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Property Class: 401		7989 W DAY FOREST RD
Map #: 67	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	400.00	1.0000	1.0000	5500	100		550,000
100 Actual Front Feet, 0.92 Total Acres								Total Est. Land Value = 550,000

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	2500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B-10 Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2161 SF Floor Area = 2161 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	75.31	-10.21	1.58	2161	144,095

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	10.27	504	5,176
WCP (1 Story), Standard	36.05	100	3,605

(17) Garages

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

Base Cost	31.50	545	17,168
Common Wall: 1 Wall	-1450.00	1	-1,450
Automatic Doors	500.00	1	500

County Multiplier = 1.40 => Cost New = 271,487

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 230,764

Separately Depreciated Items:

Local Cost Items:

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

Total Depreciated Cost = 233,674

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCv of Bldg: 1 = 397,245

2017 Est. T.C.V. 006-610-051-00 = 954,745

Est. TCv/Total Floor Area = 441.81, Most recent sale 03/29/2012 for 937,500

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

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	462,600	462,600	462,600	435,031	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,800	0	0	3,915	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	477,400	477,400	477,400	438,946	438,946	0

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45-006-610-052-00                      2017 Est. T.C.V.                      FISHMAN KENNETH A & KRISTINE B  
 Property Class: 401                                           8031 W DAY FOREST RD  
 Map #: 66 & 67                      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	427.00	1.0000	1.0000	5500	100		550,000
100 Actual Front Feet, 0.98 Total Acres                      Total Est. Land Value =								550,000

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    1.25 STORY                      Cls BC                      Blt 2016

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 3308 SF    Floor Area = 4135 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Siding	Crawl Space	78.92	-9.08	0.00	3308	231,031

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing  
 3 Fixture Bath                      3525.00                      -1                      -3,525

(14) Water/Sewer  
 Well, 100 Feet                      3050.00                      1                      3,050  
 2000 Gal Septic                      5650.00                      1                      5,650

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(15) Built-Ins & Fireplaces  
 Fireplace: Exterior 1 Story                      4925.00                      1                      4,925

(16) Porches  
 CPP, Standard                      13.87                      137                      1,900  
 CCP (1 Story), Standard                      23.56                      227                      5,348  
 CCP (1 Story), Standard                      23.03                      243                      5,596

(16) Deck/Balcony  
 Treated Wood, Standard                      6.90                      1110                      7,659  
 Treated Wood, Standard                      7.23                      408                      2,950

(17) Garages  
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished )  
 Base Cost                      20.95                      1110                      23,255  
 Automatic Doors                      425.00                      2                      850

County Multiplier = 1.40 =>                      Cost New =                      404,164

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,    Depr.Cost =                      400,122  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 =                      680,208  
 60 % Completed => Est. True Cash Value 2017 =                      408,125

2017 Est. T.C.V. 006-610-052-00                      =                      960,625

Est. TCV/Total Floor Area = 232.32, Most recent sale 09/14/2007 for 900,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
368,400	368,400	368,400	353,557	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
214,800	14,200	117,100	214,800	2,170	
112,382					
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
480,300	480,300	480,300	458,145	458,145	0

45-006-610-053-00	2017 Est. T.C.V.	QUARDERER GEORGE J & CAROL TR
Property Class: 401		8055 W DAY FOREST RD
Map #: 66	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	200.00	432.00	0.7846	1.0000	5500	100		863,043
200 Actual Front Feet, 1.98 Total Acres Total Est. Land Value =								863,043

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	2000	0	0
D/W/P: Crushed Rock	1.29	1.00	2220	0	0
D/W/P: Flagstone/Sand	13.55	1.00	88	0	0
Shed: Wood Frame	12.14	1.00	223	50	1,353
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					8,853

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1966

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1572 SF Floor Area = 2854 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	116.35	-10.86	0.00	1282	135,238
1	Story Siding	Crawl Space	75.44	-10.86	0.00	290	18,728

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Stone Veneer	11.20	360	4,032
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
Separate Shower	1390.00	1	1,390

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	10.90	265	2,889
WPP, Standard	8.50	705	5,993
WCP (1 Story), Standard	24.81	198	4,912

(16) Deck/Balcony

Treated Wood, Standard	6.90	800	5,520
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(17) Garages

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

Base Cost	18.22	827	15,068
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 297,920

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 199,606

Separately Depreciated Items:

Parcel Number: 45-006-610-053-00

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Local Cost Items:

GENERATOR	3000.00	1	3,000
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =		2,850
	Total Depreciated Cost =		202,456
ECF (4610 LITTLE GLEN AREA LAKEFRONT)	1.700 => TCV of Bldg: 1 =		344,175

2017 Est. T.C.V. 006-610-053-00 = 1,216,071

Est. TCV/Total Floor Area = 426.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
588,900	588,900	588,900	422,018	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,100	0	0	3,798	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
608,000	608,000	608,000	425,816	425,816	425,816

