

45-006-203-001-00	2017 Est. T.C.V.	HEIN MARIE TRUST
Property Class: 401		7960 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S GLEN LAKE RD	100.00	244.00	0.9148	1.0000	480	100		43,913
S GLEN LAKE RD	81.00	244.00	0.9148	1.0000	480	50	SURPLUS: ZOINING 100 ft	17,785
181 Actual Front Feet, 1.01 Total Acres								
Total Est. Land Value =								61,697

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 1.75 STORY Cls CD Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1587 SF Floor Area = 2073 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	78.19	0.00	0.00	648	50,667
1	Story Siding	Basement	54.72	0.00	0.00	939	51,382

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 2 Story	3425.00	1	3,425
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

CGEP (1 Story), Standard	34.65	160	5,544
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(17) Garages

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

Base Cost	24.80	200	4,960
Automatic Doors	375.00	1	375

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

Base Cost	9.71	1152	11,186
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 191,666

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 105,416

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	23.17	149	3,452
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County Multiplier = 1.40 => Cost New = 4,833

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 4,495

Total Depreciated Cost = 109,911

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 159,371

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

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

Ground Area = Size for Rates = 474 SF Floor Area = 474 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.65	-10.33	0.00	474	23,378

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

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CGEP (1 Story), Standard	63.25	40	2,530
CGEP (1 Story), Standard	55.57	48	2,667

County Multiplier = 1.40 => Cost New = 41,734

Notes: OLD COTTAGE SOUTH OF DRIVE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 22,954
ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 2 = 33,283

Cost Est. for Res. Bldg: 3 Single Family MODULAR Cls D Blt 1994

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	46.35	-7.93	0.66	1248	48,772

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood, Standard	7.11	128	910
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County Multiplier = 1.40 => Cost New = 81,532

Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 65,225
ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 3 = 94,577

2017 Est. T.C.V. 006-203-001-00 = 350,428

Est. TCV/Total Floor Area = 92.34, Most recent sale 06/12/2001 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
168,600	168,600	168,600	120,649	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	6,600	0	1,085	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
175,200	175,200	175,200	121,734	121,734	121,734	

45-006-203-002-00 2017 Est. T.C.V. HAGADON ALLEN W
 Property Class: 401 7938 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S GLEN LAKE RD	100.00	250.00	0.9671	1.0000	480	100		46,420
S GLEN LAKE RD	25.00	250.00	0.9671	1.0000	480	50	SURPLUS: ZOINING 100 ft	5,802
125 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								52,222

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 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1134 SF Floor Area = 1134 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	58.80	-10.15	0.00	1134	55,169

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

CGEP (1 Story), Standard	28.84	255	7,354
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(17) Garages

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

Base Cost	15.58	690	10,750
Automatic Doors	375.00	1	375

County Multiplier = 1.44 => Cost New = 120,367

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 72,220
 ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 104,720

2017 Est. T.C.V. 006-203-002-00						=	159,442
Est. TCV/Total Floor Area = 140.60, Most recent sale 11/07/1994 for 106,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
77,800	77,800	77,800	58,510	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,900		0	0	526	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
79,700	79,700	79,700	59,036	59,036	0		

45-006-203-003-00	2017 Est. T.C.V.	SMITH CHARLOTTE W TRUST
Property Class: 401		7896 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S GLEN LAKE RD	200.00	220.00	0.8891	1.0000	480	100		85,350
S GLEN LAKE RD	19.00	220.00	0.8891	1.0000	480	50	SURPLUS: ZOINING 100 ft	4,054
219 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								89,404

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 1950

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1631 SF Floor Area = 1631 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.50	-7.70	-0.21	1631	75,988

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WGEP (1 Story), Standard	31.06	195	6,057
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(17) Garages

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

Base Cost	13.28	975	12,948
Automatic Doors	375.00	3	1,125

County Multiplier = 1.40 => Cost New = 146,906

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 80,798
ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 117,158

2017 Est. T.C.V. 006-203-003-00 = 209,062

Est. TCV/Total Floor Area = 128.18, Most recent sale 05/04/2016 for 206,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
107,800	107,800	107,800	73,122	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,300	0	31,378	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,500	104,500	104,500	73,780	104,500	0

45-006-203-003-10	2017 Est. T.C.V.	NEWBLATT STEWART A & FLORA
Property Class: 401		7880 S GLEN LAKE RD
Map #: 71	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S GLEN LAKE RD	200.00	242.00	0.8928	1.0000	480	100		85,707
S GLEN LAKE RD	13.00	242.00	0.8928	1.0000	480	50	SURPLUS: ZOINING 100 ft	2,785
213 Actual Front Feet, 1.18 Total Acres								Total Est. Land Value = 88,492

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 864 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	103.77	0.00	2.77	864	92,051

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.50	704	5,984
WPP, Standard	18.42	70	1,289

County Multiplier = 1.40 => Cost New = 169,161

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 143,786

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	864	11,664
County Multiplier = 1.40 =>		Cost New =	16,330
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	8,165

Total Depreciated Cost = 151,951

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 220,329

2017 Est. T.C.V. 006-203-003-10 = 313,821

Est. TCV/Total Floor Area = 242.15, Most recent sale 02/15/1991 for 28,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
156,000	156,000	156,000	106,034	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	954	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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156,900	156,900	156,900	106,988	106,988	106,988
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45-006-203-004-00	2017 Est. T.C.V.	HODGE BRIAN E
Property Class: 401		6900 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 85K					85000	100		85,000
161 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =								85,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.90	1.00	100	50	95
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 =					1,595

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1974

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1304 SF Floor Area = 1304 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.15	-9.11	1.92	1304	74,276

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	10.56	48	507
Treated Wood, Standard	6.24	520	3,245

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		17.28	720	12,442			
Common Wall: 1 Wall		-1300.00	1	-1,300			
Automatic Doors		375.00	2	750			
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)							
Base Cost		13.16	576	7,580			
Mechanical Doors		350.00	1	350			

County Multiplier = 1.40 => Cost New = 154,153

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 104,824
ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 151,995

2017 Est. T.C.V. 006-203-004-00 = 238,590

Est. TCv/Total Floor Area = 182.97						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,500	103,500	103,500	115,819	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
32,500	-16,700	0	0	33,542	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,300	119,300	119,300	116,861	116,861	116,861	

45-006-203-004-20 2017 Est. T.C.V. WEBB GILBERT G & BETSY B
 Property Class: 401 6876 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	100.00	516.06	1.0000	1.0000	600	100		60,000
W DAY FOREST	57.00	516.06	1.0000	1.0000	600	50	SURPLUS: ZOINING 100 ft	17,100
157 Actual Front Feet, 1.86 Total Acres Total Est. Land Value =								77,100

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	380	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Total Estimated Land Improvements True Cash Value =					663

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 2138 SF Floor Area = 2138 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.84	0.00	1.11	2138	130,311

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

CCP (1 Story), Standard	21.95	212	4,653
CGEP (1 Story), Standard	27.07	358	9,691

(16) Deck/Balcony

Treated Wood, Standard	6.10	990	6,039
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(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 243,795

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 199,912
 ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 289,873

2017 Est. T.C.V. 006-203-004-20 = 367,636

Est. TCV/Total Floor Area = 171.95, Most recent sale 06/15/2001 for 289,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
172,900	172,900	172,900	166,735	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,900	0	1,500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
183,800	183,800	183,800	168,235	168,235	168,235

