

45-006-134-001-00                      2017 Est. T.C.V.                      HILGARD JAMES H & JENNIFER F  
 Property Class: 401                      7058 S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	650.00	0.8677	1.0000	2800	100		242,955
GLENRD DVD&BLUF	50.00	650.00	0.8677	1.0000	2800	50	SURPLUS: ZOINING 100 ft	60,739
150 Actual Front Feet, 2.24 Total Acres                      Total Est. Land Value =								303,694

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	275	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 C+5    Blt 1978

(11) Heating System: Forced Hot Water  
 Ground Area = Size for Rates = 1756 SF    Floor Area = 1756 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.47	-8.84	1.17	952	54,074
1	Story Siding	Basement	64.47	0.00	1.17	804	52,775

Other Additions/Adjustments

	Rate	Size	Cost
(1) Exterior Brick Veneer	8.25	168	1,386

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

	Rate	Size	Cost
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

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

(16) Deck/Balcony

	Rate	Size	Cost
Treated Wood, Standard	7.90	120	948

(17) Garages

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

	Rate	Size	Cost
Base Cost	13.59	1008	13,699
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	3	1,125
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.25	528	9,636
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

County Multiplier = 1.40    =>                      Cost New =    207,692

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    135,000  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =    249,750

2017 Est. T.C.V. 006-134-001-00                      =    555,944

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Est. TCV/Total Floor Area = 316.60, Most recent sale 11/21/1996 for 315,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
301,700	301,700	301,700	275,132	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-23,700	0	0	2,476	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
278,000	278,000	278,000	277,608	277,608		0

45-006-134-001-10	2017 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		
Map #: 69	GLEN ARBOR TOWNSHIP	,

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			60.627		Acres	4,325	100	262,195
		60.63	Total Acres			Total Est.	Land Value =	262,195

2017 Est. T.C.V. 006-134-001-10 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-134-001-20                      2017 Est. T.C.V.                      DEVIRGILIO MARK J & SUSAN J  
 Property Class: 401                      7061 S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	625.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	450,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	19.57	1.00	340	50	3,327
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 =					4,827

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.18	-9.11	-0.21	864	44,807

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

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

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

(16) Porches  
 CGEP (1 Story), Standard                      32.06                      192                      6,156

(16) Deck/Balcony  
 Treated Wood, Standard                      6.75                      200                      1,350

County Multiplier = 1.40    =>                      Cost New =                      88,554

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      61,988  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      114,677

2017 Est. T.C.V. 006-134-001-20                      =                      569,504

Est. TCV/Total Floor Area = 659.15

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
264,300	264,300	264,300	167,982	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,500	0	0	1,511	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
284,800	284,800	284,800	169,493	169,493	0	

45-006-134-002-01                      2017 Est. T.C.V.                      HEINLE ROBERT L & CHRISTINE L  
 Property Class: 401                      7088 S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	600.00	0.9864	1.0000	2800	100		276,183
GLENRD DVD&BLUF	4.00	600.00	0.9864	1.0000	2800	50	SURPLUS: ZOINING 100 ft	5,524
104 Actual Front Feet, 1.43 Total Acres                      Total Est. Land Value =								281,706

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls C+10    Blt 1958

(11) Heating System: Forced Hot Water, Air Conditioning  
 Ground Area = Size for Rates = 1786 SF    Floor Area = 1786 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.34	-9.22	6.69	1170	75,828
1	Story Siding	Basement	67.34	0.00	6.69	616	45,602

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	34.80	60	2,088
WCP (1 Story), Standard	34.80	60	2,088

(16) Deck/Balcony

Treated Wood, Standard	7.05	200	1,410
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(17) Garages  
 Class:C Exterior: Block Foundation: 18 Inch (Unfinished)

Base Cost	20.60	432	8,999
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 =>                      Cost New =                      210,526

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      136,842  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      253,157

2017 Est. T.C.V. 006-134-002-01                      =                      539,863

Est. TCV/Total Floor Area = 302.27

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
280,300	280,300	280,300	155,657	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,400	0	1,400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
269,900	269,900	269,900	157,057	157,057	0

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45-006-134-003-01                      2017 Est. T.C.V.                      PFEIFER FRANK W & MARIE L TR  
 Property Class: 401                      7097 S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	500.00	0.9831	1.0000	4500	100		442,381
GROUP D 4500/	5.00	500.00	0.9831	1.0000	4500	50	SURPLUS: ZOINING 100 ft	11,060
105 Actual Front Feet, 1.21 Total Acres                      Total Est. Land Value =								453,440

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.75	1.00	60	50	382
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 =					5,382

Cost Est. for Res. Bldg: 1    Single Family 2 STORY                      Cls C+10    Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 920 SF    Floor Area = 1840 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	118.79	0.00	0.00	920	109,287

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	12.00	150	1,800
WPP, Standard	13.27	120	1,592

(16) Deck/Balcony

Wood Balcony	17.50	32	560
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(17) Garages

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

Base Cost	24.93	462	11,518
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.40 =>                      Cost New =                      193,161

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,                      Depr.Cost =                      154,528

Separately Depreciated Items:

Local Cost Items:

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

Total Depreciated Cost =                      157,378  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      291,150

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Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1990

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

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

Base Rate for Upper Floors = 14.75

(10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100%  
Adjusted Square Foot Cost for Upper Floors = 13.15

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 12 Height per Story Multiplier: 1.040  
Ave. Floor Area: 1,200 Perimeter: 140 Perim. Multiplier: 1.084  
Refined Square Foot Cost for Upper Floors: 14.82

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 20.755

Total Floor Area: 1,200 Base Cost New of Upper Floors = 24,906  
Reproduction/Replacement Cost = 24,906  
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
Total Depreciated Cost = 10,958

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

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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Total Base Cost New = 0  
County Multiplier: 1.40 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0  
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0  
Total Depreciated Cost = 0

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 15,342  
Replacement Cost/Floor Area= 20.75 Est. TCV/Floor Area= 12.78

Total Estimated True Cash Value of Commercial/Industrial Buildings = 15,342

2017 Est. T.C.V. 006-134-003-01 = 765,314  
Est. TCV/Total Floor Area = 251.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
361,400	361,400	361,400	229,455	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	21,300	0	2,065	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
382,700	382,700	382,700	231,520	231,520	231,520	

45-006-134-004-00                      2017 Est. T.C.V.                      CREIGHTON NANCY M REV TRUST  
 Property Class: 401                      7107 S GLEN LAKE RD  
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Land Value Estimates for Land Table 4000.4000 BIG GLEN  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	56.37	108.19	1.2222	1.0000	4500	100		310,023
56 Actual Front Feet, 0.14 Total Acres                      Total Est. Land Value =								310,023

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 1940

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 715 SF    Floor Area = 715 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	53.14	-10.27	0.48	715	30,995

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  
 Average Fixture(s)                      525.00                      1                      525

(14) Water/Sewer  
 Well, 100 Feet                      2425.00                      1                      2,425  
 1000 Gal Septic                      2720.00                      1                      2,720

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

(16) Porches  
 CSEP (1 Story), Standard                      39.43                      60                      2,366  
 WPP, Standard                      8.70                      282                      2,453

County Multiplier = 1.44 =>                      Cost New =                      61,516

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      39,985  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      73,973

2017 Est. T.C.V. 006-134-004-00                      =                      385,496

Est. TCV/Total Floor Area = 539.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
178,700	178,700	178,700	73,375	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,000	0	0	660	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
192,700	192,700	192,700	74,035	74,035	0



45-006-134-005-00	2017 Est. T.C.V.	WHITESIDE NATHANIEL H III TRUST &
Property Class: 401		7016 S GLEN LAKE RD
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Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	200.00	373.17	0.7657	1.0000	2800	100		428,770
GLENRD DVD&BLUF	14.45	373.17	0.7657	1.0000	2800	50	SURPLUS: ZOINING 100 ft	15,489
214 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =								444,259

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 BC Blt 1930

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1783 SF Floor Area = 1783 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	74.01	0.00	1.85	1140	86,480
1	Story Siding	Crawl Space	74.01	-10.49	1.85	643	42,033

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
2 Fixture Bath	2350.00	1	2,350

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.50	738	6,273
WPP, Standard	9.08	510	4,631

(16) Deck/Balcony

Treated Wood,Standard	11.90	48	571
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(17) Garages

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

Base Cost	26.05	360	9,378
Automatic Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 238,912

Notes: 7001-WHITE HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 179,184

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1088	14,688
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County Multiplier = 1.40 => Cost New = 20,563

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 10,282

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	Total Depreciated Cost =	189,465
ECF (4134 BIG GLEN)	1.850 => TCV of Bldg: 1 =	350,511

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C+5 Blt 1930

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2109 SF Floor Area = 2109 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.92	-8.42	2.01	409	23,113
1	Story Siding	Basement	62.92	0.00	2.01	1700	110,381

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	15.67	83	1,301
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(16) Deck/Balcony

Treated Wood, Standard	6.40	448	2,867
Treated Wood, Standard	7.88	121	953

(17) Garages

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

Base Cost	15.93	586	9,335
Mechanical Doors	325.00	2	650

County Multiplier = 1.40 =>

Cost New = 229,684

Notes: 7016-BROWN HSE ACROSS ST

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 149,294

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 276,195

Cost Est. for Res. Bldg: 3 Single Family GARAGE Cls C 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
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	24.23	280	6,784
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Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	16.54	660	10,916
Mechanical Doors	350.00	2	700

County Multiplier = 1.40 =>

Cost New = 25,761

Lump Sum Item(s):

WOOD STRG LEANTO 14*20 GAR ATT	6.00	80.0	379
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Notes: 7016 HOUSE GARAGES (2)

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 16,991

Parcel Number: 45-006-134-005-00

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ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 31,434

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls C Blt 0

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1182 SF Floor Area = 1182 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.20	-9.36	1.92	1182	68,272

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

(13) Plumbing

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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085

(16) Porches

WPP, Standard	7.10	779	5,531
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(16) Deck/Balcony