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45-006-610-056-00                      2017 Est. T.C.V.                      STONER JOHN R &  
 Property Class: 401                      8091 W DAY FOREST RD  
 Map #: 66                                  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	428.00	1.0000	1.0000	5500	100		550,000
100 Actual Front Feet, 0.98 Total Acres                      Total Est. Land Value =								550,000

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	252	0	0
D/W/P: 3.5 Concrete	3.44	1.00	108	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+10    Blt 1967

(11) Heating System: Electric Baseboard  
 Ground Area = Size for Rates = 1384 SF    Floor Area = 2076 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 1.5    Story Siding    Crawl Space    89.03    -9.87    -0.44    1384    108,948

Other Additions/Adjustments                      Rate                      Size                      Cost

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

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

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(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1915.00                      1                      1,915  
 Fireplace: Interior 2 Story                      3825.00                      1                      3,825

(16) Porches  
 CCP (1 Story), Standard                      36.44                      56                      2,041  
 WPP, Standard                      9.98                      242                      2,415

(16) Deck/Balcony  
 Wood Balcony                      17.50                      12                      210

County Multiplier = 1.40    =>                      Cost New =    179,619

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    116,752

Separately Depreciated Items:

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

Total Depreciated Cost =    119,662  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 =    203,426

Cost Est. for Res. Bldg: 2    Single Family    2 STORY                      Cls C    Blt 1975

(11) Heating System: Forced Heat & Cool  
 Ground Area = Size for Rates = 1232 SF    Floor Area = 2464 SF.  
 Stories    Exterior    Foundation    Rate    Bsmnt-Adj    Heat-Adj    Size    Cost  
 2    Story Siding    Blt-in Gar.    74.47    0.00    3.83    1232    96,466

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Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
WPP, Standard	14.45	104	1,503
(17) Basement Garages			
Basement Garage: 3 Car	3375.00	1	3,375
Automatic Doors	375.00	3	1,125
County Multiplier = 1.40 =>		Cost New =	149,441
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =	97,136
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 =			165,132

2017 Est. T.C.V. 006-610-056-00		=	923,558		
Est. TCV/Total Floor Area = 203.43					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
446,200	446,200	446,200	421,070	0.90	
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	15,600	0	0	3,789	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
461,800	461,800	461,800	424,859	424,859	0

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45-006-610-057-00	2017 Est. T.C.V.	DEPUY JOHN R & PAMELA H TRUSTEES OF
Property Class: 401		8107 W DAY FOREST RD
Map #: 66	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	425.00	1.0000	1.0000	5500	100		550,000
100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								550,000

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
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 =					5,483

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.66	-8.50	0.00	1696	90,159

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	27.44	112	3,073
CCP (2 Story), Standard	42.41	64	2,714

(16) Deck/Balcony

Treated Wood, Standard	6.40	448	2,867
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(17) Garages

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

Base Cost	16.75	960	16,080
Automatic Doors	375.00	3	1,125

County Multiplier = 1.40 => Cost New = 182,181

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 127,526

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 216,795

2017 Est. T.C.V. 006-610-057-00 = 772,278

Est. TCV/Total Floor Area = 455.35

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
366,700	366,700	366,700	215,540	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,400	0	0	1,939	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
386,100	386,100	386,100	217,479	217,479	217,479

45-006-610-058-00	2017 Est. T.C.V.	EMMONS JOHN & JENNIFER
Property Class: 401		8129 W DAY FOREST RD
Map #: 66	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	419.00	1.0000	1.0000	5500	100		550,000
100 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =								550,000

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	150	0	0
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 =					8,410

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1654

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1929 SF Floor Area = 1929 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.62	-8.21	1.11	1641	87,826
1	Story Siding	Basement	60.62	0.00	1.11	288	17,778

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer	8.25	564	4,653
Walk out Basement Door(s)	775.00	1	775

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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	9.35	292	2,730
WGEP (1 Story), Standard	57.30	51	2,922

(16) Deck/Balcony

Treated Wood, Standard	11.65	41	478
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(17) Garages

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

Base Cost	17.44	585	10,202
Mechanical Doors	350.00	2	700

County Multiplier = 1.40 => Cost New = 199,045

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 109,475

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	288	3,298
County Multiplier = 1.40 =>		Cost New =	4,617





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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
422,900	422,900	422,900	407,920	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,500	0	0	3,671	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
421,400	421,400	421,400	411,591	411,591	0	

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45-006-610-060-00                      2017 Est. T.C.V.                      WIAND LYNN M REV TRUST  
 Property Class: 401                                           8165 W DAY FOREST RD  
 Map #: 66                      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	411.00	1.0000	1.0000	5500	100		550,000
100 Actual Front Feet, 0.94 Total Acres                      Total Est. Land Value =								550,000