45-006-203-004-27 2017 Est. T.C.V. BUTLER JOHN M & SANDRA C
 Property Class: 401 6888 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 85K					85000	100		85,000
158 Actual Front Feet, 1.54 Total Acres							Total Est. Land Value =	85,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	3200	0	0
D/W/P: Patio Blocks	8.13	1.00	124	0	0
Retaining Wall: Brick, 12 in.	21.02	1.00	334	50	3,510
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 =					13,510

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1620 SF Floor Area = 1620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.15	0.00	0.00	1085	70,688
1	Story Siding	Blt-in Gar.	37.87	0.00	0.00	343	12,989
1	Story Siding	Crawl Space	65.15	-9.03	0.00	192	10,775

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WCP (1 Story), Standard	19.23	291	5,596
WCP (1 Story), Standard	52.70	25	1,318

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	24.58	343	8,431
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	1028	10,414
Automatic Doors	375.00	2	750
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.18	821	13,284
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 206,226

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 185,603

Separately Depreciated Items:

Square footage # 3 is depreciated at 100%Good... Base Cost Was = 10,775

Parcel Number: 45-006-203-004-27

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County Multiplier = 1.40 =>	Cost New =	15,085
Phy/Ab.+hy/Func/Econ/Comb.%Good= 10/100/100/100/10.0,	Depr.Cost =	1,509

(9) Basement Finish

Basement Recreation Finish	11.45	50	573
County Multiplier = 1.40 =>		Cost New =	802
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	401

Total Depreciated Cost = 187,512

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 271,893

2017 Est. T.C.V. 006-203-004-27 = 370,403

Est. TCV/Total Floor Area = 228.64, Most recent sale 01/31/2000 for 105,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
157,400	157,400	157,400	157,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
13,600	14,200	0	13,600	1,416	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,200	185,200	185,200	172,416	172,416	0	

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45-006-203-004-30 2017 Est. T.C.V. CUSTER STEPHEN J & NELSON MARIANNE
 Property Class: 401 6882 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 85K					85000	100		85,000
108 Actual Front Feet, 1.07 Total Acres							Total Est. Land Value =	85,000

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 STORY Cls C+5 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1690 SF Floor Area = 1727 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.77	0.00	2.01	1690	112,858
1	Story Siding	Overhang	35.88	0.00	0.00	37	1,328

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish							
Basement Recreation Finish	11.45		420				4,809

(13) Plumbing

Average Fixture(s)	760.00		1				760
3 Fixture Bath	2400.00		2				4,800
2 Fixture Bath	1600.00		1				1,600
Separate Shower	775.00		1				775

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	45.40		100				4,540
WCP (1 Story), Standard	20.53		234				4,804
WPP, Standard	9.73		260				2,530

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	18.85		600				11,310
Common Wall: 1 Wall	-1300.00		1				-1,300
Automatic Doors	375.00		1				375

County Multiplier = 1.40 => Cost New = 222,724

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 200,452

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 = 203,302

Parcel Number: 45-006-203-004-30

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ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 294,787

2017 Est. T.C.V. 006-203-004-30	=	384,787			
Est. TCV/Total Floor Area = 222.81, Most recent sale 09/23/2016 for 395,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
151,300	151,300	151,300	150,021	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
21,500	19,600	0	21,500	20,879	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
192,400	192,400	192,400	172,871	192,400	0

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45-006-203-005-00 2017 Est. T.C.V. HUTCHISON JOHN F
 Property Class: 401 6850 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	100.00	300.00	1.0000	1.0000	600	100		60,000
W DAY FOREST	26.00	300.00	1.0000	1.0000	600	50	SURPLUS: ZOINING 100 ft	7,800
126 Actual Front Feet, 0.87 Total Acres Total Est. Land Value =								67,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1973

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1260 SF Floor Area = 1692 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.52	0.00	1.11	396	25,989
1.5	Story Siding	Basement	82.17	0.00	1.66	864	72,429

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: 2nd on Same Stack	2650.00	1	2,650
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches

WPP, Standard	7.10	764	5,424
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(17) Garages

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

Base Cost	22.92	396	9,076
Common Wall: 2 Wall	-2575.00	1	-2,575
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 180,396

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 117,257

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	396	4,534
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County Multiplier = 1.40 => Cost New = 6,348

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,174

Total Depreciated Cost = 120,431

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 174,625

2017 Est. T.C.V. 006-203-005-00 = 247,425

Est. TCV/Total Floor Area = 146.23, Most recent sale 02/27/1995 for 117,050

Parcel Number: 45-006-203-005-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
117,100	117,100	117,100	99,010	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,600	0	0	891	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
123,700	123,700	123,700	99,901	99,901	99,901	

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45-006-203-007-00 2017 Est. T.C.V. REAY THOMAS DIGGES
 Property Class: 401 6854 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	100.00	122.00	1.0000	1.0000	600	100		60,000
100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								60,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,554

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1967

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 2172 SF Floor Area = 2172 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.74	-7.96	0.00	1074	55,612
1	Story Siding	Slab	59.74	-9.98	0.00	420	20,899
1	Story Siding	Overhang	34.78	0.00	0.00	678	23,581

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Deck/Balcony

Treated Wood,Standard	6.63	306	2,029
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(17) Garages

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

Base Cost	21.07	678	14,285
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 176,877

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 132,658
 ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 192,354

2017 Est. T.C.V. 006-203-007-00 = 257,908

Est. TCV/Total Floor Area = 118.74, Most recent sale 06/13/1997 for 111,600

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
121,700	121,700	121,700	109,350	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,300	0	0	984	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
129,000	129,000	129,000	110,334	110,334	0

45-006-203-008-00 2017 Est. T.C.V. PEAKE WENDI B
 Property Class: 401 6998 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630-9709

Land Value Estimates for Land Table 4203.4203 RURAL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 85K					85000	100		85,000
149 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								85,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1976

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1020 SF Floor Area = 1480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	75.31	0.00	2.79	920	71,852
1	Story Siding	Overhang	33.57	0.00	0.00	100	3,357

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

WSEP (2 Story), Standard	74.86	45	3,369
WPP, Standard	16.19	68	1,101
WPP, Standard	15.24	79	1,204

(17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 143,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 85,953
 ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 124,632

2017 Est. T.C.V. 006-203-008-00 = 212,132

Est. TCV/Total Floor Area = 143.33, Most recent sale 12/30/2010 for 160,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
91,400	91,400	91,400	84,495	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,700	0	0	760	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
106,100	106,100	106,100	85,255	85,255	0

45-006-203-011-00 2017 Est. T.C.V. VOLK ROLAND & KATHARINE
 Property Class: 401 6982 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 85K					85000	100		85,000
112 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								85,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	501	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 CD Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1232 SF Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	72.63	0.00	0.00	1232	89,480

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 2 Story	3425.00	1	3,425

(16) Porches

CGEP (1 Story), Standard	33.04	180	5,947
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(16) Deck/Balcony

Treated Wood, Standard	7.10	160	1,136
Treated Wood, Standard	7.27	144	1,047

(17) Garages

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

Base Cost	16.80	576	9,677
Common Wall: 1 Wall	-1000.00	1	-1,000
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 169,228

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 135,382
 ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 196,304

