,074

(17) Garages  
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 22.18 338 7,497  
Mechanical Doors 350.00 1 350  
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
Base Cost 23.68 371 8,785  
Mechanical Doors 350.00 1 350

County Multiplier = 1.40 => Cost New = 234,737

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 164,316  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 279,337

2017 Est. T.C.V. 006-131-046-00 = 744,378  
Est. TCV/Total Floor Area = 356.84  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.  
269,700 269,700 269,700 177,901 0.90  
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses

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103,700	-1,200	0	103,700	1,601	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
372,200	372,200	372,200	283,202	283,202	0

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45-006-131-047-00                      2017 Est. T.C.V.                      JONES GARY & BARBARA LIV TR  
 Property Class: 401                      S DUNE HWY  
 Map #: 65                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	313.00	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.72 Total Acres                      Total Est. Land Value =								50,000

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    GARAGE                      Cls CD    Blt    0

(11) Heating System: No Heating/Cooling

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

(17) Garages

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

Base Cost	20.67	360	7,441
Mechanical Doors	350.00	1	350

County Multiplier = 1.40    =>                      Cost New =    10,908

Notes: NO PLUMBING - POSTED 1 TO REMOVE THE ALLOWANCE

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost = 9,272  
 ECF (4131 DUNE HIGHWAY AREAS)                      1.400 => TCV of Bldg: 1 =    12,980

2017 Est. T.C.V. 006-131-047-00                      =    64,480

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,000	32,000	32,000	32,000	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	200	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,200	32,200	32,200	32,288	32,200	0

45-006-131-048-00	2017 Est. T.C.V.	BUDINGER RICHARD W & GAY M
Property Class: 402		S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	200.00	470.00	1.0000	1.0000	500	100		100,000
S DUNE LK VIEW	21.00	470.00	1.0000	1.0000	500	50	SURPLUS: ZOINING	100 ft 5,250
221 Actual Front Feet, 2.38 Total Acres Total Est. Land Value =								105,250

2017 Est. T.C.V. 006-131-048-00 = 105,250

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/10/1996 for 62,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,600	52,600	52,600	40,252	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	362	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,600	52,600	52,600	40,614	40,614	40,614

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45-006-131-049-00                      2017 Est. T.C.V.                      JOHNSON BRADLEY J & KRISTEN M  
 Property Class: 401                      7513 S DUNE HWY  
 Map #: 65                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	500.00	1.0000	1.0000	4200	100		420,000
100 Actual Front Feet, 1.15 Total Acres                      Total Est. Land Value =								420,000

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	906	0	0
D/W/P: Crushed Rock	1.24	1.00	2200	0	0
Shed: Wood Frame	9.03	1.00	280	50	1,265
Dock: Light posts	21.31	1.00	688	50	7,331
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 =					28,596

Cost Est. for Res. Bldg: 1    Single Family    2 STORY                      Cls    C+10    Blt 1930

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 761 SF    Floor Area = 1595 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	123.73	-11.56	0.00	761	85,361
1	Story Siding	Overhang	41.26	0.00	0.00	73	3,012

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

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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 2 Story	4650.00	1	4,650

(16) Porches

CGEP (1 Story), Standard	37.30	147	5,483
WGEP (1 Story), Standard	46.86	87	4,077
CPP, Standard	28.54	24	685

(17) Garages

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

Base Cost	24.56	272	6,680
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 =>                      Cost New =                      168,502

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      101,101  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.500 => TCV of Bldg: 1 =                      151,652

2017 Est. T.C.V. 006-131-049-00                      =                      600,248

Est. TCV/Total Floor Area = 376.33, Most recent sale 10/31/2011 for 650,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
284,600	284,600	284,600	284,600	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,500	0	0	2,561	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300,100	300,100	300,100	287,161	287,161	0	

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45-006-131-050-00	2017 Est. T.C.V.	OLSON JOHN D ET AL
Property Class: 401		7573 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	48.96	266.91	1.2840	1.0000	4200	100		264,026
49 Actual Front Feet, 0.30 Total Acres								Total Est. Land Value = 264,026

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	148	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 924 SF Floor Area = 924 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.33	-8.95	0.00	924	47,475

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	11.17	192	2,145
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County Multiplier = 1.40 => Cost New = 84,784

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 46,631  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 1 = 69,947

2017 Est. T.C.V. 006-131-050-00 = 338,973

Est. TCV/Total Floor Area = 366.85, Most recent sale 02/08/1995 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
156,200	156,200	156,200	79,344	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,300	0	0	714	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,500	169,500	169,500	80,058	80,058	0



45-006-131-051-00	2017 Est. T.C.V.	SEXTON FAMILY COTTAGE LLC
Property Class: 401		7581 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

		* Factors *		HOLDING TANKS		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP B 4200	52.31	66.00	1.2546	1.0000	4200 100	275,632
52 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =						275,632

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 C Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 980 SF Floor Area = 1463 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.49	-9.83	0.00	336	19,374
1.75	Story Siding	Crawl Space	98.00	-9.83	0.00	644	56,781