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 1954

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1930 SF    Floor Area = 1930 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.59	-7.80	-0.26	1546	76,573
1	Story Siding	Slab	57.59	-9.72	-0.26	384	18,282

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: Exterior 1 Story	3875.00	1	3,875

(16) Porches

WCP (1 Story), Standard	30.38	87	2,643
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(16) Deck/Balcony

Treated Wood, Standard	7.58	141	1,069
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(17) Garages

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

Base Cost	18.40	624	11,482
Automatic Doors	375.00	1	375

County Multiplier = 1.40 =>                      Cost New = 175,223

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost = 105,134  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.500 => TCV of Bldg: 1 = 157,700

2017 Est. T.C.V. 006-610-060-00                      = 712,700  
 Est. TCV/Total Floor Area = 369.27, Most recent sale 07/22/2003 for 825,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
325,600	325,600	325,600	310,930	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	30,800	0	0	2,798	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
356,400	356,400	356,400	313,728	313,728	0

45-006-610-061-00	2017 Est. T.C.V.	CIOCI MARGARET A & JOSEPH P
Property Class: 401		8179 W DAY FOREST RD
Map #: 66	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	406.00	1.0000	1.0000	5500	100		550,000
100 Actual Front Feet, 0.93 Total Acres							Total Est. Land Value =	550,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 2016

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1962 SF Floor Area = 2943 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.07	-9.00	-6.51	1962	138,439

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	2400.00	-1	-2,400
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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

Fireplace: Prefab 2 Story	2505.00	1	2,505
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(16) Porches

WPP, Standard	8.00	469	3,752
WCP (1 Story), Standard	22.00	191	4,202
WCP (1 Story), Standard	51.44	27	1,389
WCP (1 Story), Standard	34.59	61	2,110

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County Multiplier = 1.40 => Cost New = 220,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,	Depr.Cost =	218,567
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 =		371,565
60 % Completed => Est. True Cash Value 2017 =		222,939

2017 Est. T.C.V. 006-610-061-00 = 772,939

Est. TCV/Total Floor Area = 262.64

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
250,000	250,000	250,000	131,771	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
117,200	19,300	0	117,200	1,185	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
386,500	386,500	386,500	250,156	250,156	0	

45-006-610-062-00	2017 Est. T.C.V.	MATHIESEN JEAN M TRUST
Property Class: 401		8195 W DAY FOREST RD
Map #: 66	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	403.00	1.0000	1.0000	5500	50	INTEREST SPLIT	275,000
100 Actual Front Feet, 0.93 Total Acres								Total Est. Land Value = 275,000

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 1954

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.98	-8.58	-0.27	1634	86,814

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	27.17	120	3,260
WPP, Standard	12.79	128	1,637

(17) Garages

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

Base Cost	23.67	294	6,959
Common Wall: 1.5 Wall	-1575.00	1	-1,575
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 158,418

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/ 50/100/28.0, Depr.Cost = 44,357

Functional Depreciation because of: INTEREST SPLIT  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 1 = 66,536

2017 Est. T.C.V. 006-610-062-00 = 346,536

Est. TCV/Total Floor Area = 212.08, Most recent sale 08/14/2002 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
158,300	158,300	158,300	151,051	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,000	0	0	1,359	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
173,300	173,300	173,300	152,410	152,410	0

45-006-610-062-01                      2017 Est. T.C.V.                      MILLER JAMES A LIVING TRUST  
 Property Class: 401                      8195 W DAY FOREST RD  
 Map #: 66                                  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	403.00	1.0000	1.0000	5500	50	INTEREST SPLIT	275,000
100 Actual Front Feet, 0.93 Total Acres                      Total Est. Land Value =								275,000

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 0

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.98	-8.58	-0.27	1634	86,814

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: Interior 1 Story	3250.00	1	3,250

(16) Porches

CCP (1 Story), Standard	27.17	120	3,260
WPP, Standard	12.79	128	1,637

(17) Garages

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

Base Cost	23.67	294	6,959
Common Wall: 1.5 Wall	-1575.00	1	-1,575
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 =>                      Cost New = 158,418

Phy/Ab.Phy/Func/Econ/Comb.%Good= 56/100/ 50/100/28.0,    Depr.Cost = 44,357

Functional Depreciation because of: INTEREST SPLIT  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 1 = 66,536

2017 Est. T.C.V. 006-610-062-01                      = 346,536

Est. TCV/Total Floor Area = 212.08, Most recent sale 05/13/1985 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
158,300	158,300	158,300	151,051	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	15,000	0	0	1,359	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
173,300	173,300	173,300	152,410	152,410	0

45-006-610-063-00                      2017 Est. T.C.V.                      MATHIESEN JEAN M TRUST  
 Property Class: 402                                           W DAY FOREST RD  
 Map #: 66                      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	402.00	1.0000	1.0000	5500	100		550,000
100 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	550,000