Treated Wood,Standard	8.92	76	678
Treated Wood,Standard	9.52	64	609

County Multiplier = 1.40 => Cost New = 116,075

Notes: 7021 HOUSE ON WATER

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 75,448

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 4 = 139,580

2017 Est. T.C.V. 006-134-005-00 = 1,249,479

Est. TCV/Total Floor Area = 246.25

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
688,000	688,000	688,000	488,682	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-63,300	0	0	4,398	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
624,700	624,700	624,700	493,080	493,080	0	



45-006-134-007-10	2017 Est. T.C.V.	JOHNSON HARVEY C & AMELIA D &
Property Class: 401		7115 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	100.00	0.8911	1.0000	2800	100		249,519
GLENRD DVD&BLUF	39.00	100.00	0.8911	1.0000	2800	50	SURPLUS: ZOINING 100 ft	48,656
139 Actual Front Feet, 0.32 Total Acres								
Total Est. Land Value =								298,175

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	500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 1995

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1632 SF Floor Area = 2448 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	97.24	0.00	2.30	1632	162,449

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

(9) Basement Finish

Basement Recreation Finish	15.95	1632	26,030
Walk out Basement Door(s)	1125.00	2	2,250

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	9.60	842	8,083
WPP, Standard	15.74	128	2,015
WCP (1 Story), Standard	66.12	24	1,587

(16) Deck/Balcony

Roof Cover Only, Standard	14.55	182	2,648
Treated Wood, Standard	8.50	180	1,530

(17) Garages

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

Base Cost	38.79	294	11,404
Automatic Doors	500.00	2	1,000

County Multiplier = 1.40 => Cost New = 344,606

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 292,915  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 541,892

2017 Est. T.C.V. 006-134-007-10 = 842,567

Est. TCV/Total Floor Area = 344.19

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

Parcel Number: 45-006-134-007-10

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	440,900	440,900	440,900	259,081	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-19,600	0	0	2,331	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	421,300	421,300	421,300	261,412	261,412	0

45-006-134-007-20	2017 Est. T.C.V.	BAAD TRUST &
Property Class: 401		7147 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	116.93	0.8838	1.0000	4500	100		397,725
GROUP D 4500/	42.31	116.93	0.8838	1.0000	4500	50	SURPLUS: ZOINING 100 ft	84,133
142 Actual Front Feet, 0.38 Total Acres					Total Est.		Land Value =	481,858

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,930

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1927

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 560 SF Floor Area = 840 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	107.04	-10.22	0.00	280	27,110
1	Story Siding	Crawl Space	68.28	-10.22	0.00	140	8,128
1	Story Siding	Crawl Space	68.28	-10.22	0.00	140	8,128

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
(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	26.40	169	4,462
(16) Deck/Balcony			
Treated Wood, Standard	8.47	80	678

County Multiplier = 1.40 => Cost New = 84,204

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 50,522  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 93,466

2017 Est. T.C.V. 006-134-007-20	=	578,254
Est. TCV/Total Floor Area = 688.40		
2016 Assessed MBOR S.E.V.	Base for Cap	C.P.I.
267,400 267,400 267,400	128,069	0.90
2017 New Eq. Adjustment Loss	Additions	Tax Adjustment Losses
0 21,700 0	0	1,152 0
2017 Assessed MBOR S.E.V.	Capped	->Taxable<- PRE/MBT
289,100 289,100 289,100	129,221	129,221 129,221





11:46 AM

45-006-134-007-40                      2017 Est. T.C.V.                      ZIERK NORMAN TRUST  
 Property Class: 401                      7169 S GLEN LAKE RD  
 Map #: 69                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	110.00	0.8759	1.0000	4500	100		394,175
GROUP D 4500/	46.00	110.00	0.8759	1.0000	4500	50	SURPLUS: ZOINING 100 ft	90,660
146 Actual Front Feet, 0.37 Total Acres                      Total Est. Land Value =								484,835

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	8.01	1.00	40	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					1,500

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls    C+10    Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 864 SF    Floor Area = 1272 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	120.29	0.00	0.00	408	49,078
1	Story Siding	Basement	76.13	0.00	0.00	456	34,715

Other Additions/Adjustments

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	38.16	48	1,832
WPP, Standard	10.39	216	2,244
WPP, Standard	10.39	216	2,244

County Multiplier = 1.40    =>                      Cost New =    145,955

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    116,764  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =    216,014

2017 Est. T.C.V. 006-134-007-40                      =    702,349

Est. TCV/Total Floor Area = 552.16

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
328,900	328,900	328,900	256,559	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	22,300	0	2,309	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
351,200	351,200	351,200	258,868	258,868	0	

45-006-134-007-50                      2017 Est. T.C.V.                      JOHNSON HARVEY C & AMELIA D &  
 Property Class: 402                      S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK LOT\$725/FF	100.00	200.00	1.0000	1.0000	725	100		72,500
BACK LOT\$725/FF	40.00	200.00	1.0000	1.0000	725	50	SURPLUS: ZOINING	100 ft 14,500
140 Actual Front Feet, 0.64 Total Acres                      Total Est. Land Value =								87,000

2017 Est. T.C.V. 006-134-007-50 = 87,000

Est. TCV/Total Floor Area = 68.40, Most recent sale 05/16/2011 for 300,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,500	43,500	43,500	43,500	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,500	43,500	43,500	43,891	43,500	0

45-006-134-007-60                      2017 Est. T.C.V.                      BAAD TRUST  
 Property Class: 402                      S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK LOT\$725/FF	100.00	309.35	1.0000	1.0000	725	100		72,500
BACK LOT\$725/FF	35.01	309.35	1.0000	1.0000	725	50	SURPLUS: ZOINING	100 ft 12,691
135 Actual Front Feet, 0.96 Total Acres      Total Est. Land Value =								85,191

2017 Est. T.C.V. 006-134-007-60 = 85,191

Est. TCV/Total Floor Area = 66.97, Most recent sale 05/18/2011 for 300,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,600	42,600	42,600	42,600	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
42,600	42,600	42,600	42,983	42,600	42,600

45-006-134-007-70                      2017 Est. T.C.V.                      KNIGHT CHARLES F  
 Property Class: 402                                           7169 S GLEN LAKE RD  
 Map #: 69                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK LOT\$725/FF	100.00	342.66	1.0000	1.0000	725	100		72,500
BACK LOT\$725/FF	44.12	342.66	1.0000	1.0000	725	50	SURPLUS: ZOINING	100 ft 15,994
144 Actual Front Feet, 1.13 Total Acres      Total Est. Land Value =								88,494

2017 Est. T.C.V. 006-134-007-70                      =                      88,494

Est. TCV/Total Floor Area = 69.57, Most recent sale 08/25/2014 for 82,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
44,200	44,200	44,200	44,200	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
44,200	44,200	44,200	44,597	44,200	0

45-006-134-008-00                      2017 Est. T.C.V.                      BARTON JAMES & BARTON SUSAN D  
 Property Class: 401                      7216 S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	67.19	486.25	1.1493	1.0000	2800	100		216,218
67 Actual Front Feet, 0.75 Total Acres                      Total Est. Land Value =								216,218

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	50	483
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					1,983

Cost Est. for Res. Bldg: 1    Single Family    1.25 STORY                      Cls C                      Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 962 SF    Floor Area = 1202 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.90	-9.88	0.00	962	65,435

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CGEP (1 Story), Standard	40.96	120	4,915
WPP, Standard	8.07	460	3,712

County Multiplier = 1.40    =>                      Cost New =                      123,197

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      73,918  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      136,748

2017 Est. T.C.V. 006-134-008-00                      =                      354,949

Est. TCV/Total Floor Area = 295.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,200	174,200	174,200	93,222	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,300	0	0	838	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
177,500	177,500	177,500	94,060	94,060	0	0

45-006-134-009-00                      2017 Est. T.C.V.                      DOUGAL CYNTHIA B REV TRUST  
 Property Class: 401                      7213 S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	331.43	0.8078	1.0000	4500	100		363,518
GROUP D 4500/	84.00	331.43	0.8078	1.0000	4500	50	SURPLUS: ZOINING 100 ft	152,678
184 Actual Front Feet, 1.40 Total Acres                      Total Est. Land Value =								516,196

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1064 SF    Floor Area = 1568 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.62	-9.62	0.00	1008	75,600
1	Story Siding	Slab	66.47	-11.64	0.00	56	3,070

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

(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	26.33	403	10,611
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(16) Deck/Balcony

Treated Wood,Standard	7.45	150	1,118
Treated Wood,Standard	6.79	252	1,711

(16) Breezeways

Frame Wall,Finished	27.75	49	1,360
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(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.62	399	8,227
Mechanical Doors	350.00	2	700
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	22.43	330	7,402
Automatic Doors	375.00	1	375

County Multiplier = 1.40 =>                      Cost New =                      172,878

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      103,727  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      191,894

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

(11) Heating System: Forced Heat & Cool

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Parcel Number: 45-006-134-009-00 Page: 2

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Ground Area = Size for Rates = 240 SF    Floor Area = 240 SF.  
 Stories    Exterior    Foundation    Rate Bsmnt-Adj    Heat-Adj    Size    Cost  
 1    Story Siding    Slab    85.35    -14.38    1.92    240    17,494

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
CSEP (1 Story), Standard	34.92	105	3,667

County Multiplier = 1.40    =>    Cost New =    33,369

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr. Cost =    20,022  
 ECF (4134 BIG GLEN)    1.850 => TCV of Bldg: 2 =    37,040

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2017 Est. T.C.V. 006-134-009-00    =    746,630  
 Est. TCV/Total Floor Area = 412.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
349,600	349,600	349,600	329,682	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,700	0	0	2,967	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
373,300	373,300	373,300	332,649	332,649	332,649	

45-006-134-010-00	2017 Est. T.C.V.	MCELRATH & RODMAN & DEFOREST
Property Class: 402		S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	300.00	0.9249	1.0000	2800	100		258,964
GLENRD DVD&BLUF	25.00	300.00	0.9249	1.0000	2800	50	SURPLUS: ZOINING	100 ft 32,371
125 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =								291,335

2017 Est. T.C.V. 006-134-010-00 = 291,335

Est. TCV/Total Floor Area = 161.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
163,200	163,200	163,200	163,200	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-17,500	0	0	-17,500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
145,700	145,700	145,700	164,668	145,700	0







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Parcel Number: 45-006-134-013-00