2017 Est. T.C.V. 006-203-011-00 = 282,804

Est. TCV/Total Floor Area = 153.03, Most recent sale 08/03/2009 for 272,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
124,000	124,000	124,000	118,316	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	17,400	0	1,064	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
141,400	141,400	141,400	119,380	119,380	0	

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45-006-203-012-00 2017 Est. T.C.V. RICKER EDWIN D
 Property Class: 401 7953 S GLEN LAKE RD
 Map #: 72 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"C"	8000	100.00	201.96	0.9529	1.0000	8000	100	762,357
GRADE"C"	8000	27.25	201.96	0.9529	1.0000	8000	50 SURPLUS: ZOINING 100 ft	103,871
127 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								866,228

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 B-10 Blt 1994

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 2502 SF Floor Area = 2502 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	73.88	0.00	1.53	2502	188,676

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

Basement Living Finish	22.75	2502	56,921
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	4	18,600
2 Fixture Bath	3100.00	1	3,100

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 1 Story	4575.00	1	4,575

(16) Porches

CPP, Standard	13.79	154	2,124
CSEP (1 Story), Standard	24.50	450	11,025
WPP, Standard	13.40	200	2,680
WPP, Standard	11.27	380	4,283

(17) Garages

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

Base Cost	28.29	792	22,406
Automatic Doors	500.00	1	500

County Multiplier = 1.40 => Cost New = 461,494

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 369,195
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 683,010

2017 Est. T.C.V. 006-203-012-00 = 1,556,738

Est. TCV/Total Floor Area = 622.20, Most recent sale 09/24/1998 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
765,400	765,400	765,400	442,479	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,000	0	0	3,982	0	0

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
778,400	778,400	778,400	446,461	446,461	410,744

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45-006-203-012-10 2017 Est. T.C.V. PEER GERALD C & JANICE E
 Property Class: 401 7945 S GLEN LAKE RD
 Map #: 72 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"C" 8000	93.33	211.18	0.9669	1.0000	8000	100		721,947
GRADE"C" 8000	25.00	211.18	0.9669	1.0000	8000	50	SURPLUS: ZOINING 100 ft	96,689
125 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								818,636

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	240	0	0
D/W/P: Crushed Rock	1.24	1.00	240	0	0
Fencing: Wd, Picket, 12-24	9.06	1.00	100	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 C+5 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1176 SF Floor Area = 1764 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.26	0.00	0.00	1176	102,618

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

Basement Recreation Finish	11.45	1176	13,465
Walk out Basement Door(s)	775.00	2	1,550

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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
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: Exterior 2 Story	4650.00	1	4,650

(16) Porches

WPP, Standard	9.59	272	2,608
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(17) Garages

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

Base Cost	16.72	768	12,841
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 212,999

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 181,049
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 334,941

2017 Est. T.C.V. 006-203-012-10 = 1,158,577

Est. TCV/Total Floor Area = 656.79, Most recent sale 05/20/1995 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
559,500	559,500	559,500	277,635	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,800	0	0	2,498	0	0

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
579,300	579,300	579,300	280,133	280,133	0

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45-006-203-013-00	2017 Est. T.C.V.	LILLIE DAVID & PATRICIA
Property Class: 401		6852 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	300.00	206.50	1.0000	1.0000	600	100		180,000
W DAY FOREST	5.37	206.50	1.0000	1.0000	600	50	SURPLUS: ZOINING 100 ft	1,611
305 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =								181,611

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 1972

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1359 SF Floor Area = 1359 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.94	0.00	-0.28	1359	90,591

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

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	7.10	839	5,957
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(16) Deck/Balcony

Treated Wood, Standard	8.30	100	830
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(17) Garages

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

Base Cost	25.41	320	8,131
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 167,922

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 109,149

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1372	15,709
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County Multiplier = 1.40 => Cost New = 21,993

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 10,997

Total Depreciated Cost = 120,146

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 174,211

2017 Est. T.C.V. 006-203-013-00 = 360,822

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Est. TCV/Total Floor Area = 265.51, Most recent sale 02/23/2000 for 245,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,800	173,800	173,800	149,917	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,600	0	0	1,349	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
180,400	180,400	180,400	151,266	151,266		0

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45-006-203-013-10 2017 Est. T.C.V. WEBB GILBERT G & BETSY B
 Property Class: 402 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	100.00	200.00	1.0000	1.0000	600	100		60,000
100 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	60,000

2017 Est. T.C.V. 006-203-013-10 = 60,000

Est. TCV/Total Floor Area = 44.15, Most recent sale 09/07/2004 for 72,350

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
30,000	30,000	30,000	30,000	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
30,000	30,000	30,000	30,270	30,000	30,000

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45-006-203-013-15	2017 Est. T.C.V.	REAY THOMAS D & HOLLY H
Property Class: 402		W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 85K					85000	100		85,000
130 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	85,000

2017 Est. T.C.V. 006-203-013-15 = 85,000

Est. TCV/Total Floor Area = 62.55, Most recent sale 08/27/2004 for 75,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
32,500	32,500	32,500	32,500	0.90

2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,000	0	292	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
42,500	42,500	42,500	32,792	32,792	0

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45-006-203-013-16	2017 Est. T.C.V.	KISH ELAINE M TRUST
Property Class: 401		6868 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	100.00	170.00	1.0000	1.0000	600	100		60,000
W DAY FOREST	5.00	170.00	1.0000	1.0000	600	50	SURPLUS: ZOINING 100 ft	1,500
105 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								61,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.41	1.00	1951	0	0
D/W/P: 3.5 Concrete	4.41	1.00	16	0	0
D/W/P: 3.5 Concrete	4.41	1.00	596	0	0
D/W/P: 3.5 Concrete	4.41	1.00	209	0	0
Fencing: Vnyl, Solid, 6'	30.81	1.00	140	50	2,157
Fencing: Vnyl,Picket,36-48	18.53	1.00	369	50	3,419
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 =					15,575

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1952 SF Floor Area = 2942 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	98.54	0.00	2.22	1465	147,613
1	Story Siding	Overhang	45.91	0.00	0.00	487	22,358
1	Story Siding	Overhang	45.91	0.00	0.00	624	28,648

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Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	530	6,440
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
2 Fixture Bath	3100.00	1	3,100
(14) Water/Sewer			
Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 2 Story	6600.00	1	6,600
(16) Porches			
CPP, Standard	38.17	15	573
WPP, Standard	27.28	36	982
(16) Deck/Balcony			
Treated Wood,Standard	7.27	527	3,831
(17) Garages			
Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	25.23	596	15,037
Common Wall: 1 Wall	-1450.00	1	-1,450
Automatic Doors	500.00	1	500
Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	24.65	624	15,382
Automatic Doors	500.00	1	500

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County Multiplier = 1.40 =>	Cost New =	377,879
Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,	Depr.Cost =	351,427

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	15.95	1006	16,046
County Multiplier = 1.40 =>		Cost New =	22,464
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	11,232

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 = 365,569

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 530,076

2017 Est. T.C.V. 006-203-013-16 = 607,151

Est. TCV/Total Floor Area = 206.37, Most recent sale 05/31/2000 for 59,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
283,500	283,500	283,500	259,032	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,100	0	0	2,331	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
303,600	303,600	303,600	261,363	261,363	0	