2017 Est. T.C.V. 006-610-063-00                      =                      550,000

Est. TCV/Total Floor Area = 336.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
250,000	250,000	250,000	131,771	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	25,000	0	0	1,185	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
275,000	275,000	275,000	132,956	132,956	0	

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2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,600	0	0	2,358	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	401,400	401,400	401,400	264,438	264,438	0

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45-006-610-066-00	2017 Est. T.C.V.	YOAKAM JUANITA J TRUST
Property Class: 401		8209 W DAY FOREST RD
Map #: 66	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	395.00	1.0000	1.0000	5500	100		550,000
100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								550,000

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 1966

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1237 SF Floor Area = 1237 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.72	-9.24	-0.27	1237	68,295

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	2085.00	1	3,085

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(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	37.40	12	449
CPP, Standard	37.40	12	449

(16) Deck/Balcony

Treated Wood, Standard	6.58	322	2,119
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County Multiplier = 1.40 => Cost New = 119,590

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 76,537

Separately Depreciated Items:

(17) Garages

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

Base Cost	16.90	624	10,546
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County Multiplier = 1.40 => Cost New = 14,764

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 12,845

Total Depreciated Cost = 89,382

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 151,949

2017 Est. T.C.V. 006-610-066-00 = 706,949

Est. TCV/Total Floor Area = 571.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
332,400	332,400	332,400	196,401	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	21,100	0	0	1,767	0

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Parcel Number: 45-006-610-066-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
353,500	353,500	353,500	198,168	198,168	0

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45-006-610-067-00                      2017 Est. T.C.V.                      CUTLER JEFFREY G & TAMARA H TRUST  
 Property Class: 401                      8213 W DAY FOREST RD  
 Map #: 66                                  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	398.00	1.0000	1.0000	5500	100		550,000
100 Actual Front Feet, 0.91 Total Acres                      Total Est. Land Value =								550,000

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

(11) Heating System: Electric Baseboard

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	71.09	-10.13	-0.30	1248	75,704

Other Additions/Adjustments                      Rate                      Size                      Cost

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	21.95	192	4,214
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(16) Deck/Balcony

Treated Wood, Standard	21.50	12	258
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(17) Garages

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

Base Cost	11.96	720	8,611
Automatic Doors	375.00	2	750

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County Multiplier = 1.40 =>                      Cost New =                      140,682

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      84,409

ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.500 => TCV of Bldg: 1 =                      126,614

2017 Est. T.C.V. 006-610-067-00                      =                      676,614

Est. TCV/Total Floor Area = 542.16, Most recent sale 11/18/1996 for 455,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
308,700	308,700	308,700	259,030	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	29,600	0	0	2,331	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
338,300	338,300	338,300	261,361	261,361	0	

45-006-610-068-00	2017 Est. T.C.V.	CHORMANN RICHARD F & CAROLYN A
Property Class: 402		W DAY FOREST RD
Map #: 66	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	409.00	1.0000	1.0000	5500	100		550,000
100 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	550,000

2017 Est. T.C.V. 006-610-068-00 = 550,000

Est. TCV/Total Floor Area = 440.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
250,000	250,000	250,000	235,705	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	25,000	0	0	2,121	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
275,000	275,000	275,000	237,826	237,826	0	

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45-006-610-069-00	2017 Est. T.C.V.	COOK MARY K & OLSON KARIN E &
Property Class: 401		8229 W DAY FOREST RD
Map #: 66	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

\* Factors \* 3 BUILDABLE LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 5500	300.00	440.00	0.6808	1.0000	5500	100		1,123,289
300 Actual Front Feet, 3.03 Total Acres Total Est. Land Value =								1,123,289

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 1959

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 2384 SF Floor Area = 3104 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.02	-8.15	1.17	2384	131,215
1	Story Siding	Overhang	34.41	0.00	0.00	720	24,775

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
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	2	7,750

(16) Porches			
CPP, Standard	14.10	120	1,692

(16) Deck/Balcony			
Treated Wood, Standard	6.64	304	2,019

(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.95	720	11,484
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 267,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	147,193
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 1 =		220,790

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 272 SF Floor Area = 272 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.35	-14.38	-3.95	272	18,229

Other Additions/Adjustments	Rate	Size	Cost
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(14) Water/Sewer			
1000 Gal Septic	3085.00	1	3,085

Parcel Number: 45-006-610-069-00

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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) Porches			
CPP, Standard	18.14	64	1,161

(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	13.50	1296	17,496
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 61,336

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 33,735  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.500 => TCV of Bldg: 2 = 50,602

2017 Est. T.C.V. 006-610-069-00 = 1,399,681

Est. TCV/Total Floor Area = 414.60

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
667,700	667,700	667,700	645,029	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	32,100	0	0	5,805	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
699,800	699,800	699,800	650,834	650,834	0