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198,900	198,900	198,900	143,161	143,161	0
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45-006-134-013-10                      2017 Est. T.C.V.                      KNIGHT JOANNE P  
 Property Class: 401                      7299 S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	75.00	46.00	1.1059	1.0000	2800	50	INTEREST SPLIT	116,123
75 Actual Front Feet, 0.08 Total Acres                      Total Est. Land Value =								116,123

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	28.34	1.00	765	50	10,840
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 =					30,840

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls B    Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2057 SF    Floor Area = 2191 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	84.16	0.00	0.00	918	77,259
1	Story Siding	Basement	84.16	0.00	0.00	1139	95,858
1	Story Siding	Overhang	45.53	0.00	0.00	68	3,096
1	Story Siding	Overhang	45.53	0.00	0.00	66	3,005

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish	15.95	919	14,658
Walk out Basement Door(s)	1125.00	3	3,375

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 1 Story	5525.00	1	5,525

(16) Porches

WPP, Standard	9.60	965	9,264
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(16) Deck/Balcony

Treated Wood, Standard	15.24	32	488
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County Multiplier = 1.40    =>                      Cost New =    338,909

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/ 50/40.0,    Depr.Cost =    135,564

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =    250,793

2017 Est. T.C.V. 006-134-013-10                      =    397,756

Est. TCV/Total Floor Area = 181.54

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
196,200	196,200	196,200	141,885	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	0	1,276	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

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Parcel Number: 45-006-134-013-10

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198,900	198,900	198,900	143,161	143,161	0
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45-006-134-014-00	2017 Est. T.C.V.	KNIGHT CHARLES F
Property Class: 401		7287 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	78.00	50.00	1.0909	1.0000	2800	100		238,243
78 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =								238,243

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	750	50	7,991
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 =					27,991

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1320 SF Floor Area = 1320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	90.12	0.00	0.00	1320	118,958

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

Basement Recreation Finish	15.95	1320	21,054
Walk out Basement Door(s)	1125.00	2	2,250

(13) Plumbing

3 Fixture Bath	4650.00	3	13,950
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 1 Story	5525.00	1	5,525

(16) Deck/Balcony

Treated Wood, Standard	7.20	551	3,967
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(17) Garages

Class:B Exterior: Block Foundation: 42 Inch (Finished )							
Base Cost	26.05	1110	28,916				
Automatic Doors	500.00	3	1,500				
Class:B Exterior: Block Foundation: 42 Inch (Finished )							
Base Cost	30.25	720	21,780				
Automatic Doors	500.00	2	1,000				

County Multiplier = 1.40 => Cost New = 321,895

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 270,392

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	28.14	168	4,728
County Multiplier = 1.40 =>		Cost New =	6,619
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,		Depr.Cost =	6,420

Total Depreciated Cost = 276,812  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 512,102

Parcel Number: 45-006-134-014-00

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2017 Est. T.C.V. 006-134-014-00	=	778,336				
Est. TCV/Total Floor Area = 589.65						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
385,200	385,200	385,200	215,883	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,000	0	0	1,942	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
389,200	389,200	389,200	217,825	217,825	0	

45-006-134-015-01                      2017 Est. T.C.V.                      CARLEY CHRISTOPHER T & NANCY  
 Property Class: 401                      7338 S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	779.49	0.8637	1.0000	2800	100		241,831
GLENRD DVD&BLUF	52.00	779.49	0.8637	1.0000	2800	50	SURPLUS: ZOINING 100 ft	62,876
152 Actual Front Feet, 2.72 Total Acres                      Total Est. Land Value =								304,708

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.75 STORY                      Cls    C+10    Blt 1986

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 2371 SF    Floor Area = 3922 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	82.90	-8.55	1.83	1641	125,011
2	Story Siding	Blt-in Gar.	74.90	0.00	2.44	730	56,458

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	15.24	91	1,387
WPP, Standard	12.50	136	1,700

(16) Deck/Balcony

Treated Wood, Standard	6.10	1647	10,047
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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 =                      301,340

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      210,938  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      390,236

2017 Est. T.C.V. 006-134-015-01                      =                      702,444

Est. TCV/Total Floor Area = 179.10, Most recent sale 12/30/1980 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
388,800	388,800	388,800	275,539	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-37,600	0	0	2,479	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
351,200	351,200	351,200	278,018	278,018	0



45-006-134-015-10                      2017 Est. T.C.V.                      KNIGHT CHARLES F  
 Property Class: 402                      S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	107.00	787.17	0.7216	1.0000	2800	100		216,197
GLENRD DVD&BLUF	147.00	787.17	0.7216	1.0000	2800	100		297,019
254 Actual Front Feet, 4.59 Total Acres      Total Est. Land Value =								513,216

2017 Est. T.C.V. 006-134-015-10                      =                      513,216

Est. TCV/Total Floor Area = 130.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
235,400	235,400	235,400	121,065	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,200	0	0	1,089	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
256,600	256,600	256,600	122,154	122,154	0	

45-006-134-015-20                      2017 Est. T.C.V.                      US GOVT NATL PARK  
 Property Class: 701                      OFF S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			69.290	Acres	4,222	100		292,515
		69.29	Total Acres		Total Est.		Land Value =	292,515

2017 Est. T.C.V. 006-134-015-20                      =                      0

Est. TCV/Total Floor Area = 0.00

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

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

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

45-006-134-015-31	2017 Est. T.C.V.	ROBINSON ANDREW & ELIZABETH
Property Class: 401		7366 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	812.31	0.8620	1.0000	2800	100		241,371
GLENRD DVD&BLUF	52.83	812.31	0.8620	1.0000	2800	50	SURPLUS: ZOINING 100 ft	63,758
153 Actual Front Feet, 2.85 Total Acres Total Est. Land Value =								305,129

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	6.02	1.00	860	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2775 SF Floor Area = 3892 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	83.56	-9.59	0.00	2775	205,267
1	Story Siding	Overhang	43.82	0.00	0.00	23	1,008
2	Story Siding	Overhang	88.79	0.00	0.00	200	17,758

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	80.82	56	4,526
WCP (1 Story), Standard	20.30	563	11,429

(16) Deck/Balcony

Treated Wood, Standard	7.20	563	4,054
Treated Wood, Standard	8.70	156	1,357

(17) Garages

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

Base Cost	30.89	673	20,789
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.40 => Cost New = 419,562

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 293,693  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 543,333

2017 Est. T.C.V. 006-134-015-31 = 850,962

Est. TCV/Total Floor Area = 218.64, Most recent sale 08/18/2016 for 841,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
490,100	490,100	490,100	305,187	0.90

Parcel Number: 45-006-134-015-31

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-64,600	0	0	120,313	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	425,500	425,500	425,500	307,933	425,500	0

45-006-134-015-41	2017 Est. T.C.V.	DUNN EDWIN R & KATHLEEN L
Property Class: 401		7394 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	739.33	0.8739	1.0000	2800	100		244,679
GLENRD DVD&BLUF	47.00	739.33	0.8739	1.0000	2800	50	SURPLUS: ZOINING 100 ft	57,500
147 Actual Front Feet, 2.50 Total Acres								
Total Est. Land Value =								302,179

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 BC Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1674 SF Floor Area = 2736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	104.96	-10.68	0.00	1310	123,507
1	Story Siding	Crawl Space	74.71	-10.68	0.00	364	23,307
1	Story Siding	Overhang	40.47	0.00	0.00	80	3,238

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275

(16) Porches

CCP (1 Story), Standard	34.87	80	2,790
CSEP (1 Story), Standard	28.49	210	5,983

(16) Deck/Balcony

Treated Wood, Standard	8.01	192	1,538
Treated Wood, Standard	8.22	168	1,381

County Multiplier = 1.40 => Cost New = 255,112

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 178,578  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 330,370

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	96.99	-18.06	0.00	512	40,412

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
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Parcel Number: 45-006-134-015-41

Page: 2

(15) Built-Ins & Fireplaces

Appliance Allowance 2610.00 1 2,610

County Multiplier = 1.40 => Cost New = 61,799

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 55,619  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 102,895

2017 Est. T.C.V. 006-134-015-41 = 740,444

Est. TCV/Total Floor Area = 227.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
392,400	392,400	392,400	264,145	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-22,200	0	0	2,377	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
370,200	370,200	370,200	266,522	266,522	0	

45-006-134-015-50                      2017 Est. T.C.V.                      LEJEUNE BARBARA B  
 Property Class: 402                      S ASHLAND AVE  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	40.00	176.00	1.0000	1.0000	1400	33	INTEREST SPLIT	18,480
40 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	18,480

2017 Est. T.C.V. 006-134-015-50                      =                      18,480

Est. TCV/Total Floor Area = 5.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
9,200	9,200	9,200	4,386	0.90	0	0	0	39	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
9,200	9,200	9,200	4,425	4,425	0				

45-006-134-015-51                      2017 Est. T.C.V.                      CARLEY CHRISTOPHER T & NANCY  
 Property Class: 402                      S GLEN LAKE RD  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	40.00	176.00	1.0000	1.0000	1400	33	INTEREST SPLIT	18,480
40 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	18,480

2017 Est. T.C.V. 006-134-015-51                      =                      18,480

Est. TCV/Total Floor Area = 5.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
9,200	9,200	9,200	4,386	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	39	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
9,200	9,200	9,200	4,425	4,425	0	



45-006-134-015-52	2017 Est. T.C.V.	DUNN EDWIN R & KATHLEEN L
Property Class: 402		S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	40.00	176.00	1.0000	1.0000	1400	33	INTEREST SPLIT	18,480
40 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	18,480

2017 Est. T.C.V. 006-134-015-52 = 18,480

Est. TCV/Total Floor Area = 5.69

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
9,200	9,200	9,200	4,386	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	39	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
9,200	9,200	9,200	4,425	4,425	0



45-006-134-015-71	2017 Est. T.C.V.	CARLEY CHRISTOPHER T & NANCY
Property Class: 402		S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	44.00	425.00	1.0000	1.0000	1400	33	INT SPLIT	20,328
44 Actual Front Feet, 0.43 Total Acres					Total Est.		Land Value =	20,328

2017 Est. T.C.V. 006-134-015-71 = 20,328

Est. TCV/Total Floor Area = 6.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,200	10,200	10,200	1,286	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	11	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,200	10,200	10,200	1,297	1,297	0	