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45-006-203-014-00	2017 Est. T.C.V.	BATERSON LIVING TRUST
Property Class: 401		7929 S GLEN LAKE RD
Map #: 72	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"C" 8000	100.00	300.00	1.0000	1.0000	8000	100		800,000
100 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value = 800,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	28.34	1.00	280	50	3,968
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 =					13,468

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2121 SF Floor Area = 2651 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Basement	86.37	0.00	0.00	2121	183,191

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

Basement Living Finish	22.75	2121	48,253
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	3	13,950

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	3	12,375
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(16) Porches

CCP (1 Story), Basement	47.96	85	4,077
WSEP (1 Story), Standard	35.51	156	5,540
WPP, Standard	15.13	144	2,179
WPP, Standard	11.77	318	3,743

(17) Garages

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

Base Cost	27.60	848	23,405
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500
Storage area over garage	4.85	416	2,018

County Multiplier = 1.40 => Cost New = 432,220

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 406,287

Separately Depreciated Items:

(17) Garages

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

Base Cost	27.70	480	13,296
Automatic Doors	500.00	1	500

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County Multiplier = 1.40 =>	Cost New =	19,314
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,	Depr.Cost =	18,928
	Total Depreciated Cost =	425,215
ECF (4134 BIG GLEN)	1.850 => TCV of Bldg: 1 =	786,648

2017 Est. T.C.V. 006-203-014-00 = 1,600,116

Est. TCV/Total Floor Area = 603.59

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
792,200	792,200	792,200	394,059	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	7,900	0	0	3,546	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
800,100	800,100	800,100	397,605	397,605	214,707	

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Treated Wood,Standard	7.10	160	1,136
County Multiplier = 1.40 =>		Cost New =	38,505
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =	23,103
ECF (2213 - COMMERCIAL MOTELS)	1.450 =>	TCV of Bldg: 2 =	33,499

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1915

(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	Crawl Space	76.15	-11.17	0.00	384	24,952

Other Additions/Adjustments	Rate	Size	Cost
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(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415

(16) Deck/Balcony			
Treated Wood,Standard	7.10	160	1,136

County Multiplier = 1.40 =>		Cost New =	38,505
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =	23,103
ECF (2213 - COMMERCIAL MOTELS)	1.450 =>	TCV of Bldg: 3 =	33,499

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1915

(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	Crawl Space	76.15	-11.17	0.00	384	24,952

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Other Additions/Adjustments	Rate	Size	Cost
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(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415

(16) Deck/Balcony			
Treated Wood,Standard	7.10	160	1,136

County Multiplier = 1.40 =>		Cost New =	38,505
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =	23,103
ECF (2213 - COMMERCIAL MOTELS)	1.450 =>	TCV of Bldg: 4 =	33,499

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 268 SF Floor Area = 268 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	76.15	-11.17	0.00	268	17,415

Other Additions/Adjustments	Rate	Size	Cost
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(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415

(16) Deck/Balcony			
Treated Wood,Standard	8.52	78	665

County Multiplier = 1.40 =>		Cost New =	27,292
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/ 60/100/36.0,		Depr.Cost =	9,825
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ECF (2213 - COMMERCIAL MOTELS) 1.450 => TCV of Bldg: 5 = 14,246

Cost Est. for Res. Bldg: 6 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 268 SF Floor Area = 268 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	76.15	-11.17	0.00	268	17,415

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

Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood,Standard	9.05	66	597
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County Multiplier = 1.40 => Cost New = 27,198

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/ 60/100/36.0, Depr.Cost = 9,791

ECF (2213 - COMMERCIAL MOTELS) 1.450 => TCV of Bldg: 6 = 14,197

2017 Est. T.C.V. 006-203-015-00 = 438,434

Est. TCV/Total Floor Area = 116.36, Most recent sale 12/18/2012 for 400,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
220,000	220,000	220,000	204,465	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	0	1,840	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
219,200	219,200	219,200	206,305	206,305	113,468	

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45-006-203-016-00	2017 Est. T.C.V.	KRAMPS JOAN H
Property Class: 401		7875 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

		* Factors *		445.8 RD 558.73 LK		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
GRADE"D" 6000	400.00	220.20	0.6882	1.0000	6000 100	1,651,681
GRADE"D" 6000	45.80	220.20	0.6882	1.0000	6000 50 SURPLUS: ZOINING 100 ft	94,559
446 Actual Front Feet, 2.25 Total Acres						Total Est. Land Value = 1,746,240

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	25.61	1.00	400	50	5,122
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 =					12,622

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1954

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 2636 SF Floor Area = 2636 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.35	-9.41	1.88	1842	115,714
1	Story Siding	Basement	70.35	0.00	1.88	794	57,351

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	23.20	42	974
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(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	25.10	480	12,048
Mechanical Doors	400.00	2	800
No Floor Deduction	-3.35	240	-804
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	21.54	672	14,475
Automatic Doors	425.00	2	850

County Multiplier = 1.40 => Cost New = 310,399

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 201,759
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 373,254

2017 Est. T.C.V. 006-203-016-00 = 2,132,116

Est. TCV/Total Floor Area = 808.85

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,064,700	1,064,700	1,064,700	450,875	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,400	0	4,057	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT

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1,066,100	1,066,100	1,066,100	454,932	454,932	454,932
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45-006-203-017-00 2017 Est. T.C.V. MILLENIUM TRUST FBO MURPHY EDWARD
 Property Class: 401 7911 S GLEN LAKE RD
 Map #: 72 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"C"	8000	100.00	300.00	1.0000	1.0000	8000	100	800,000
100 Actual Front Feet, 0.69 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: 3.5 Concrete	3.44	1.00	132	0	0
D/W/P: Asphalt Paving	1.61	1.00	1500	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 1966

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1568 SF Floor Area = 1568 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	73.40	0.00	2.01	1568	118,243

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	1568	17,954
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing **Draft Record Card - Printed before March Board of Review**

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	2	6,500

(16) Porches

CGEP (1 Story), Standard	29.18	280	8,170
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(17) Garages

Class:C Exterior: Brick Foundation: 18 Inch (Unfinished)			
Base Cost	21.50	528	11,352
Common Wall: 1 Wall	-2050.00	1	-2,050
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 241,050

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 156,683
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 289,863

2017 Est. T.C.V. 006-203-017-00					=	1,094,863
Est. TCV/Total Floor Area = 698.25, Most recent sale 07/07/1997 for 450,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
509,200	509,200	509,200	320,615	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	38,200		0	0	2,885	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
547,400	547,400	547,400	323,500	323,500	0	

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45-006-203-018-00	2017 Est. T.C.V.	TMC VENTURE I LLC
Property Class: 201		8137 S GLEN LAKE RD
Map #: 72	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/	112.69	69.58	0.9590	1.0000	4500	100		486,338
113 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	486,338

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	19.57	1.40	2250	70	43,152
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 =					48,152

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.68	0.00	0.00	1280	72,550

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	10.00	72	720
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	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

WPP, Standard	12.79	120	1,535
WPP, Standard	7.09	552	3,914

County Multiplier = 1.40 => Cost New = 131,122

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 85,230
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 157,675

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1960

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

Base Rate for Upper Floors = 47.10

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 47.10

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.890

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45-006-203-018-10	2017 Est. T.C.V.	NIGHTINGALE TRUST & WALTON TRUST
Property Class: 401		8055 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