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45-006-610-072-00	2017 Est. T.C.V.	LOTT KAREN S TRUST
Property Class: 401		8241 W DAY FOREST RD
Map #: 66	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	443.00	1.0000	1.0000	5500	100		550,000
100 Actual Front Feet, 1.02 Total Acres								Total Est. Land Value = 550,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	6.02	1.00	1306	0	0
Dock: Light posts	28.34	1.00	224	50	3,174

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 =					8,174

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1797 SF Floor Area = 3218 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	95.82	0.00	2.37	1797	176,447
1	Story Siding	Overhang	46.42	0.00	0.00	146	6,777
1	Story Siding	Overhang	46.42	0.00	0.00	377	17,500

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
Separate Shower	1605.00	1	1,605

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 1 Story	4575.00	1	4,575
Fireplace: Raised Hearth	425.00	1	425

(16) Porches

WPP, Standard	24.08	45	1,084
WPP, Standard	35.95	19	683
WPP, Standard	23.37	47	1,098
WSEP (1 Story), Standard	28.66	293	8,397
WPP, Standard	15.93	124	1,975

(16) Deck/Balcony

Treated Wood, Standard	7.28	522	3,800
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(17) Garages

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

Base Cost	28.96	754	21,836
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.40 => Cost New = 383,535

Local Cost Items:

GENERATOR	3000.00	1	3,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 374,939

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	15.95	1797	28,662
County Multiplier = 1.40 =>		Cost New =	40,127
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	20,064
		Total Depreciated Cost =	395,003
ECF (4610 LITTLE GLEN AREA LAKEFRONT)	1.700 =>	TCV of Bldg: 1 =	671,505

2017 Est. T.C.V. 006-610-072-00	=	1,229,679				
Est. TCV/Total Floor Area = 382.13, Most recent sale 08/20/1999 for 400,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
610,500	610,500	610,500	548,439	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,300	0	0	4,935	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
614,800	614,800	614,800	553,374	553,374	553,374	

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12:07 PM

45-006-610-073-00                      2017 Est. T.C.V.                      HALE DONALD N & HALE DAVIS C J/T  
 Property Class: 401                      8245 W DAY FOREST RD  
 Map #: 66                                  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	115.00	438.00	0.9523	1.0000	5500	100		602,305
115 Actual Front Feet, 1.16 Total Acres                      Total Est. Land Value =								602,305

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 1955

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1788 SF    Floor Area = 1788 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.27	-8.80	-0.28	1788	98,680

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Deck/Balcony

Treated Wood, Standard	8.51	92	783
Treated Wood, Standard	6.95	220	1,529

(17) Garages

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

Base Cost	16.38	676	11,073
Automatic Doors	375.00	2	750

County Multiplier = 1.40 =>                      Cost New = 181,999

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost = 118,300  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT)    1.700 => TCV of Bldg: 1 = 201,109

2017 Est. T.C.V. 006-610-073-00                      = 808,414

Est. TCV/Total Floor Area = 452.13

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
365,900	365,900	365,900	226,906	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	38,300	0	2,042	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
404,200	404,200	404,200	228,948	228,948	0	

45-006-610-074-00                      2017 Est. T.C.V.                      CLARK STEPHANIE S  
 Property Class: 401                                           8253 W DAY FOREST RD  
 Map #: 66                      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	163.00	372.00	0.8428	1.0000	5500	100		755,587
163 Actual Front Feet, 1.39 Total Acres                      Total Est. Land Value =								755,587

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	5500	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	860	0	0
Shed: Wood Frame	15.64	1.00	75	50	587
Dock: Light posts	25.61	1.00	560	50	7,171

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	3.0	100	30,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					39,758

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

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 1896 SF    Floor Area = 2014 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	73.38	0.00	1.88	1896	142,693
0.5	Story Siding	Overhang	16.64	0.00	0.00	47	782
1	Story Siding	Overhang	39.70	0.00	0.00	28	1,112
1	Story Siding	Overhang	39.70	0.00	0.00	40	1,588
1	Story Siding	Overhang	39.70	0.00	0.00	26	1,032

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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	2	7,050

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Two Sided	5800.00	1	5,800

(16) Porches

CCP (1 Story), Standard	28.82	128	3,689
WPP, Standard	9.26	489	4,528
WPP, Standard	16.35	102	1,668

(16) Deck/Balcony

Treated Wood, Standard	7.20	427	3,074
Treated Wood, Standard	9.80	84	823

County Multiplier = 1.40    =>                      Cost New =    259,272

Notes: RES

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    207,418

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1896	25,596
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Parcel Number: 45-006-610-074-00

Page: 2

County Multiplier = 1.40 => Cost New = 35,834  
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 17,917  
 Total Depreciated Cost = 225,335  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 383,069

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 0 SF Floor Area = 911 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	57.97	0.00	0.00	911	52,811

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

Appliance Allowance	2610.00	1	2,610
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(16) Porches

CCP (1 Story), Standard	41.84	49	2,050
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(16) Deck/Balcony