45-006-134-015-72	2017 Est. T.C.V.	DUNN EDWIN R & KATHLEEN L
Property Class: 402		S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	44.00	425.00	1.0000	1.0000	1400	33	INT SPLIT	20,328
44 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	20,328

2017 Est. T.C.V. 006-134-015-72 = 20,328

Est. TCV/Total Floor Area = 6.26

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
10,200	10,200	10,200	1,286	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	11	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
10,200	10,200	10,200	1,297	1,297	0

45-006-134-016-00	2017 Est. T.C.V.	WRIGHT MICHAEL R TRUST
Property Class: 402		S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	100.00	450.00	1.0000	1.0000	1400	100		140,000
ASHLAND 1400	52.00	450.00	1.0000	1.0000	1400	50	SURPLUS: ZOINING	100 ft 36,400
152 Actual Front Feet, 1.57 Total Acres Total Est. Land Value =								176,400

2017 Est. T.C.V. 006-134-016-00 = 176,400

Est. TCV/Total Floor Area = 54.31, Most recent sale 09/20/1990 for 56,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
88,200	88,200	88,200	36,593	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	329	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
88,200	88,200	88,200	36,922	36,922	0

45-006-134-017-00	2017 Est. T.C.V.	HARRIS WILLIAM & SCHILLING BARBARA
Property Class: 402		S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	100.00	501.51	1.0000	1.0000	1400	100		140,000
ASHLAND 1400	52.00	501.51	1.0000	1.0000	1400	50	SURPLUS: ZOINING	100 ft 36,400
152 Actual Front Feet, 1.75 Total Acres Total Est. Land Value =								176,400

2017 Est. T.C.V. 006-134-017-00 = 176,400  
Est. TCV/Total Floor Area = 54.31, Most recent sale 03/29/2013 for 180,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
88,200	88,200	88,200	88,200	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
88,200	88,200	88,200	88,993	88,200 0

45-006-134-018-00	2017 Est. T.C.V.	DURKEE NORMA W TRUST
Property Class: 401		7408 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	82.69	574.20	1.0688	1.0000	2800	100		247,459
83 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								247,459

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1395 SF Floor Area = 1395 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.86	-8.03	0.00	1395	66,723

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

(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 1 Story	3450.00	1	3,450

(16) Porches

CSEP (1 Story), Standard	26.49	180	4,768
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(16) Deck/Balcony

Treated Wood, Standard	9.35	60	561
Treated Wood, Standard	6.20	353	2,189

(17) Garages

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

Base Cost	18.20	480	8,736
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 133,863

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 80,318  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 148,588

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 402 SF Floor Area = 402 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.22	-14.37	0.00	402	28,482

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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Parcel Number: 45-006-134-018-00

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

(16) Deck/Balcony			
Treated Wood,Standard	8.30	100	830

County Multiplier = 1.40 =>		Cost New =	44,781
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	26,869
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 =		49,707

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2017 Est. T.C.V. 006-134-018-00	=	450,754
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Est. TCV/Total Floor Area = 250.84

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
233,200	233,200	233,200	110,273	0.90	

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,800	0	992	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
225,400	225,400	225,400	111,265	111,265	0



45-006-134-019-00                      2017 Est. T.C.V.                      MCEL RATH & RODMAN & DEFOREST  
 Property Class: 401                      7318 S ASHLAND AVE  
 Map #: 69                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	100.00	400.00	1.0000	1.0000	1400	100		140,000
ASHLAND 1400	27.00	400.00	1.0000	1.0000	1400	50	SURPLUS: ZOINING 100 ft	18,900
127 Actual Front Feet, 1.17 Total Acres                      Total Est. Land Value =								158,900

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 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 C-5    Blt 1930

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 1551 SF    Floor Area = 1551 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.38	0.00	0.00	1050	62,349
1	Story Siding	Crawl Space	59.38	-8.26	0.00	501	25,611

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (2 Story), Standard	36.30	288	10,454
WGEP (1 Story), Standard	40.12	120	4,814
WCP (1 Story), Standard	49.54	30	1,486
WPP, Standard	14.97	96	1,437

(16) Deck/Balcony

Treated Wood, Standard	9.73	60	584
Treated Wood, Standard	6.11	640	3,910

County Multiplier = 1.40 =>                      Cost New =                      173,539

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0,    Depr.Cost =                      111,065  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      205,470

2017 Est. T.C.V. 006-134-019-00                      =                      365,870

Est. TCV/Total Floor Area = 235.89, Most recent sale 01/22/1998 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
182,200	182,200	182,200	173,819	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	1,564	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
182,900	182,900	182,900	175,383	175,383	0

45-006-134-020-00                      2017 Est. T.C.V.                      RAINES JOHN C REV FAMILY TRUST  
 Property Class: 401                      7283 S ASHLAND AVE  
 Map #: 69                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	100.00	321.47	1.0000	1.0000	1400	100		140,000
ASHLAND 1400	66.67	321.47	1.0000	1.0000	1400	50	SURPLUS: ZOINING 100 ft	46,667
167 Actual Front Feet, 1.23 Total Acres                      Total Est. Land Value =								186,667

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls C-5    Blt 1930

(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	Basement	59.72	0.00	0.00	1248	74,531
1	Story Siding	Crawl Space	59.72	-8.36	0.00	144	7,396
1	Story Siding	Crawl Space	59.72	-8.36	0.00	96	4,931

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing			
2 Fixture Bath	1600.00	1	1,600

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches			
CSEP (1 Story), Standard	23.45	288	6,754
CGEP (1 Story), Standard	40.96	120	4,915
CGEP (1 Story), Standard	40.96	120	4,915
WCP (1 Story), Basement	64.80	32	2,074
WCP (1 Story), Standard	54.24	24	1,302

County Multiplier = 1.40    =>                      Cost New =    168,198

Notes: MAIN HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    92,509  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =    171,141

Cost Est. for Res. Bldg: 2    Single Family    1 STORY                      Cls CD    Blt 1960

(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	Basement	63.90	0.00	0.00	432	27,605
1	Story Siding	Slab	63.90	-11.33	0.00	288	15,140

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

Parcel Number: 45-006-134-020-00

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(15) Built-Ins & Fireplaces  
 Appliance Allowance 1415.00 1 1,415  
 Fireplace: Interior 1 Story 2900.00 1 2,900

(16) Porches  
 WPP, Standard 9.10 280 2,548

(16) Deck/Balcony  
 Roof Cover Only, Standard 17.30 56 969

(16) Breezeways  
 Frame Wall, Finished 27.25 56 1,526

County Multiplier = 1.40 => Cost New = 73,826  
 Notes: 2ND DWELLING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 40,604  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 75,118

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 1960

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 476 SF Floor Area = 476 SF.  
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
 1 Story Siding Slab 59.57 -11.36 0.66 476 23,262

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

County Multiplier = 1.40 => Cost New = 35,031  
 Notes: SOUTH DWELLING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 19,267  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 35,644

2017 Est. T.C.V. 006-134-020-00 = 473,570

Est. TCV/Total Floor Area = 176.44

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
235,800	235,800	235,800	88,373	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	795	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
236,800	236,800	236,800	89,168	89,168	0	



45-006-134-022-00                      2017 Est. T.C.V.                      FORNOWSKI RONALD E TRUST  
 Property Class: 401                      7418 S GLEN LAKE RD  
 Map #: 70,69                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	408.50	0.9311	1.0000	2800	100		260,705
GLENRD DVD&BLUF	22.63	408.50	0.9311	1.0000	2800	50	SURPLUS: ZOINING 100 ft	29,499
123 Actual Front Feet, 1.15 Total Acres                      Total Est. Land Value =								290,204

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	3500	0	0
Shed: Wood Frame	14.13	1.00	120	50	848
Shed: Wood Frame	12.38	1.00	200	50	1,238

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 =					9,586

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls BC                      Blt 1994

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3175 SF    Floor Area = 3203 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.98	0.00	1.85	3175	224,885
1	Story Siding	Overhang	37.34	0.00	0.00	28	1,046

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior

Stone Veneer                      11.20                      90                      1,008

(9) Basement Finish

Basement Recreation Finish                      13.50                      1587                      21,425

Walk out Basement Door(s)                      1025.00                      2                      2,050

(13) Plumbing

Average Fixture(s)                      1120.00                      1                      1,120

3 Fixture Bath                      3525.00                      2                      7,050

(14) Water/Sewer

Well, 100 Feet                      3050.00                      1                      3,050

1000 Gal Septic                      3550.00                      1                      3,550

(15) Built-Ins & Fireplaces

Appliance Allowance                      2610.00                      1                      2,610

Fireplace: Interior 1 Story                      4100.00                      1                      4,100

(16) Porches

WPP, Standard                      10.67                      310                      3,308

WPP, Standard                      8.50                      737                      6,265

(17) Garages

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

Base Cost	24.26	728	17,661
Automatic Doors	425.00	1	425
Storage area over garage	4.50	728	3,276

(17) Basement Garages

Basement Garage: 2 Car	2575.00	1	2,575
Automatic Doors	425.00	1	425

County Multiplier = 1.40    =>                      Cost New =                      428,159

Notes: 2002 ADDITION & DETACHED GARAGE



45-006-134-023-00	2017 Est. T.C.V.	JENNINGS ROSWELL D TRUST
Property Class: 401		7446 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	200.00	435.00	0.7846	1.0000	2800	100		439,367
200 Actual Front Feet, 2.00 Total Acres								Total Est. Land Value = 439,367

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 1990

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1174 SF Floor Area = 2054 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	116.88	0.00	2.78	1174	140,481

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	52.94	40	2,118
CGEP (1 Story), Standard	78.76	60	4,726
WPP, Standard	18.08	96	1,736
WCP (1 Story), Standard	73.60	20	1,472

(17) Garages

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

Base Cost	33.05	576	19,037
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.40 => Cost New = 272,536

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 218,029

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	15.95	300	4,785
County Multiplier = 1.40 =>		Cost New =	6,699
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	3,350

Total Depreciated Cost = 221,378  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 409,550