		* Factors *		HOLDING TANKS		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP D 4500/	100.00	85.00	1.0000	1.0000	4500 100	450,000
100 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =	450,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					2,054

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+5 Blt 1996

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 510 SF Floor Area = 1020 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	130.86	-12.27	0.00	510	60,481

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	2085.00	1	3,085

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	9.43	285	2,688
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(16) Deck/Balcony

Wood Balcony	17.50	32	560
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County Multiplier = 1.40 => Cost New = 101,064

Notes: 8071

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 85,904

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 158,923

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 662 SF Floor Area = 662 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	73.54	-10.91	0.00	662	41,461

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

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	8.10	456	3,694
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County Multiplier = 1.40 => Cost New = 65,898

Notes: 8055

45-006-203-019-00	2017 Est. T.C.V.	HAWLEY FAMILY TRUST
Property Class: 401		6831 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 5500	100.00	198.31	0.7850	1.0000	5500	100		431,771
GROUP A 5500	99.67	198.31	0.7850	1.0000	5500	50	SURPLUS: ZOINING 100 ft	215,173
200 Actual Front Feet, 0.91 Total Acres								Total Est. Land Value = 646,944

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.97	1.00	288	50	1,291
Shed: Wood Frame	11.26	1.00	108	50	608
Dock: Light posts	21.31	1.00	40	50	426
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 =					7,326

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+5 Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1747 SF Floor Area = 3098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	102.05	-8.85	0.00	1351	125,913
1	Story Siding	Crawl Space	64.52	-8.85	0.00	396	22,045

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
2 Fixture Bath	1600.00	1	1,600

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(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Wood Stove	1350.00	1	1,350
Fireplace: Direct-Vented Gas	1200.00	2	2,400

(16) Porches

CGEP (1 Story), Standard	27.41	342	9,374
WCP (1 Story), Standard	20.83	224	4,666
WCP (1 Story), Standard	25.00	136	3,400
CCP (1 Story), Standard	22.72	192	4,362

(16) Deck/Balcony

Treated Wood, Standard	6.45	400	2,580
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(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	20.95	1092	22,877
Automatic Doors	425.00	3	1,275
Storage area over garage	4.50	819	3,686

County Multiplier = 1.40 => Cost New = 313,535

Notes: 6831

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 203,798
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 346,457

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Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1900

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 865 SF Floor Area = 865 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.20	-10.17	-0.27	865	50,827

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
Separate Shower	775.00	1	775

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Deck/Balcony

Treated Wood, Standard	6.10	1057	6,448
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County Multiplier = 1.40 => Cost New = 90,265

Notes: BEACH HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 54,159
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 2 = 81,239

2017 Est. T.C.V. 006-203-019-00 = 1,081,966

Est. TCV/Total Floor Area = 273.02, Most recent sale 05/23/1990 for 235,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
473,800	473,800	473,800	390,277	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	67,200	0	3,512	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
541,000	541,000	541,000	393,789	393,789	350,472

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45-006-203-019-10 2017 Est. T.C.V. LEISER DAVID M & DAWN L
 Property Class: 401 6839 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	260.00	1.0000	1.0000	4200	100		420,000
100 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =								420,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	50	483
Dock: Light posts	21.31	1.00	320	50	3,410
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 =					8,893

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C+5 Blt 1986

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 780 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	108.03	0.00	0.00	780	84,263

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

(13) Plumbing

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

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(14) Water/Sewer

Well, 100 Feet	Rate	Size	Cost
2000 Gal Septic	2700.00	1	2,700
	5000.00	1	5,000

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
	1915.00	1	1,915

(16) Porches

WPP, Standard	Rate	Size	Cost
WPP, Standard	8.80	360	3,168
WCP (1 Story), Standard	9.25	300	2,775
WPP, Standard	46.38	35	1,623
WPP, Standard	23.44	36	844
WPP, Standard	19.51	48	936

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

Base Cost	Rate	Size	Cost
Common Wall: 1 Wall	19.20	576	11,059
Automatic Doors	-1300.00	1	-1,300
	375.00	2	750

County Multiplier = 1.40 => Cost New = 166,977
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 133,582

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
	11.45	780	8,931

 County Multiplier = 1.40 => Cost New = 12,503
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 6,252

Total Depreciated Cost = 139,833

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ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 237,716

2017 Est. T.C.V. 006-203-019-10	=	666,609			
Est. TCV/Total Floor Area = 488.36, Most recent sale 03/06/1992 for 263,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
379,400	379,400	379,400	212,491	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-46,100	0	0	1,912	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
333,300	333,300	333,300	214,403	214,403	0

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45-006-203-020-00 2017 Est. T.C.V. HILL MATTHEW A & BEARD TODD
 Property Class: 402 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	50.00	230.00	1.2746	1.0000	4200	50	ZONING RESTRICTION	133,829
50 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								133,829

2017 Est. T.C.V. 006-203-020-00 = 133,829
 Est. TCV/Total Floor Area = 98.04, Most recent sale 12/18/2012 for 400,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
61,600	61,600	61,600	45,037	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	405	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
66,900	66,900	66,900	45,442	45,442	0

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45-006-203-021-00	2017 Est. T.C.V.	NOVAK ROBERT JOHN REVOCABLE TRUST
Property Class: 401		6843 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	226.00	1.0000	1.0000	4200	100		420,000
100 Actual Front Feet, 0.52 Total Acres								Total Est. Land Value = 420,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	242	0	0
D/W/P: Flagstone/Sand	10.98	1.00	300	0	0
D/W/P: Asphalt Paving	1.61	1.00	1500	0	0
D/W/P: Patio Blocks	8.13	1.00	313	0	0
Shed: Wood Frame	9.08	1.00	275	50	1,248
Dock: Light posts	21.31	1.00	192	50	2,046

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					18,294

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1531 SF Floor Area = 1531 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.61	0.00	1.92	1240	80,017
1	Story Siding	Crawl Space	62.61	-8.73	1.92	116	6,473
1	Story Siding	Basement	62.61	0.00	1.92	175	11,293

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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
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	2	9,300

(16) Porches

WPP, Standard	7.58	528	4,002
WCP (1 Story), Standard	32.28	72	2,324

(16) Deck/Balcony

Treated Wood, Standard	6.46	390	2,519
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.27	572	11,022
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 196,785

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 137,750

Separately Depreciated Items:

Parcel Number: 45-006-203-021-00

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(9) Basement Finish			
Basement Recreation Finish	11.45	1415	16,202
County Multiplier = 1.40 =>		Cost New =	22,682
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	11,341
		Total Depreciated Cost =	149,091
ECF (4610 LITTLE GLEN AREA LAKEFRONT)	1.700 =>	TCV of Bldg: 1 =	253,455

2017 Est. T.C.V. 006-203-021-00	=	691,749				
Est. TCV/Total Floor Area = 451.83, Most recent sale 02/04/2004 for 0						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
392,400	392,400	392,400	315,448	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-46,500	0	0	2,839	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
345,900	345,900	345,900	318,287	318,287	0	

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45-006-203-022-00	2017 Est. T.C.V.	KASPEREK MICHAEL A & MARY E
Property Class: 401		6849 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.01	1.00	800	0	0
D/W/P: 4in Ren. Conc.	6.02	1.00	800	0	0
D/W/P: Flagstone/Sand	15.20	1.00	180	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	95	7,125
Total Estimated Land Improvements True Cash Value =					7,125