Treated Wood, Standard	8.32	158	1,315
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(17) Garages

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

Base Cost	18.59	911	16,935
Automatic Doors	425.00	3	1,275

County Multiplier = 1.40 =>

Cost New = 107,794

Notes: GARAGE W/ LIVING OVER

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 66,832  
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 113,615

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls BC Blt 1968

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 381 SF Floor Area = 381 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	105.47	-15.88	0.00	381	34,134

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Well, 50 Feet	1600.00	1	1,600
1000 Gal Septic	3550.00	1	3,550

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Two Sided	5800.00	1	5,800
Fireplace: Exterior 1 Story	4925.00	1	4,925

(16) Porches

WPP, Standard	8.78	556	4,882
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(16) Deck/Balcony

Treated Wood, Standard	11.25	55	619
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County Multiplier = 1.40 =>

Cost New = 82,935

Notes: BEACH HOUSE

Parcel Number: 45-006-610-074-00

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 53,078  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 3 = 90,233

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

Costs are taken from the Tennis Club cost schedules.

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

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0.00

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

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

Total Floor Area: 0 Base Cost New of Upper Floors = 0  
Reproduction/Replacement Cost = 0  
Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0  
Total Depreciated Cost = 0

Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost  
/CI17/SPOC/TENC/ASPCA 3.55 7200 1.46 1.00 80 29,854  
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.000 => TCV of Bldg: 1 = 29,854

Total Estimated True Cash Value of Commercial/Industrial Buildings = 29,854

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2017 Est. T.C.V. 006-610-074-00 = 1,412,116  
Est. TCV/Total Floor Area = 427.14  
2016 Assessed MBOR S.E.V. Base for Cap C.P.I.  
626,900 626,900 626,900 615,942 0.90  
2017 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
0 79,200 0 0 5,543 0  
2017 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
706,100 706,100 706,100 621,485 621,485 0











45-006-630-008-00	2017 Est. T.C.V.	VOLK JOHN F & KIM E
Property Class: 401		6006 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	158.80	298.95	1.0000	1.0000	700	100		111,160
159 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								111,160

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

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 TRI-LEVEL Cls C+10 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1385 SF Floor Area = 2007 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.89	0.00	0.00	897	62,691
Bi-Level	Siding	Basement	90.00	0.00	0.00	488	43,920
1	Story Siding	Overhang	36.91	0.00	0.00	134	4,946

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	32	264

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Basement	23.42	114	2,670
WPP, Standard	8.56	405	3,467
WCP (1 Story), Standard	21.13	214	4,522

(16) Deck/Balcony

Treated Wood, Standard	6.49	364	2,362
Treated Wood, Standard	10.56	48	507
Wood Balcony	17.50	48	840

(17) Garages

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

Base Cost	18.50	760	14,060
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 219,428

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 142,628  
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 249,599

2017 Est. T.C.V. 006-630-008-00 = 363,259

Parcel Number: 45-006-630-008-00

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Est. TCV/Total Floor Area = 181.00, Most recent sale 11/20/2001 for 329,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
186,300	186,300	186,300	178,323	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,700	0	0	1,604	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
181,600	181,600	181,600	179,927	179,927	179,927	

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45-006-630-009-00	2017 Est. T.C.V.	FIRST CHURCH OF CHRIST SCIENTIST
Property Class: 708		S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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Land Value Estimates for Land Table 4633.4633 FOREST HAVEN  
\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		0.00	Total Acres		Total Est.	Land Value =	0

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2017 Est. T.C.V. 006-630-009-00	=	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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45-006-630-010-01	2017 Est. T.C.V.	WELCHLI RUSSELL M & DOLORES S
Property Class: 401		5977 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	174.00	300.00	1.0000	1.0000	700	100		121,800
174 Actual Front Feet, 1.20 Total Acres								Total Est. Land Value = 121,800

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+10 Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1261 SF Floor Area = 1881 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	112.19	0.00	0.00	380	42,632
2	Story Siding	Crawl Space	112.19	-10.11	0.00	240	24,499
1	Story Siding	Basement	70.97	0.00	0.00	380	26,969
1	Story Siding	Crawl Space	70.97	-10.11	0.00	261	15,884

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.01	468	3,749
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(17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 195,432

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 156,346  
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 273,605

2017 Est. T.C.V. 006-630-010-01 = 397,905

Est. TCV/Total Floor Area = 211.54, Most recent sale 06/27/2012 for 375,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
201,700	201,700	201,700	189,338	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,700	0	0	1,704	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
199,000	199,000	199,000	191,042	191,042	0

45-006-630-011-10                      2017 Est. T.C.V.                      EGLOFF PETER  
 Property Class: 401                      6007 S FOREST HAVEN DR  
 Map #: 53                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	150.00	610.00	1.0000	1.0000	700	100		105,000
150 Actual Front Feet, 2.10 Total Acres                      Total Est. Land Value =								105,000