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

Parcel Number: 45-006-134-023-00

Page: 2

(11) Heating System: Space Heater  
 Ground Area = Size for Rates = 1240 SF Floor Area = 1240 SF.  
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost  
 1 Story Siding Piers 57.01 -12.00 -2.85 1240 52,278

Other Additions/Adjustments Rate Size Cost

(13) Plumbing  
 2 Fixture Bath 1325.00 1 1,325

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

(16) Porches  
 WSEP (1 Story), Standard 20.69 340 7,035

(17) Garages  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 17.50 528 9,240  
 Mechanical Doors 350.00 2 700  
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost 20.67 360 7,441  
 Mechanical Doors 350.00 1 350  
 No Floor Deduction -3.10 360 -1,116

County Multiplier = 1.40 => Cost New = 114,965

Notes: 7438 WITH D.G. & BOAT HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 68,979  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 127,612

2017 Est. T.C.V. 006-134-023-00 = 981,529

Est. TCV/Total Floor Area = 297.97

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
539,500	539,500	539,500	293,431	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-48,700	0	0	2,640	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
490,800	490,800	490,800	296,071	296,071	242,778



45-006-134-024-00                      2017 Est. T.C.V.                      WADE FETZER CO  
 Property Class: 401                      7482 S GLEN LAKE RD  
 Map #: 70                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	300.00	440.00	0.6808	1.0000	2800	100		571,856
300 Actual Front Feet, 3.03 Total Acres                      Total Est. Land Value =								571,856

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    2 STORY                      Cls BC                      Blt 1955

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 2284 SF    Floor Area = 4568 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	110.19	-9.79	-0.83	1008	100,367
2	Story Siding	Basement	110.19	0.00	-0.83	1276	139,543

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.51	686	5,838
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(17) Garages

Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.60	686	13,446
Common Wall: 1 Wall	-1150.00	1	-1,150
Mechanical Doors	400.00	2	800
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.35	612	10,006
Automatic Doors	375.00	1	375

County Multiplier = 1.40 =>                      Cost New =                      407,826

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      265,087  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      490,411

2017 Est. T.C.V. 006-134-024-00                      =                      1,067,267

Est. TCV/Total Floor Area = 233.64

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
608,900	608,900	608,900	311,332	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-75,300	0	2,801	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
533,600	533,600	533,600	314,133	314,133	0

45-006-134-025-00                      2017 Est. T.C.V.                      WADE FETZER CO  
 Property Class: 401                      7527 S GLEN LAKE RD  
 Map #: 70                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	425.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	7.50	1.00	24	50	90
Total Estimated Land Improvements True Cash Value =					90

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls CD                      Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 416 SF    Floor Area = 416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	75.17	-11.06	0.00	416	26,670

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior  
 Brick Veneer                      8.00                      160                      1,280

(13) Plumbing  
 Average Fixture(s)                      630.00                      1                      630

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

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

(16) Porches  
 WGEF (1 Story), Standard                      30.50                      203                      6,192  
 CPP, Standard                      30.95                      19                      588

County Multiplier = 1.40    =>                      Cost New =                      63,937

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      35,165  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      65,056

2017 Est. T.C.V. 006-134-025-00                      =                      515,146

Est. TCV/Total Floor Area = 1238.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
237,300	237,300	237,300	143,798	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,300	0	0	1,294	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
257,600	257,600	257,600	145,092	145,092	0	



45-006-134-027-00	2017 Est. T.C.V.	KNIGHT CHARLES F & JOANNE P
Property Class: 401		7252 S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	200.00	498.13	1.0000	1.0000	1400	100		280,000
ASHLAND 1400	30.86	498.13	1.0000	1.0000	1400	50	SURPLUS: ZOINING 100 ft	21,602
ACREAGE TABLE 4134			2.614 Acres		45,000	100		117,630
231 Actual Front Feet, 5.25 Total Acres Total Est. Land Value =								419,232

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	128	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	3.0	100	30,000
Total Estimated Land Improvements True Cash Value =					30,000

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

(11) Heating System: Forced Air w/ Ducts , Air Conditioning

Ground Area = Size for Rates = 2818 SF Floor Area = 4589 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Basement	169.63	0.00	18.59	196	36,891
2	Story Siding	Basement	124.73	0.00	13.67	1311	181,442
1	Story Siding	Basement	80.98	0.00	6.84	1311	115,132
1	Story Siding	Overhang	43.75	0.00	0.00	36	1,575
1	Story Siding	Overhang	43.75	0.00	0.00	32	1,400

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	15.95	1507	24,037

(13) Plumbing			
3 Fixture Bath	4650.00	2	9,300

(14) Water/Sewer			
Well, 150 Feet	4475.00	1	4,475
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125

(16) Porches			
WPP, Standard	22.30	50	1,115

(17) Garages			
Class:B Exterior: Siding Foundation: 18 Inch (Finished )			
Base Cost	32.91	484	15,928
Automatic Doors	500.00	1	500
Class:B Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	25.55	1317	33,649
Automatic Doors	500.00	2	1,000

County Multiplier = 1.40 => Cost New = 611,268

Notes: MAIN HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	489,014
ECF (4134 BIG GLEN)	1.850 => TCV of Bldg: 1 =	904,677

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls B Blt 1985

(11) Heating System: Forced Air w/ Ducts

Parcel Number: 45-006-134-027-00

Page: 2

Ground Area = Size for Rates = 1078 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	93.56	-15.67	0.00	1078	83,965

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650

(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 1 Story	5525.00	1	5,525

County Multiplier = 1.40 => Cost New = 149,297

Notes: STUDIO/GUEST HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 119,437  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 220,959

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 384 SF Floor Area = 384 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	122.53	-19.78	0.00	384	39,456

Other Additions/Adjustments	Rate	Size	Cost
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(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125

County Multiplier = 1.40 => Cost New = 61,013

Notes: GAZEBO

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 57,963  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 107,231

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls B Blt 2006

(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	120.51	-19.56	0.00	420	42,399

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
3 Fixture Bath	4650.00	-1	-4,650
No Plumbing	-8350.00	1	-8,350

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125

County Multiplier = 1.40 => Cost New = 46,934

Notes: STUDIO IN HILL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 44,587  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 4 = 82,486

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

Parcel Number: 45-006-134-027-00

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Description of Occupancy: TENNIS COURT

Costs are taken from the Tennis Club cost schedules.

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

Class: C Quality: Excellent Percent Adj: +0

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0.00

0 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 0 Height per Story Multiplier: 0.880

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

Refined Square Foot Cost for Upper Floors: 0.00

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

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

Reproduction/Replacement Cost = 0

Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/0 /0 /0.0

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	3.55	7200	1.46 1.00	75	27,988

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 39,183

Total Estimated True Cash Value of Commercial/Industrial Buildings = 39,183

2017 Est. T.C.V. 006-134-027-00 = 1,803,768

Est. TCV/Total Floor Area = 278.75

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
893,700	893,700	893,700	609,973	0.90		
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	8,200	0	0	5,489	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
901,900	901,900	901,900	615,462	615,462	0	

45-006-134-028-00                      2017 Est. T.C.V.                      RIVA INVESTMENTS LLC  
 Property Class: 401                      7547 S GLEN LAKE RD  
 Map #: 70                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	400.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	7.50	1.00	60	50	225
Dock: Light posts	19.57	1.00	780	50	7,632

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					17,357

Cost Est. for Res. Bldg: 1    Single Family 2 STORY                      Cls C    Blt 1939

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 879 SF    Floor Area = 1758 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	108.97	0.00	-5.25	879	91,170

Other Additions/Adjustments

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	9.72	261	2,537
WPP, Standard	11.83	156	1,845
WSEP (1 Story), Standard	38.12	76	2,897
WPP, Standard	11.86	155	1,838

(16) Deck/Balcony

Treated Wood, Standard	7.05	200	1,410
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(17) Garages

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

Base Cost	14.55	2078	30,235
Automatic Doors	375.00	1	375
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 =>                      Cost New =                      202,010

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      111,105

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	457	5,233
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County Multiplier = 1.40 =>                      Cost New =                      7,326

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =                      3,663

Parcel Number: 45-006-134-028-00

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	Total Depreciated Cost =	114,768
ECF (4134 BIG GLEN)	1.850 => TCV of Bldg: 1 =	212,321

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2017 Est. T.C.V. 006-134-028-00 = 679,678

Est. TCV/Total Floor Area = 386.62, Most recent sale 12/16/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
319,100	319,100	319,100	299,395	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,700	0	0	2,694	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
339,800	339,800	339,800	302,089	302,089	0	



45-006-134-028-50                      2017 Est. T.C.V.                      TOTEN JEFFREY J & PHYLLIS  
 Property Class: 401                      7533 S GLEN LAKE RD  
 Map #: 70                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	420.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.96 Total Acres							Total Est. Land Value =	450,000

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	120	0	0
D/W/P: Flagstone/Sand	10.98	1.00	160	0	0
D/W/P: Crushed Rock	1.24	1.00	280	0	0
D/W/P: 3.5 Concrete	3.44	1.00	80	0	0
Fencing: Wd, Picket, 30-40	11.64	1.00	42	50	244
Fencing: Wd, Picket, 30-40	11.64	1.00	66	50	384
Shed: Wood Frame	11.40	1.00	100	50	570
Dock: Light posts	21.31	1.00	1080	50	11,507

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 =					20,206

Cost Est. for Res. Bldg: 1    Single Family    2 STORY                      Cls    C+5    Blt 1929

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1447 SF    Floor Area = 3072 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	104.80	-9.30	0.00	1447	138,189
1	Story Siding	Overhang	36.68	0.00	0.00	178	6,529

Other Additions/Adjustments

	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	40	410
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
Separate Shower	775.00	1	775
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
(16) Porches			
WSEP (1 Story), Standard	26.91	178	4,790
WPP, Standard	8.27	437	3,614

County Multiplier = 1.40    =>                      Cost New =                      236,588

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      130,123  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      240,728

2017 Est. T.C.V. 006-134-028-50                      =                      710,934

Est. TCV/Total Floor Area = 231.42, Most recent sale 09/30/1998 for 420,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
334,600	334,600	334,600	310,809	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,900	0	0	2,797	0	

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Parcel Number: 45-006-134-028-50

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
355,500	355,500	355,500	313,606	313,606	0