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2127 SF Floor Area = 3190 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	104.08	-11.39	2.63	2127	202,746

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Prefab 1 Story	4660.00	1	4,660

(16) Porches

WGEP (1 Story), Standard	42.42	266	11,284
WGEP (1 Story), Standard	46.65	204	9,517
WPP, Standard	13.33	204	2,719
WCP (1 Story), Standard	29.88	154	4,602
WCP (1 Story), Standard	27.86	189	5,266
WCP (1 Story), Standard	41.40	66	2,732

(17) Garages

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

Base Cost	28.54	778	22,204
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.40 => Cost New = 407,167

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 399,024

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

Parcel Number: 45-006-203-022-00

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	Total Depreciated Cost =	401,874
ECF (4610 LITTLE GLEN AREA LAKEFRONT)	1.700 => TCV of Bldg: 1 =	683,186

2017 Est. T.C.V. 006-203-022-00 = 1,110,311

Est. TCV/Total Floor Area = 348.06, Most recent sale 12/02/2013 for 500,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
611,200	611,200	611,200	596,451	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-56,000	0	0	-41,251	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
555,200	555,200	555,200	601,819	555,200	555,200	

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45-006-203-023-00	2017 Est. T.C.V.	MURRAY MICHAEL T & DORIS L ETAL J/T
Property Class: 401		8044 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	92.00	285.00	1.0296	1.0000	4200	100		397,843
92 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =								397,843

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1500 SF Floor Area = 2303 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	106.82	0.00	0.00	1071	114,404
1	Story Siding	Crawl Space	76.01	-11.00	0.00	429	27,889

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3,050.00	1	3,050
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(15) Built-Ins & Fireplaces

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

County Multiplier = 1.40 => Cost New = 226,798

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 181,438

Separately Depreciated Items:

Square footage # 2 is depreciated at 20 %Good...	Base Cost Was =	27,889
County Multiplier = 1.40 =>	Cost New =	39,045
Phy/Ab.Phy/Func/Econ/Comb.%Good=-60/100/100/100/-60.0,	Depr.Cost =	-23,427

(16) Porches

WCP (1 Story), Standard	22.13	292	6,462
County Multiplier = 1.40 =>		Cost New =	9,047
Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,		Depr.Cost =	1,809
WCP (1 Story), Standard	48.30	40	1,932
County Multiplier = 1.40 =>		Cost New =	2,705
Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,		Depr.Cost =	541

(16) Deck/Balcony

Treated Wood,Standard	7.25	398	2,886
County Multiplier = 1.40 =>		Cost New =	4,040
Phy/Ab.Phy/Func/Econ/Comb.%Good= 40/100/100/100/40.0,		Depr.Cost =	1,616
Wood Balcony	23.50	38	893
County Multiplier = 1.40 =>		Cost New =	1,250
Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,		Depr.Cost =	250
Wood Balcony	23.50	35	823
County Multiplier = 1.40 =>		Cost New =	1,152
Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,		Depr.Cost =	230

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(17) Garages

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

Base Cost	17.55	1054	18,498
Common Wall: 1/2 Wall	-725.00	1	-725
Storage area over garage	4.50	912	4,104
County Multiplier = 1.40 =>		Cost New =	30,627
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =	18,376

		Total Depreciated Cost =	180,834
ECF (4610 LITTLE GLEN AREA LAKEFRONT)	1.700 =>	TCV of Bldg: 1 =	307,418
	90 % Completed =>	Est. True Cash Value 2017 =	276,676

2017 Est. T.C.V. 006-203-023-00 = 679,519

Est. TCV/Total Floor Area = 295.06

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
365,300	365,300	365,300	210,429	0.90	
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
7,200	-9,700	23,000	7,200	1,774	13,249
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
339,800	339,800	339,800	206,154	206,154	0

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45-006-203-023-10 2017 Est. T.C.V. GLEN ARBOR TOWNSHIP
 Property Class: 703 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP A 5500	16.50	135.00	1.8788	1.0000	5500	100	GREEN AREA PARK	170,501
17 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =								170,501

2017 Est. T.C.V. 006-203-023-10	=	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

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45-006-203-023-20 2017 Est. T.C.V. KOMENDERA DAVID J & GAIL A
 Property Class: 401 8088 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	75.00	250.00	1.1059	1.0000	4200	100		348,369
75 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								348,369

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	19.07	1.00	50	50	477
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					7,477

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 1974

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 952 SF Floor Area = 1592 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	107.24	-14.53	0.00	624	57,851
2	Story Siding	Crawl Space	133.24	-12.40	0.00	328	39,636

Other Additions/Adjustments

	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
2 Fixture Bath	3100.00	1	3,100

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(14) Water/Sewer				
Well, 100 Feet	3050.00	1	3,050	
1000 Gal Septic	3850.00	1	3,850	
(15) Built-Ins & Fireplaces				
Appliance Allowance	4125.00	1	4,125	
Fireplace: Interior 1 Story	4575.00	1	4,575	
(16) Porches				
WCP (1 Story), Standard	22.22	434	9,643	
(16) Deck/Balcony				
Treated Wood, Standard	14.52	36	523	
County Multiplier = 1.40 =>		Cost New =	178,959	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	143,167		
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 =		243,384		

2017 Est. T.C.V. 006-203-023-20	=	599,230			
Est. TCV/Total Floor Area = 376.40					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
295,200	295,200	295,200	147,938	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,400	0	1,331	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
299,600	299,600	299,600	149,269	149,269	0

45-006-203-025-00	2017 Est. T.C.V.	KEUNING CHERYL D TRUST
Property Class: 401		8049 S GLEN LAKE RD
Map #: 72	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	100.00	96.00	0.9420	1.0000	6000	100		565,198
GRADE"D" 6000	27.00	96.00	0.9420	1.0000	6000	50	SURPLUS: ZOINING 100 ft	76,302
127 Actual Front Feet, 0.28 Total Acres								
Total Est. Land Value =								641,499

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 1.75 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1896 SF Floor Area = 2799 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	103.05	-10.32	3.25	1204	115,560
1	Story Siding	Crawl Space	73.38	-10.32	1.85	692	44,918

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WCP (1 Story), Standard	40.03	56	2,242
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(16) Deck/Balcony

Treated Wood, Standard	7.19	432	3,106
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(17) Garages

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

Base Cost	22.00	528	11,616
Automatic Doors	425.00	1	425
Mechanical Doors	400.00	1	400

County Multiplier = 1.40 => Cost New = 268,970

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 215,176

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 398,076

2017 Est. T.C.V. 006-203-025-00 = 1,042,075

Est. TCV/Total Floor Area = 372.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
519,600	519,600	519,600	329,777	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,400	0	0	2,967	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
521,000	521,000	521,000	332,744	332,744	332,744

45-006-203-026-00 2017 Est. T.C.V. HARRIS WILLIAM W
 Property Class: 401 6975 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 5500	100.00	452.52	0.7951	1.0000	5500	100		437,317
GROUP A 5500	92.52	452.52	0.7951	1.0000	5500	50	SURPLUS: ZOINING 100 ft	202,303
193 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								639,620

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.23	1.00	460	50	1,663
Total Estimated Land Improvements True Cash Value =					1,663