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Deck/Balcony

Treated Wood, Standard	8.30	100	830
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County Multiplier = 1.40 => Cost New = 126,063

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 75,638  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 1 = 113,457

2017 Est. T.C.V. 006-131-051-00 = 394,089

Est. TCv/Total Floor Area = 269.37

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
182,100	182,100	182,100	180,239	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,900	0	1,622	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
197,000	197,000	197,000	181,861	181,861	0





45-006-131-053-00                      2017 Est. T.C.V.                      WOODWARD SUSAN J  
 Property Class: 401                      7627 S DUNE HWY  
 Map #: 65                      GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	250.00	1.0000	1.0000	4200	100		420,000
100 Actual Front Feet, 0.57 Total Acres                      Total Est. Land Value =								420,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	48	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1    Single Family    2 STORY                      Cls CD                      Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1282 SF    Floor Area = 3212 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	88.86	-9.85	0.00	634	50,092
3	Story Siding	Slab	120.85	-9.85	0.00	648	71,928

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	1975.00	1	1,975
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Direct-Vented Gas	925.00	1	925
(16) Porches			
CGEP (1 Story), Standard	45.24	90	4,072
(16) Deck/Balcony			
Treated Wood, Standard	7.46	128	955
Wood Balcony	15.00	128	1,920
Wood Balcony	15.00	96	1,440

County Multiplier = 1.40 =>                      Cost New =                      196,234

Notes: MAIN RESIDENCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      127,552  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 =                      216,838

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 420 SF    Floor Area = 420 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.36	-11.72	0.66	420	21,546

Other Additions/Adjustments	Rate	Size	Cost
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235

County Multiplier = 1.40 =>                      Cost New =                      31,893

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Notes: BLUE INN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 85/100/100/46.8, Depr.Cost = 14,910  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 2 = 22,365

Cost Est. for Res. Bldg: 3 Single Family 2 STORY Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 512 SF Floor Area = 1024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	91.67	-11.16	1.31	512	41,892

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

Appliance Allowance	1235.00	1	1,235
Fireplace: Direct-Vented Gas	725.00	1	725

(16) Porches

CGEP (1 Story), Standard	42.29	96	4,060
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County Multiplier = 1.40 => Cost New = 67,076

Notes: COTTAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 85/100/100/46.8, Depr.Cost = 31,358  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 3 = 47,037

2017 Est. T.C.V. 006-131-053-00 = 711,240

Est. TCV/Total Floor Area = 152.76

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
348,600	348,600	348,600	233,628	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,000	0	0	2,102	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
355,600	355,600	355,600	235,730	235,730	127,294

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45-006-131-054-00                      2017 Est. T.C.V.                      JACKSON LARY D & SARAH R  
 Property Class: 401                      7667 S DUNE HWY  
 Map #: 65                                      GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	55.40	300.00	1.2296	1.0000	4200	100		286,108
55 Actual Front Feet, 0.38 Total Acres                      Total Est. Land Value =								286,108

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1576 SF    Floor Area = 2402 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	71.66	-8.66	0.00	1000	63,000
2	Story Siding	Crawl Space	98.54	-8.66	0.00	576	51,771

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: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

CGEP (1 Story), Standard	36,111	160	5,778
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(16) Deck/Balcony

Treated Wood, Standard	6.78	256	1,736
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(17) Garages

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

Base Cost	25.85	240	6,204
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 =>                      Cost New = 200,617

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,                      Depr.Cost = 134,414

Separately Depreciated Items:

Square footage # 2 is depreciated at 97 %Good...                      Base Cost Was = 51,771

County Multiplier = 1.40 =>                      Cost New = 72,479

Phy/Ab.+hy/Func/Econ/Comb.%Good= 30/100/100/100/30.0,                      Depr.Cost = 21,744

(16) Deck/Balcony

Treated Wood w/Roof, Standard	28.30	40	1,132
County Multiplier = 1.40 =>			Cost New = 1,585
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,			Depr.Cost = 1,537

Total Depreciated Cost = 157,695

ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 = 268,081

2017 Est. T.C.V. 006-131-054-00                      = 554,189

Est. TCV/Total Floor Area = 230.72

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
273,200	273,200	273,200	164,416	0.90	0	3,900	0	1,479	0

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
277,100	277,100	277,100	165,895	165,895	0

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45-006-131-055-00	2017 Est. T.C.V.	SMITH RICHARD K JR TRUST
Property Class: 401		7161 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	400.00	0.9074	1.0000	4200	100		381,108
GROUP B 4200	32.00	400.00	0.9074	1.0000	4200	50	SURPLUS: ZOINING 100 ft	60,977
132 Actual Front Feet, 1.21 Total Acres								Total Est. Land Value = 442,086

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 BC Blt 1994

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2014 SF Floor Area = 2518 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	83.44	-10.14	2.34	2014	152,339

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875

(16) Porches

WCP (1 Story), Standard	35.12	80	2,810
WPP, Standard	8.63	612	5,282

(17) Garages

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

Base Cost	21.10	576	12,154
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	2	850

County Multiplier = 1.40 => Cost New = 272,109

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 231,293  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 393,198