45-006-134-031-00                      2017 Est. T.C.V.                      JERIS LAUREL H TRUST  
 Property Class: 402                                           7608 S GLEN LAKE RD  
 Map #: 70                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	400.00	1.0000	1.0000	2800	100		280,000
100 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	280,000

2017 Est. T.C.V. 006-134-031-00 = 280,000

Est. TCV/Total Floor Area = 178.12, Most recent sale 12/15/1997 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
150,000	150,000	150,000	131,315	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-10,000	0	0	1,181	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,000	140,000	140,000	132,496	132,496	0	

45-006-134-032-00                      2017 Est. T.C.V.                      SENTER RICHARD H JR & MARY S ET AL  
 Property Class: 401                      7608 S GLEN LAKE RD  
 Map #: 70                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	400.00	1.0000	1.0000	2800	50	INTEREST SPLIT	140,000
100 Actual Front Feet, 0.92 Total Acres                      Total Est. Land Value =								140,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 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 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1190 SF    Floor Area = 1190 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.75	-11.66	0.66	1190	42,543

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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 1 Story	2600.00	1	2,600

(16) Porches

CPP, Standard	22.53	35	789
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(17) Garages

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

Base Cost	23.29	252	5,869
Mechanical Doors	325.00	1	325

County Multiplier = 1.40 =>                      Cost New =                      84,217

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 50/30.0,    Depr.Cost =                      25,265

Economic Depreciation because of: INT SPLIT  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      46,741

2017 Est. T.C.V. 006-134-032-00                      =                      189,241

Est. TCV/Total Floor Area = 159.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,500	99,500	99,500	95,872	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,900	0	-1,272	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,600	94,600	94,600	96,734	94,600	0	

45-006-134-032-01                      2017 Est. T.C.V.                      SENTER RICHARD H JR & MARY S ET AL  
 Property Class: 401                      7608 S GLEN LAKE RD  
 Map #: 70                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	400.00	1.0000	1.0000	2800	50	INTEREST SPIT	140,000
100 Actual Front Feet, 0.92 Total Acres                      Total Est. Land Value =								140,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 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 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1190 SF    Floor Area = 1190 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	46.75	-11.66	0.66	1190	42,543

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  
 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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1235.00                      1                      1,235  
 Fireplace: Interior 1 Story                      2600.00                      1                      2,600

(16) Porches  
 CPP, Standard                      22.53                      35                      789

(17) Garages  
 Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      23.29                      252                      5,869  
 Mechanical Doors                      325.00                      1                      325

County Multiplier = 1.40 =>                      Cost New =                      84,217

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 50/30.0,    Depr.Cost =                      25,265  
 Economic Depreciation because of: INT SPLIT  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      46,741

2017 Est. T.C.V. 006-134-032-01                      =                      189,241  
 Est. TCV/Total Floor Area = 159.03

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
99,500	99,500	99,500	84,725	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,900	0	762	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,600	94,600	94,600	85,487	85,487	0	

45-006-134-033-00	2017 Est. T.C.V.	GREENFIELD JANE TAYLOR
Property Class: 401		7646 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	345.00	0.8221	1.0000	2800	100		230,194
GLENRD DVD&BLUF	75.00	345.00	0.8221	1.0000	2800	50	SURPLUS: ZOINING 100 ft	86,323
175 Actual Front Feet, 1.39 Total Acres Total Est. Land Value =								316,517

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+10 Blt 1930

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1274 SF Floor Area = 1274 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	50.78	-12.58	-2.74	1274	45,176

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100

(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: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CSEP (1 Story), Standard	19.26	432	8,320
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County Multiplier = 1.40 => Cost New = 90,372

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 58,742  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 108,672

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1930

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 644 SF Floor Area = 644 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.66	-11.65	-2.31	644	33,295

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
Fireplace: Interior 1 Story	2900.00	1	2,900

County Multiplier = 1.40 => Cost New = 53,536

Notes: VACANT - STORAGE USE 2014.

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Parcel Number: 45-006-134-033-00 Page: 2

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,      Depr.Cost =      32,121  
ECF (4134 BIG GLEN)      1.850 => TCV of Bldg: 2 =      59,425

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2017 Est. T.C.V. 006-134-033-00      =      486,114  
Est. TCV/Total Floor Area = 253.45, Most recent sale 02/23/1982 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
269,700	269,700	269,700	157,801	0.90		

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-26,600	0	0	1,420	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
243,100	243,100	243,100	159,221	159,221	0



45-006-134-033-10                      2017 Est. T.C.V.                      US GOVT NATL PARK  
 Property Class: 701                      OFF S GLEN LAKE RD  
 Map #: 70                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			12.080	Acres	7,500	100		90,600
		12.08	Total Acres		Total Est.		Land Value =	90,600

2017 Est. T.C.V. 006-134-033-10                      =                      0

Est. TCV/Total Floor Area = 0.00

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

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

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



Parcel Number: 45-006-134-034-00 Page: 2

Basement Recreation Finish	13.50	2075	28,013
County Multiplier = 1.40 =>		Cost New =	39,218
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	19,609

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 =		315,127
ECF (4134 BIG GLEN)	1.850 => TCV of Bldg: 1 =		582,986

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 672 SF Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	93.11	-16.60	0.00	672	51,415

Other Additions/Adjustments	Rate	Size	Cost
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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	30.87	112	3,457
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(16) Deck/Balcony Treated Wood, Standard	8.11	180	1,460
Treated Wood, Standard	7.95	200	1,590

County Multiplier = 1.40 =>		Cost New =	84,745
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,		Depr.Cost =	76,270
ECF (4134 BIG GLEN)	1.850 => TCV of Bldg: 2 =		141,100

2017 Est. T.C.V. 006-134-034-00 = 1,066,229

Est. TCV/Total Floor Area = 315.08, Most recent sale 04/05/2013 for 1,150,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
588,000	588,000	588,000	546,820	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-54,900	0	0	-13,720	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
533,100	533,100	533,100	551,741	533,100	469,128

45-006-134-035-01	2017 Est. T.C.V.	WORTHINGTON CYNTHIA K TRUST
Property Class: 401		7682 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	355.45	1.0000	1.0000	2800	100		280,000
100 Actual Front Feet, 0.82 Total Acres					Total Est.		Land Value =	280,000

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1907

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.38	-12.18	0.66	768	28,308
1	Story Siding	Piers	48.38	-12.18	0.66	240	8,846

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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: Exterior 1 Story	3050.00	1	3,050

(16) Porches

WSEP (1 Story), Standard	16.65	550	9,158
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County Multiplier = 1.40 => Cost New = 80,349

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 48,210  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 89,188

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1914

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 446 SF Floor Area = 446 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.93	0.00	0.48	446	27,389

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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County Multiplier = 1.40 => Cost New = 40,808

Notes: ORIGNIALLY THE BOATHOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 24,485  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 45,297

Parcel Number: 45-006-134-035-01

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2017 Est. T.C.V. 006-134-035-01				=	416,985	
Est. TCV/Total Floor Area = 286.78						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
218,000	218,000	218,000	118,361	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-9,500	0	0	1,065	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
208,500	208,500	208,500	119,426	119,426	0	

45-006-134-035-10	2017 Est. T.C.V.	WORTHINGTON LORRAINE M TRUST
Property Class: 402		7682 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	346.30	1.0000	1.0000	2800	100		280,000
100 Actual Front Feet, 0.80 Total Acres							Total Est. Land Value =	280,000

2017 Est. T.C.V. 006-134-035-10 = 280,000

Est. TCV/Total Floor Area = 192.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
150,000	150,000	150,000	81,165	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,000	0	0	730	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,000	140,000	140,000	81,895	81,895	0	

45-006-134-035-20	2017 Est. T.C.V.	WORTHINGTON LORRAINE M TRUST
Property Class: 402		7682 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	336.72	1.0000	1.0000	2800	100		280,000
100 Actual Front Feet, 0.77 Total Acres							Total Est. Land Value =	280,000

2017 Est. T.C.V. 006-134-035-20 = 280,000

Est. TCV/Total Floor Area = 192.57

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
150,000	150,000	150,000	81,165	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,000	0	0	730	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,000	140,000	140,000	81,895	81,895	0	

45-006-134-036-00	2017 Est. T.C.V.	RYCUS JEFFREY A ET AL
Property Class: 401		7670 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	361.50	1.0000	1.0000	2800	100		280,000
100 Actual Front Feet, 0.83 Total Acres					Total Est.		Land Value =	280,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	14.74	1.00	96	50	708
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 =					8,208

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1988

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 1634 SF Floor Area = 2451 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	92.01	0.00	2.81	1634	154,936

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

CSEP (1 Story), Standard	31.67	160	5,067
WCP (1 Story), Standard	60.35	24	1,448

(16) Deck/Balcony

Treated Wood,Standard	8.21	169	1,387
Treated Wood,Standard	10.71	64	685
Treated Wood,Standard	9.41	98	922

(17) Garages

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

Base Cost	21.18	572	12,115
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 268,858

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 228,529

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1624	21,924
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County Multiplier = 1.40 => Cost New = 30,694

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 15,347

Total Depreciated Cost = 243,876



Parcel Number: 45-006-134-036-00

Page: 2

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 451,171

2017 Est. T.C.V. 006-134-036-00 = 739,379

Est. TCV/Total Floor Area = 301.66, Most recent sale 09/06/2005 for 875,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
385,500	385,500	385,500	332,761	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,800	0	0	2,994	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
369,700	369,700	369,700	335,755	335,755	335,755	

45-006-134-037-00                      2017 Est. T.C.V.                      CADY FAMILY LLC & FRANCIS FAMILY LL  
 Property Class: 401                      7842 S GLEN LAKE RD  
 Map #: 70                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	575.00	1.0000	1.0000	2800	100		280,000
100 Actual Front Feet, 1.32 Total Acres                      Total Est. Land Value =								280,000

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	1800	0	0
D/W/P: Flagstone/Sand	13.55	1.00	60	0	0
D/W/P: 3.5 Concrete	4.04	1.00	140	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1    Single Family 2 STORY                      Cls BC                      Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1556 SF    Floor Area = 3112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	116.59	0.00	0.00	1246	145,271
2	Story Siding	Overhang	82.96	0.00	0.00	310	25,718