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	720	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 1977

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1684 SF    Floor Area = 1684 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.73	-8.51	-0.27	1684	89,168

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: Exterior 1 Story	3875.00	1	3,875

(16) Porches

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

Treated Wood, Standard	7.15	190	1,359
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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 =                      161,814

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      113,270  
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 =                      198,222

2017 Est. T.C.V. 006-630-011-10                      =                      305,722

Est. TCV/Total Floor Area = 181.55, Most recent sale 09/09/2016 for 310,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
159,300	159,300	159,300	159,300	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,400	0	-6,400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
152,900	152,900	152,900	160,733	152,900	0

45-006-630-012-00	2017 Est. T.C.V.	DINGMAN PATRICIA
Property Class: 401		6025 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	100.00	173.05	1.0000	1.0000	700	100		70,000
FOREST HVN 700	133.44	173.05	1.0000	1.0000	700	50	SURPLUS/EXCESS	46,704
233 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =								116,704

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 952 SF Floor Area = 952 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.50	-9.40	0.00	952	52,455

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: Interior 1 Story	3250.00	1	3,250

(16) Porches

CPP, Standard	12.64	156	1,972
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(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	23.99	286	6,861
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.64	928	9,874
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 116,161

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 83,636  
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 146,363

2017 Est. T.C.V. 006-630-012-00 = 265,567

Est. TCV/Total Floor Area = 278.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
161,900	161,900	161,900	161,900	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-29,100	0	0	-29,100	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
132,800	132,800	132,800	163,357	132,800	132,800

45-006-630-013-00	2017 Est. T.C.V.	HOPPLE JULIA J
Property Class: 401		6077 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	198.55	722.28	1.0000	1.0000	700	100		138,983
199 Actual Front Feet, 3.29 Total Acres Total Est. Land Value =								138,983

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+5 Blt 1973

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 2212 SF Floor Area = 4424 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	99.02	-8.32	-8.29	2212	182,291

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
2000 Gal Septic	5000.00	1	5,000

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(15) Built-Ins & Fireplaces

Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: 2nd on Same Stack	2650.00	1	2,650

(16) Porches

WPP, Standard	14.75	100	1,475
WCP (1 Story), Standard	45.12	37	1,669

(16) Deck/Balcony

Wood Balcony	17.50	80	1,400
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(17) Carports

Comp.Shingle	7.85	351	2,755
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(17) Garages

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

Base Cost	16.42	672	11,034
Mechanical Doors	350.00	2	700

County Multiplier = 1.40 => Cost New = 304,199

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 276,821

Separately Depreciated Items:

(16) Porches

WPP, Standard	7.68	512	3,932
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County Multiplier = 1.40 => Cost New = 5,505

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 2,753

Total Depreciated Cost = 279,574

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 489,254

Parcel Number: 45-006-630-013-00

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2017 Est. T.C.V. 006-630-013-00	=	629,737				
Est. TCV/Total Floor Area = 142.35, Most recent sale 10/06/1976 for 53,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,300	311,300	311,300	255,613	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,600	0	0	2,300	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
314,900	314,900	314,900	257,913	257,913	257,913	

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Parcel Number: 45-006-630-014-00

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	0	-100	0	0	1,058	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	208,500	208,500	208,500	118,615	118,615	0

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45-006-630-015-00                      2017 Est. T.C.V.                      PEPLER JOHN W TRUST  
 Property Class: 401                      6159 S FOREST HAVEN DR  
 Map #: 53                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	199.86	760.25	1.0000	1.0000	700	100		139,902
200 Actual Front Feet, 3.49 Total Acres                      Total Est. Land Value =								139,902

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

Cost Est. for Res. Bldg: 1    Single Family    1.75 STORY                      Cls    C+10    Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 847 SF    Floor Area = 1482 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Siding	Basement	111.05	0.00	0.00	847	94,059

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	22.01	210	4,622
WCP (1 Story), Standard	48.91	31	1,516

(16) Deck/Balcony

Treated Wood, Standard	7.60	139	1,056
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(17) Garages

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

Base Cost	21.13	378	7,987
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	2	750
Storage area over garage	3.95	105	415

County Multiplier = 1.40    =>                      Cost New =                      171,844

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =                      137,475

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 =                      240,582

2017 Est. T.C.V. 006-630-015-00                      =                      385,484

Est. TCV/Total Floor Area = 260.11, Most recent sale 07/08/1989 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
193,500	193,500	193,500	116,309	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-800	0	1,046	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
192,700	192,700	192,700	117,355	117,355	117,355

45-006-630-016-00                      2017 Est. T.C.V.                      LOKAY LEONARD B  
 Property Class: 401                                           6181 S FOREST HAVEN DR  
 Map #: 53                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	198.33	788.53	1.0000	1.0000	700	100		138,831
198 Actual Front Feet, 3.59 Total Acres                      Total Est. Land Value =								138,831