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	63.83	-10.75	0.00	1540	81,743

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

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.10	648	3,953
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(17) Garages

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

Base Cost	14.67	864	12,675
Automatic Doors	375.00	2	750

County Multiplier = 1.44 => Cost New = 167,408

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 100,445
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 1 = 150,668

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1959

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 740 SF Floor Area = 740 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.47	-9.49	0.00	740	39,945

Other Additions/Adjustments Rate Size Cost

(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

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County Multiplier = 1.40 => Cost New = 62,846

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 34,565
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 2 = 51,848

2017 Est. T.C.V. 006-203-026-00 = 843,799

Est. TCV/Total Floor Area = 370.09, Most recent sale 02/09/2006 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
395,100	395,100	395,100	256,555	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,800	0	0	2,308	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
421,900	421,900	421,900	258,863	258,863	0	

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45-006-203-027-00 2017 Est. T.C.V. VALENTI JOSEPH P & KAREN A
 Property Class: 401 6851 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4200	100.00	275.00	1.0000	1.0000	4200	100		420,000
100 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								420,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 641 SF Floor Area = 641 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.18	-10.56	0.66	641	28,383

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood,Standard	7.24	120	869
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(17) Garages

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

Base Cost	12.70	1500	19,050
Mechanical Doors	325.00	1	325

County Multiplier = 1.40 => Cost New = 77,745

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 46,647
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 1 = 69,971

2017 Est. T.C.V. 006-203-027-00 = 491,471

Est. TCV/Total Floor Area = 766.73

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
283,200	283,200	283,200	148,328	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-37,500	0	1,334	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
245,700	245,700	245,700	149,662	149,662	0

45-006-203-028-00	2017 Est. T.C.V.	VALENTI JOSEPH P & KAREN A
Property Class: 401		6871 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

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

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.63	-9.21	0.00	1248	69,164

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WGEP (1 Story), Standard	76.44	32	2,446
WGEP (1 Story), Standard	45.30	96	4,349

(16) Deck/Balcony

Treated Wood, Standard	7.32	172	1,259
Treated Wood, Standard	6.78	258	1,749

(17) Garages

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

Base Cost	20.98	384	8,056
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 136,092

Notes: CLOSEST TO BEACH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 88,460

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 150,382

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.43	-9.86	0.66	560	26,449

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Parcel Number: 45-006-203-028-00 Page: 2

Average Fixture(s)	525.00	1	525
 (15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
 (16) Deck/Balcony			
Treated Wood,Standard	15.57	20	311
Treated Wood,Standard	15.57	20	311
County Multiplier = 1.40 =>		Cost New =	40,364
Notes: CLOSEST TO ROAD			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =	24,219
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 =>		TCV of Bldg: 2 =	36,328

2017 Est. T.C.V. 006-203-028-00	=	611,710			
Est. TCV/Total Floor Area = 338.34, Most recent sale 06/30/1997 for 200,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
348,400	348,400	348,400	290,487	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-42,500	0	0	2,614	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
305,900	305,900	305,900	293,101	293,101	0

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45-006-203-029-00 2017 Est. T.C.V. ALLMAN JOHN D & LORETTA M
 Property Class: 402 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	25.00	400.00	1.0000	1.0000	600	100		15,000
25 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	15,000

2017 Est. T.C.V. 006-203-029-00 = 15,000

Est. TCV/Total Floor Area = 8.30

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
7,500	7,500	7,500	471	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	4	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
7,500	7,500	7,500	475	475	475	

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45-006-203-030-00	2017 Est. T.C.V.	KENELY FAMILY LIVING TRUST
Property Class: 401		7993 S GLEN LAKE RD
Map #: 72	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	84.00	90.00	1.0446	1.0000	6000	100		526,454
84 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								526,454

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	19.57	1.00	200	50	1,957
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 =					6,957

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1136 SF Floor Area = 1136 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.68	-9.45	0.00	856	48,133
1	Story Siding	Basement	65.68	0.00	0.00	280	18,390

Other Additions/Adjustments

	Rate	Size	Cost
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Garbage Disposal	215.00	1	215
Fireplace: Interior 1 Story	3250.00	1	3,250

County Multiplier = 1.40 => Cost New = 115,428

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 73,874

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.10	712	4,343
County Multiplier = 1.40 =>		Cost New =	6,080
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =	3,952
Treated Wood,Standard	7.43	154	1,144
County Multiplier = 1.40 =>		Cost New =	1,602
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =	1,041

Total Depreciated Cost = 78,867
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 145,904

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 528 SF Floor Area = 528 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.49	-12.23	0.00	528	30,233

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Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing Average Fixture(s)	630.00	1	630
(15) Built-Ins & Fireplaces Appliance Allowance	1415.00	1	1,415
(16) Deck/Balcony Treated Wood,Standard	6.94	176	1,221
County Multiplier = 1.40 =>		Cost New =	46,900
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/ 50/100/27.5,		Depr.Cost =	12,897
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 2 =	23,860

2017 Est. T.C.V. 006-203-030-00	=	703,175			
Est. TCV/Total Floor Area = 422.58, Most recent sale 07/23/2013 for 0					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
351,000	351,000	351,000	189,118	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	600	0	0	1,702	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
351,600	351,600	351,600	190,820	190,820	129,758

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45-006-203-030-10 2017 Est. T.C.V. MULDER BEVERLY K REVOCABLE TRUST
 Property Class: 401 8001 S GLEN LAKE RD
 Map #: 72 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	56.99	114.82	1.1509	1.0000	6000	100		393,550
57 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								393,550

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+5 Blt 1985

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 915 SF Floor Area = 1601 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	104.33	-10.51	3.53	915	89,075

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	2085.00	1	3,085

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(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.50	355	2,308
Treated Wood,Standard	14.72	24	353
Treated Wood,Standard	13.84	27	374

County Multiplier = 1.40 => Cost New = 150,668

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 113,001
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 209,051

2017 Est. T.C.V. 006-203-030-10 = 604,101

Est. TCV/Total Floor Area = 377.33

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
301,300	301,300	301,300	166,704	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	0	1,500	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
302,100	302,100	302,100	168,204	168,204	0	0

45-006-203-030-30	2017 Est. T.C.V.	SLEEPING BEAR LLC
Property Class: 401		7977 S GLEN LAKE RD
Map #: 72	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	45.00	130.00	1.2209	1.0000	6000	100		329,656
45 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								329,656

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	300	0	0
D/W/P: 3.5 Concrete	4.41	1.00	290	0	0
Dock: Light posts	28.34	1.00	360	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B-10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 804 SF Floor Area = 1613 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	142.60	0.00	3.16	804	117,191
1	Story Siding	Overhang	54.15	0.00	0.00	5	271

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

Basement Recreation Finish	15.95	804	12,824
Walk out Basement Door(s)	1125.00	3	3,375

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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
Separate Shower	1605.00	1	1,605

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: 2nd on Same Stack	3500.00	1	3,500
Fireplace: Prefab 2 Story	5395.00	1	5,395

(16) Porches

WPP, Standard	9.60	761	7,306
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(16) Deck/Balcony

Treated Wood, Standard	13.80	40	552
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County Multiplier = 1.40 => Cost New = 236,835

Notes: KITCHENETTE IN WALKOUT BASEMENT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 213,152

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 = 216,002

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ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 399,604