Other Additions/Adjustments

	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.80	120	1,056
(9) Basement Finish			
Basement Recreation Finish	13.50	1246	16,821
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	4	14,100
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Porches			
CCP (1 Story), Standard	38.19	63	2,406
CSEP (1 Story), Standard	25.95	282	7,318
WPP, Standard	10.82	294	3,181
CCP (1 Story), Standard	36.82	69	2,541
(16) Deck/Balcony			
Pine w/Roof, Standard	29.80	54	1,609
Treated Wood, Standard	7.62	270	2,057
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	36.41	310	11,287
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425
Class:BC Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	38.07	282	10,736

Parcel Number: 45-006-134-037-00 Page: 2

Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 360,823

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 306,700  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 567,394

2017 Est. T.C.V. 006-134-037-00 = 857,394

Est. TCV/Total Floor Area = 275.51, Most recent sale 07/21/2000 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
436,700	436,700	436,700	373,968	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,000	0	0	3,365	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
428,700	428,700	428,700	377,333	377,333	0	

45-006-134-037-50                      2017 Est. T.C.V.                      KUK STANLEY J & LORRAINE A TRUST  
 Property Class: 401                      7828 S GLEN LAKE RD  
 Map #: 70                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	575.00	1.0000	1.0000	2800	100		280,000
100 Actual Front Feet, 1.32 Total Acres                      Total Est. Land Value =								280,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls BC                      Blt 2001

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1550 SF    Floor Area = 2325 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	92.88	0.00	2.77	1550	148,258

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish	13.50	1102	14,877
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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800

(16) Porches

WPP, Standard	10.43	340	3,546
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(16) Deck/Balcony

Treated Wood, Standard	8.34	156	1,301
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(17) Basement Garages

Basement Garage: 1 Car	1825.00	1	1,825
Automatic Doors	425.00	1	425

County Multiplier = 1.40 =>                      Cost New =                      265,876

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =                      225,995  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      418,091

2017 Est. T.C.V. 006-134-037-50                      =                      703,091  
 Est. TCV/Total Floor Area = 302.40

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
360,100	360,100	360,100	293,687	0.90	
2017 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses
0	-8,600	0	0	2,643	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
351,500	351,500	351,500	296,330	296,330	296,330

45-006-134-038-00	2017 Est. T.C.V.	KING JOSEPH A & JOANNE E
Property Class: 401		7800 S GLEN LAKE RD
Map #: 70	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	78.00	600.00	1.0909	1.0000	2800	100		238,243
78 Actual Front Feet, 1.07 Total Acres								Total Est. Land Value = 238,243

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	600	0	0
Dock: Light posts	25.61	1.00	400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 698 SF Floor Area = 1812 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	109.36	0.00	0.00	698	76,333
1	Story Siding	Overhang	48.58	0.00	0.00	445	21,618
1	Story Siding	Overhang	48.58	0.00	0.00	320	15,546

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Living Finish	19.75	400	7,900
Walk out Basement Door(s)	1025.00	3	3,075

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

WPP, Standard	9.79	432	4,229
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(16) Deck/Balcony

Treated Wood, Standard	8.46	146	1,235
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(17) Garages

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

Base Cost	25.10	480	12,048
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 230,250

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 195,713  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 362,068

2017 Est. T.C.V. 006-134-038-00 = 605,311  
Est. TCV/Total Floor Area = 334.06, Most recent sale 10/20/2016 for 665,000

Parcel Number: 45-006-134-038-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
290,300	290,300	290,300	256,290	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
4,700	7,700	0	4,700	41,710	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
302,700	302,700	302,700	263,296	302,700	0	

45-006-134-039-00                      2017 Est. T.C.V.                      HEIN L & JONES J & ACOSTA C  
 Property Class: 401                      7751 S GLEN LAKE RD  
 Map #: 70                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	86.00	600.00	1.0542	1.0000	2800	100		253,853
86 Actual Front Feet, 1.19 Total Acres                      Total Est. Land Value =								253,853

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Picket, 12-24	9.06	1.00	50	50	227
Shed: Wood Frame	9.36	1.00	240	50	1,123

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 =					6,350

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls    C+10    Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 468 SF    Floor Area = 741 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	102.58	0.00	0.00	468	48,007
1	Story Siding	Overhang	46.90	0.00	0.00	156	7,316

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Recreation Finish	11.45	468	5,359
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
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	7.58	528	4,002
WPP, Standard	12.22	144	1,760

County Multiplier = 1.40    =>                      Cost New =    111,551

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    72,508  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =    134,140

2017 Est. T.C.V. 006-134-039-00					=	394,343
Est. TCV/Total Floor Area = 532.18, Most recent sale 05/09/1989 for 155,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
191,800	191,800	191,800	191,800	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	1,726	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
197,200	197,200	197,200	193,526	193,526	0	

45-006-134-040-00                      2017 Est. T.C.V.                      MARTH ROBERT D & JANET K  
 Property Class: 401                      7770 S GLEN LAKE RD  
 Map #: 70                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	78.00	600.00	1.0909	1.0000	2800	100		238,243
78 Actual Front Feet, 1.07 Total Acres                      Total Est. Land Value =								238,243

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.82	1.00	180	50	1,154
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,654

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 = 1316 SF    Floor Area = 1974 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	95.41	0.00	2.77	1316	129,205
Other Additions/Adjustments			Rate			Size	Cost
(9) Basement Finish							
	Basement Living Finish		19.75			1316	25,991
	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
	2 Fixture Bath		2350.00			1	2,350
(14) Water/Sewer							
	Well, 100 Feet		3050.00			1	3,050
	1000 Gal Septic		3550.00			1	3,550
(15) Built-Ins & Fireplaces							
	Appliance Allowance		2610.00			1	2,610
	Fireplace: Interior 1 Story		4100.00			2	8,200
(16) Porches							
	WPP, Standard		8.50			700	5,950
(16) Deck/Balcony							
	Treated Wood, Standard		13.29			40	532
County Multiplier = 1.40 =>							
						Cost New =	261,950
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost =				222,658
ECF (4134 BIG GLEN)			1.850 => TCV of Bldg: 1 =				411,917

2017 Est. T.C.V. 006-134-040-00					=	653,814
Est. TCV/Total Floor Area = 331.21						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
332,900	332,900	332,900	180,546	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,000	0	0	1,624	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
326,900	326,900	326,900	182,170	182,170	182,170	







45-006-136-002-00                      2017 Est. T.C.V.                      GLENNON JEANNE M  
 Property Class: 401                      6920 S BROOKS RD  
 Map #: 71                                  GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	650.00	0.9130	1.0000	10000	100		912,950
BIG GLEN B 10K	35.47	650.00	0.9130	1.0000	10000	50	SURPLUS: ZOINING 100 ft	161,912
135 Actual Front Feet, 2.02 Total Acres                      Total Est. Land Value =								1,074,862

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls B+10    Blt 1993

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 3885 SF    Floor Area = 7417 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	133.97	-11.53	3.86	3532	446,092
1	Story Siding	Crawl Space	86.98	-11.53	1.93	353	27,315

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  
 3 Fixture Bath                      4650.00                      2                      9,300

(14) Water/Sewer  
 Well, 100 Feet                      3050.00                      1                      3,050  
 1000 Gal Septic                      3850.00                      1                      3,850

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      4125.00                      1                      4,125  
 Jacuzzi Tub                      7360.00                      1                      7,360  
 Fireplace: Exterior 2 Story                      6600.00                      1                      6,600

(16) Porches  
 WPP, Standard                      9.60                      1476                      14,170  
 WCP (1 Story), Standard                      46.91                      48                      2,252  
 WCP (1 Story), Standard                      24.76                      280                      6,933

(16) Deck/Balcony  
 Treated Wood,Standard                      9.26                      120                      1,111  
 Treated Wood,Standard                      11.40                      60                      684  
 Treated Wood,Standard                      8.73                      152                      1,327  
 Treated Wood,Standard                      9.59                      105                      1,007

(17) Garages  
 Class:B Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost                      41.45                      352                      14,590  
 Common Wall: 1 Wall                      -1900.00                      1                      -1,900  
 Automatic Doors                      500.00                      1                      500

County Multiplier = 1.40 =>                      Cost New =                      767,711

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      614,169  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      1,136,213

2017 Est. T.C.V. 006-136-002-00                      =                      2,216,075

Est. TCV/Total Floor Area = 298.78, Most recent sale 12/23/1996 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,079,700	1,079,700	1,079,700	649,881	0.90

Parcel Number: 45-006-136-002-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	28,300	0	0	5,848	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,108,000	1,108,000	1,108,000		655,729	655,729	0

45-006-136-002-10                      2017 Est. T.C.V.                      BEAM RENEE E TRUST  
 Property Class: 401                      6942 S BROOKS RD  
 Map #: 71                                  GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	65.00	531.00	1.0000	1.0000	15000	100		975,000
65 Actual Front Feet, 0.79 Total Acres                      Total Est. Land Value =								975,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	499	0	0
D/W/P: Asphalt Paving	1.86	1.00	8876	0	0
D/W/P: Patio Blocks	9.80	1.00	337	0	0
D/W/P: Flagstone/Sand	13.55	1.00	379	0	0
Dock: Light posts	25.61	1.00	1344	50	17,210

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					34,210

Cost Est. for Res. Bldg: 1    Single Family    1.75 STORY                      Cls BC                      Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1789 SF    Floor Area = 2931 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	103.88	0.00	3.25	1523	163,159
1	Story Siding	Overhang	40.04	0.00	0.00	266	10,651

Other Additions/Adjustments                      Rate                      Size                      Cost

(1) Exterior							
Stone Veneer		11.20		210		2,352	
Walk out Basement Door(s)		1025.00		1		1,025	

(13) Plumbing

Average Fixture(s)		1120.00		1		1,120	
3 Fixture Bath		3525.00		3		10,575	

(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	
Jacuzzi Tub		6085.00		1		6,085	
Fireplace: Exterior 2 Story		5875.00		1		5,875	

(16) Porches

WCP (1 Story), Standard		27.19		153		4,160	
WPP, Standard		11.91		216		2,573	

(17) Garages

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

Base Cost		28.24		536		15,137	
Automatic Doors		425.00		2		850	

County Multiplier = 1.40 =>                      Cost New =                      325,879