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 660 SF Floor Area = 660 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.25	-9.78	0.00	660	36,610

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(15) Built-Ins & Fireplaces  
Appliance Allowance 1415.00 1 1,415

(16) Porches  
CPP, Standard 30.25 20 605

County Multiplier = 1.40 => Cost New = 54,964

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 35,727

Separately Depreciated Items:

(17) Garages  
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
Base Cost 13.80 903 12,461  
Mechanical Doors 350.00 1 350  
County Multiplier = 1.40 => Cost New = 17,936  
Phy/Ab.Phy/Func/Econ/Comb.%Good= 42/100/100/100/42.0, Depr.Cost = 7,533

Total Depreciated Cost = 43,260  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 73,542

2017 Est. T.C.V. 006-131-055-00 = 916,326

Est. TCV/Total Floor Area = 288.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
462,500	462,500	462,500	280,454	0.90	

2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,300	0	0	2,524	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
458,200	458,200	458,200	282,978	282,978	226,382

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45-006-131-055-10 2017 Est. T.C.V. BRATT DAVID CHARLES  
Property Class: 401 7179 S DUNE HWY  
Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	70.00	200.00	1.1330	1.0000	4200	100		333,091
70 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								333,091

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	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
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1546 SF Floor Area = 1546 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.53	-8.71	0.00	1546	83,206

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

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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	8.40	96	806
Treated Wood,Standard	6.13	616	3,776

(17) Garages

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

Base Cost	17.55	576	10,109
Common Wall: 1/2 Wall	-525.00	1	-525
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 152,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 98,832  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 168,015

2017 Est. T.C.V. 006-131-055-10 = 506,106

Est. TCV/Total Floor Area = 327.36

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
246,600	246,600	246,600	160,108	0.90	0	0	0	1,440	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
253,100	253,100	253,100	161,548	161,548	161,548				

45-006-131-057-00	2017 Est. T.C.V.	MARTLEW JEFFREY L & VIRGINIA L
Property Class: 401		7647 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	50.03	360.00	1.2743	1.0000	4200	100		267,762
50 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 267,762

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 BC Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1144 SF Floor Area = 1716 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Pine Logs	Basement	104.56	0.00	0.00	1144	119,617

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
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(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875

(16) Porches

WCP (1 Story), Standard	37.75	66	2,492
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(16) Deck/Balcony

Treated Wood, Standard	7.45	312	2,324
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County Multiplier = 1.40 => Cost New = 196,893

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 177,203  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 301,246

2017 Est. T.C.V. 006-131-057-00 = 576,508

Est. TCV/Total Floor Area = 335.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
285,300	285,300	285,300	174,698	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,000	0	1,572	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
288,300	288,300	288,300	176,270	176,270	176,270	



45-006-131-058-00	2017 Est. T.C.V.	CAWOOD WILLIAM E & JULIA A
Property Class: 401		7637 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	50.03	350.00	1.2743	1.0000	4200	100		267,762
50 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	267,762

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1256 SF Floor Area = 1256 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.56	-9.20	0.00	1256	69,532

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

WPP, Standard	24.75	32	792
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(17) Garages

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

Base Cost	15.47	768	11,881
Automatic Doors	375.00	1	375

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County Multiplier = 1.40 => Cost New = 132,881

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 79,729

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 1 = 119,593

2017 Est. T.C.V. 006-131-058-00 = 387,355

Est. TCV/Total Floor Area = 308.40, Most recent sale 12/02/2014 for 352,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
178,600	178,600	178,600	172,309	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,100	0	0	1,550	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
193,700	193,700	193,700	173,859	173,859	0	

45-006-131-059-00                      2017 Est. T.C.V.                      DEERING PAUL M TRUST  
 Property Class: 401                      7545 S DUNE HWY  
 Map #: 65                                  GLEN ARBOR TOWNSHIP                      EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 3800	50.00	174.24	1.2311	1.0000	3800	100		233,917
50 Actual Front Feet, 0.20 Total Acres                      Total Est. Land Value =								233,917

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 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,554

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls CD                      Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 912 SF    Floor Area = 912 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.49	-8.98	0.00	912	46,977

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, 200 Feet	4675.00	1	4,675
1000 Gal Septic	2895.00	1	2,895

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood, Standard	6.02	493	2,968
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County Multiplier = 1.40 =>                      Cost New =                      83,384

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      75,046  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 =                      127,577

2017 Est. T.C.V. 006-131-059-00                      =                      367,048

Est. TCV/Total Floor Area = 402.46, Most recent sale 12/08/1972 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
195,900	195,900	195,900	69,735	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-12,400	0	0	627	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
183,500	183,500	183,500	70,362	70,362	70,362





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	403,200	403,200	403,200	385,810	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,600	0	0	3,472	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	411,800	411,800	411,800	389,282	389,282	0

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45-006-133-001-00	2017 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		
Map #: 67	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			407.050 Acres		4,000	100		1,628,200
		407.05	Total Acres		Total Est.		Land Value =	1,628,200

2017 Est. T.C.V. 006-133-001-00 = 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		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

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