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 656 SF Floor Area = 1312 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	143.78	0.00	3.70	656	96,747

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

Basement Recreation Finish	13.50	328	4,428
Walk out Basement Door(s)	1025.00	2	2,050

(13) Plumbing

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WPP, Standard	16.35	102	1,668
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(16) Deck/Balcony

Treated Wood,Standard	12.25	46	564
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(17) Basement Garages

Basement Garage: 2 Car	2575.00	1	2,575
Automatic Doors	425.00	2	850

County Multiplier = 1.40 =>

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Cost New = 160,946

Notes: CARRAGE HOUSE HAS FULL BATH, KITCHEN, BUNK ROOM(FINISHED STORAGE) BELOW GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 144,851

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 267,974

2017 Est. T.C.V. 006-203-030-30 = 1,002,234

Est. TCV/Total Floor Area = 342.64, Most recent sale 03/05/2015 for 1,020,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
498,800	498,800	498,800	498,800	0.90

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

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
501,100	501,100	501,100	503,289	501,100	0

45-006-203-031-00	2017 Est. T.C.V.	WEADOCK FAMILY TRUST
Property Class: 401		7922 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S GLEN LAKE RD	100.00	230.00	1.0000	1.0000	480	100		48,000
100 Actual Front Feet, 0.53 Total Acres								Total Est. Land Value = 48,000

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	100	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 Blt 1946

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 878 SF Floor Area = 878 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.99	0.00	0.00	878	60,573

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	2085.00	1	3,085

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CGEP (1 Story), Standard	66.82	42	2,806
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(17) Garages

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

Base Cost	20.62	399	8,227
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 112,619

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,571
ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 97,978

2017 Est. T.C.V. 006-203-031-00 = 148,478
Est. TCV/Total Floor Area = 169.11, Most recent sale 06/17/1998 for 124,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
71,500	71,500	71,500	53,426	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,700	0	480	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,200	74,200	74,200	53,906	53,906	0

45-006-336-003-00	2017 Est. T.C.V.	CAMP LEELANAU & KOHAHNA
Property Class: 704		1610 S PORT ONEIDA RD
Map #: 76	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ACRE TBL 4770 LK MI			34.000	Acres	42,000	100		1,428,000
		34.00	Total Acres		Total Est.		Land Value =	1,428,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2016
 Description of Occupancy: PB16-0280

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

Base Rate for Upper Floors = 19.40
 Adjusted Square Foot Cost for Upper Floors = 19.40

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 0 Height per Story Multiplier: 0.960
 Ave. Floor Area: 1,024 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 18.62

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 26.074

Total Floor Area: 1,024 Base Cost New of Upper Floors = 26,699
 Reproduction/Replacement Cost = 26,699
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0
 Total Depreciated Cost = 26,165

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

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

Item Description	Cost	# or	Height	Storys	Base
	Col.	Rate	SqFt	Adj.	Adj.
					Cost

Total Base Cost New = 0
 County Multiplier: 1.40 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0
 Total Depreciated Cost = 0

ECF (090 EXEMPT) 1.000 => TCV of Bldg: 1 = 26,165
 Replacement Cost/Floor Area= 26.07 Est. TCV/Floor Area= 25.55

Total Estimated True Cash Value of Commercial/Industrial Buildings = 26,165

2017 Est. T.C.V. 006-336-003-00 = 0
 Est. TCV/Total Floor Area = 0.00

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

45-006-336-009-00	2017 Est. T.C.V.	COUNTY OF LEELANAU
Property Class: 703		S PORT ONEIDA RD
Map #: 76	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$10000	66.60	552.76	1.0629	1.0000	10000	100		707,869
67 Actual Front Feet, 0.84 Total Acres							Total Est. Land Value =	707,869

2017 Est. T.C.V. 006-336-009-00	=	0			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-336-010-00 2017 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701 S PORT ONEIDA RD
 Map #: 76 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 090.090 EXEMPT
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI	12,500	500.00	0.00	1.0000	1.0000	12500	100	6,250,000
EXEMPT - PARK			18.320	Acres	7,500	100		137,400
500 Actual Front Feet, 18.32			Total Acres		Total Est.	Land Value =		6,387,400

2017 Est. T.C.V. 006-336-010-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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45-006-336-030-00	2017 Est. T.C.V.	DEZELSKI LAURA LEE TRUST
Property Class: 460		1980 S PORT ONEIDA RD
Map #: 76	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

		* Factors *		471.35 FRONT 335.85 RD	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
LK MI "B"\$10000	100.00	545.00	1.0000	1.0000	10000 100 1,000,000
LK MI "B"\$10000	326.00	545.00	1.0000	0.0000	10000 100* SEE ACREAGE TABLE: USPS CE 0
4470 CONSERVATION			4.079 Acres		1,000 100 4,079
* denotes lines that do not contribute to the total acreage calculation.					
426 Actual Front Feet, 5.33 Total Acres		Total Acres		Total Est. Land Value = 1,004,079	

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.83	1.00	192	70	1,321
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	97	4,850
Total Estimated Land Improvements True Cash Value =					6,171

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1909 SF Floor Area = 3825 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	96.02	-8.23	0.00	1198	105,172
1	Story Siding	Basement	60.70	0.00	0.00	312	18,938
2	Story Siding	Crawl Space	96.02	-8.23	0.00	399	35,028
1	Story Siding	Overhang	35.32	0.00	0.00	319	11,267

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 2 Story	4650.00	1	4,650

(16) Porches

CPP, Standard	28.54	24	685
WCP (1 Story), Standard	20.29	242	4,910

(16) Deck/Balcony

Treated Wood, Standard	6.46	394	2,545
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(17) Garages

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

Base Cost	16.67	647	10,785
Common Wall: 1.5 Wall	-1575.00	1	-1,575
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 283,979

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 184,586
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 341,484

Ag. Bld 1 1960, 4 Wall Bulk Fertilizer Storag Class:D,Pole Quality:Average
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New

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26.05	0.946	1.040	0.00	1800	1.40	64,585
Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost =						11,302
ECF (4700 LAKE MICHIGAN HOMESITES) 1.000 => TCV of Bldg: 1 =						11,302

Ag. Bld 2 1900, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 12.20 0.946 1.040 0.00 1800 1.40 30,247
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 5,293
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.000 => TCV of Bldg: 2 = 5,293

Ag. Bld 3 0, 4 Wall Utility Building Class:S Quality:Low Cost
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 5.55 0.946 1.106 0.00 1600 1.40 13,007
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 2,276
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.000 => TCV of Bldg: 3 = 2,276

Total Estimated True Cash Value of Agricultural Buildings = 18,871

2017 Est. T.C.V. 006-336-030-00 = 1,370,605
 Est. TCV/Total Floor Area = 358.33, Most recent sale 01/20/1978 for 0
 2016 Assessed MBOR S.E.V. Base for Cap C.P.I.
 629,400 629,400 629,400 424,303 0.90
 2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 55,900 0 0 3,818 0
 2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 685,300 685,300 685,300 428,121 428,121 428,121

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45-006-403-001-00 2017 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701 SOUTH MANITOU ISLE
 Map #: 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		5,260.000	Acres	4,000	100			21,040,000
	5260.00	Total Acres					Total Est. Land Value =	21,040,000

2017 Est. T.C.V. 006-403-001-00	=	0			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

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