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,                      Depr.Cost =                      303,068

Separately Depreciated Items:

Parcel Number: 45-006-136-002-10 Page: 2

(9) Basement Finish			
Basement Recreation Finish	13.50	1233	16,646
County Multiplier = 1.40 =>		Cost New =	23,304
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	11,652
		Total Depreciated Cost =	314,720
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 1 =	582,231

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool							
(Heating system cost adjusted in area(s): 1)							
Ground Area = Size for Rates = 832 SF Floor Area = 1724 SF.							
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Blt-in Gar.	93.84	0.00	-3.18	832	75,429
1	Story Siding	Overhang	46.46	0.00	0.00	60	2,788

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	11.20	170	1,904
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(16) Deck/Balcony			
Wood Balcony	23.50	37	870

(17) Basement Garages			
Basement Garage: 2 Car	2575.00	1	2,575
Automatic Doors	425.00	2	850

County Multiplier = 1.40 =>		Cost New =	121,184
Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,		Depr.Cost =	112,701

Separately Depreciated Items:

Local Cost Items:			
GENERATOR	3000.00	1	3,000
Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0,		Depr.Cost =	3,000
		Total Depreciated Cost =	115,701
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 2 =	214,048

2017 Est. T.C.V. 006-136-002-10 = 1,805,489

Est. TCv/Total Floor Area = 387.86, Most recent sale 07/17/1993 for 300,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
867,400	867,400	867,400	371,508	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	35,300	0	0	3,343	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
902,700	902,700	902,700	374,851	374,851	0	

45-006-136-002-20	2017 Est. T.C.V.	LASAJU LLC
Property Class: 401		6928 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	99.00	545.00	1.0030	1.0000	10000	100		992,989
99 Actual Front Feet, 1.24 Total Acres Total Est. Land Value =								992,989

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	3000	0	0
D/W/P: Patio Blocks	8.13	1.00	144	0	0
Shed: Wood Frame	10.80	1.00	135	50	729
Dock: Light posts	21.31	1.00	864	50	9,206

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					21,935

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3258 SF Floor Area = 3258 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.91	0.00	2.11	3258	211,835

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WCP (1 Story), Standard	36.90	50	1,845
WCP (1 Story), Standard	19.37	284	5,501
WGEP (1 Story), Standard	27.39	312	8,546

(16) Deck/Balcony

Treated Wood, Standard	6.44	412	2,653
Treated Wood, Standard	6.16	547	3,370
Treated Wood, Standard	7.45	150	1,118
Treated Wood, Standard	6.85	240	1,644
Wood Balcony	17.50	108	1,890

(17) Garages

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

Base Cost	17.35	1122	19,467
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 384,234

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 245,910  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 454,933

Parcel Number: 45-006-136-002-20

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2017 Est. T.C.V. 006-136-002-20 = 1,469,857  
Est. TCV/Total Floor Area = 451.15, Most recent sale 05/27/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
708,500	708,500	708,500	621,211	0.90		

  

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,400	0	0	5,590	0

  

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
734,900	734,900	734,900	626,801	626,801		0



45-006-136-003-00                      2017 Est. T.C.V.                      SMITH ERNEST H 1996 DECLARATION  
 Property Class: 401                      7224 S BROOKS RD  
 Map #: 71                                  GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	150.00	1.0000	1.0000	8000	100		800,000
100 Actual Front Feet, 0.34 Total Acres                      Total Est. Land Value =								800,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	1000	0	0
D/W/P: Patio Blocks	8.13	1.00	144	0	0
Dock: Light posts	21.31	1.00	928	50	9,888
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					21,888

Cost Est. for Res. Bldg: 1    Single Family    1.25 STORY                      Cls    C+10    Blt 1955

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1671 SF    Floor Area = 1974 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	78.17	-11.62	-0.38	1211	80,132
1+	Story Siding	Crawl Space	71.46	-9.38	-0.30	460	28,419

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

CGEP (1 Story), Standard	37.41	146	5,462
WPP, Standard	7.19	607	4,364

(17) Garages

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

Base Cost	18.53	617	11,433
Automatic Doors	375.00	1	375

County Multiplier = 1.40    =>                      Cost New =                      207,053

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      134,584  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      248,981

2017 Est. T.C.V. 006-136-003-00                      =                      1,070,869

Est. TCV/Total Floor Area = 542.49

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
529,500	529,500	529,500	205,189	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	1,846	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
535,400	535,400	535,400	207,035	207,035	207,035	



45-006-136-004-00	2017 Est. T.C.V.	WEINHEIMER JEAN MADDOX
Property Class: 401		7242 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \* TRIANGULAR SHAPE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	67.00	130.03	1.1505	1.0000	4500	100		346,866
67 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =				346,866

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 CD Blt 1915

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 747 SF Floor Area = 747 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.31	-9.47	0.00	747	40,218

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Deck/Balcony

Treated Wood, Standard	5.85	702	4,107
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(17) Garages

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

Base Cost	21.47	331	7,107
Common Wall: 1 Wall	-1000.00	1	-1,000
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 85,640

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 55,666  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 102,983

2017 Est. T.C.V. 006-136-004-00 = 452,349

Est. TCV/Total Floor Area = 605.55

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
274,500	274,500	274,500	105,710	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-48,300	0	951	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
226,200	226,200	226,200	106,661	106,661	0	



Parcel Number: 45-006-136-005-00

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,000	0	0	2,337	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	641,900	641,900	641,900	262,020	262,020	262,020

45-006-136-006-00	2017 Est. T.C.V.	STEWART PAULA A QUALIFIED
Property Class: 401		7158 S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	325.00	0.8855	1.0000	10000	100		885,467
BIG GLEN B 10K	50.00	325.00	0.8855	1.0000	10000	50	SURPLUS: ZOINING 100 ft	221,367
150 Actual Front Feet, 1.12 Total Acres Total Est. Land Value =								1,106,834

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	50	430

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1265 SF Floor Area = 1265 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.93	-10.10	0.00	1265	76,950

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(17) Garages

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

Base Cost	15.04	960	14,438
Automatic Doors	375.00	2	750
Storage area over garage	3.95	960	3,792

County Multiplier = 1.40 => Cost New = 154,931

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 100,705  
ECF (4134 BIG GLEN) 1.850 => TCv of Bldg: 1 = 186,305

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1957

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

Ground Area = Size for Rates = 352 SF Floor Area = 352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Blt-in Gar.	43.23	0.00	-0.71	352	14,967

Other Additions/Adjustments	Rate	Size	Cost
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(17) Basement Garages

Basement Garage: 1 Car	1525.00	1	1,525
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 23,579

Notes: BOAT HOUSE

Parcel Number: 45-006-136-006-00

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,      Depr.Cost =      15,326  
ECF (4134 BIG GLEN)      1.850 => TCV of Bldg: 2 =      28,354

2017 Est. T.C.V. 006-136-006-00      =      1,324,423

Est. TCV/Total Floor Area = 819.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
633,800	633,800	633,800	267,434	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,400	0	0	2,406	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
662,200	662,200	662,200	269,840	269,840	0	

45-006-136-007-00                      2017 Est. T.C.V.                      KIJALAWA LLC  
 Property Class: 401                      7194 S BROOKS RD  
 Map #: 71                                  GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	250.00	0.8855	1.0000	10000	100		885,467
BIG GLEN B 10K	50.00	250.00	0.8855	1.0000	10000	50	SURPLUS: ZOINING 100 ft	221,367
150 Actual Front Feet, 0.86 Total Acres                      Total Est. Land Value =								1,106,834

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.65	1.00	63	50	398
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 =					1,898

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls C+5    Blt 1955

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1392 SF    Floor Area = 1392 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.65	-9.40	0.00	1392	79,692

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

(15) Built-Ins & Fireplaces  

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

(16) Deck/Balcony  

Treated Wood, Standard	6.15	600	3,690
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(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  

Base Cost	18.21	640	11,654
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.40 =>                      Cost New =    151,300

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    105,910  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =    195,933

2017 Est. T.C.V. 006-136-007-00                      =    1,304,665

Est. TCV/Total Floor Area = 937.26					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
624,000	624,000	624,000	434,562	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	28,300	0	0	3,911	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
652,300	652,300	652,300	438,473	438,473	0







Parcel Number: 45-006-136-009-00

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ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 528,405

2017 Est. T.C.V. 006-136-009-00 = 1,549,625

Est. TCV/Total Floor Area = 611.77, Most recent sale 12/23/1996 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
711,900	711,900	711,900	384,833	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
36,300	26,600	0	36,300	3,463	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
774,800	774,800	774,800	424,596	424,596	0	

45-006-136-010-00                      2017 Est. T.C.V.                      DAVIDSON KAREN W TR  
 Property Class: 402                      6890 S DUNNS FARM RD  
 Map #: 71                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	236.67	715.97	0.8062	1.0000	6000	100		1,144,877
237 Actual Front Feet, 3.89 Total Acres                      Total Est. Land Value =								1,144,877

Cost Est. for Res. Bldg: 1    Single Family    GARAGE                      Cls D    Blt 1905

(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

(13) Plumbing

3 Fixture Bath	0.00	-1	0
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(17) Garages

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

Base Cost	19.15	480	9,192
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County Multiplier = 1.40 =>                      Cost New =                      12,869

Notes: ORIGINAL BOAT GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =                      7,078  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      13,094

2017 Est. T.C.V. 006-136-010-00                      =                      1,157,971

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/23/2010 for 5,000,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
578,900	578,900	578,900	578,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	0	100	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
579,000	579,000	579,000	584,110	579,000	0	

45-006-136-011-00                      2017 Est. T.C.V.                      DAVIDSON KAREN W TR  
 Property Class: 402                                           6850 S DUNNS FARM RD  
 Map #: 71                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D"	6000	533.00	527.13	0.6581	1.0000	6000	100	2,104,731
533 Actual Front Feet, 6.45 Total Acres                      Total Est. Land Value =								2,104,731

2017 Est. T.C.V. 006-136-011-00                      =                      2,104,731

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,052,400	1,052,400	1,052,400	1,052,400	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	
1,052,400	1,052,400	1,052,400	1,061,871	1,052,400	0	