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 1973

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1385 SF    Floor Area = 1385 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.54	-8.97	-0.27	1385	75,206

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: Exterior 1 Story	3875.00	1	3,875

(16) Deck/Balcony

Treated Wood, Standard	6.83	244	1,667
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(17) Garages

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

Base Cost	18.24	529	9,649
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

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

Base Cost	14.40	576	8,294
Automatic Doors	375.00	1	375

County Multiplier = 1.40 =>                      Cost New = 149,626

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,    Depr.Cost = 98,753

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 172,817

2017 Est. T.C.V. 006-630-016-00                      = 316,648

Est. TCV/Total Floor Area = 228.63

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
160,400	160,400	160,400	95,277	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-2,100	0	0	857	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
158,300	158,300	158,300	96,134	96,134	96,134

45-006-630-017-00	2017 Est. T.C.V.	HAGERMAN ROBERT L TRUST
Property Class: 401		6233 S FOREST HAVEN DR
Map #: 53	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	196.00	731.66	1.0000	1.0000	700	100		137,200
196 Actual Front Feet, 3.29 Total Acres Total Est. Land Value =								137,200

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1970

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1524 SF Floor Area = 1524 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.92	0.00	1.22	1244	87,254
1	Story Siding	Crawl Space	68.92	-9.61	1.22	280	16,948

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

Basement Living Finish	17.25	1300	22,425
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

3 Fixture Bath	2400.00	1	2,400
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	17.93	550	9,862
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 210,825

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 141,253

Separately Depreciated Items:

(17) Garages

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

Base Cost	10.80	900	9,720
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 14,658

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 11,726

Total Depreciated Cost = 152,979

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 267,713

2017 Est. T.C.V. 006-630-017-00 = 409,913

Est. TCV/Total Floor Area = 268.97, Most recent sale 12/07/1990 for 119,900

Parcel Number: 45-006-630-017-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
205,600	205,600	205,600	131,970	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	1,187	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
205,000	205,000	205,000	133,157	133,157	133,157	

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45-006-630-018-00                      2017 Est. T.C.V.                      US GOVT NATL PARK  
 Property Class: 701  
 Map #:                                      GLEN ARBOR TOWNSHIP                      ,

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	129.00	1367.58	1.0000	1.0000	700	100		90,300
129 Actual Front Feet, 4.05 Total Acres							Total Est. Land Value =	90,300

2017 Est. T.C.V. 006-630-018-00	=	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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45-006-645-000-00                      2017 Est. T.C.V.                      GENTLE WINDS CONDOMINIUM  
 Property Class: 470                      GENTLE WINDS COMMONS  
 Map #: 17                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 800.800 REFERENCE LAND TABLE

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
	238.00	470.00	1.0000	1.0000	0	100		0
238 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	0

2017 Est. T.C.V. 006-645-000-00	=	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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45-006-645-006-00	2017 Est. T.C.V.	CARILLON COMPANY
Property Class: 407		11 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000	0.00000	100		250,000
	0.00	Total Acres			Total Est.		Land Value =	250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.38	-9.34	0.00	1200	57,648
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				61,107

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

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(16) Deck/Balcony				
Treated Wood,Standard	7.79	126	982	
Treated Wood,Standard	7.77	127	987	
Wood Balcony	17.50	72	1,260	

County Multiplier = 1.40 => Cost New = 106,175

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 77,508  
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.400 => TCV of Bldg: 1 = 263,526

2017 Est. T.C.V. 006-645-006-00 = 513,526

Est. TCV/Total Floor Area = 427.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
255,800	255,800	255,800	136,381	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	1,227	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
256,800	256,800	256,800	137,608	137,608	0	

45-006-645-007-00                      2017 Est. T.C.V.                      SELL ROSALIND B (ELE)  
 Property Class: 407                                                                13 GENTLE WINDS  
 Map #: 17                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	110000.00000	100	FLR LOCATION		110,000
	0.00	Total Acres		Total Est. Land Value =				110,000

Cost Est. for Res. Bldg: 1    Town Home    CONDOMINIUM                      Cls    C+10    Blt 1977  
 Exterior Units: 1    Interior Units: 0    Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 889 SF    Floor Area = 889 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.15	-10.24	0.00	889	46,148
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				48,917

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.79	126	982
Treated Wood,Standard	7.77	127	987

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County Multiplier = 1.40    =>                      Cost New =    85,105

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/ 90/65.7,    Depr.Cost =    62,484  
 Economic Depreciation because of: INTERST SPLIT  
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.400 => TCV of Bldg: 1 =    212,445

2017 Est. T.C.V. 006-645-007-00		=	322,445
Est. TCV/Total Floor Area = 362.71, Most recent sale 08/29/1997 for 184,000			
2016 Assessed	MBOR	S.E.V.	Base for Cap    C.P.I.
160,500	160,500	160,500	95,849    0.90
2017	New Eq.	Adjustment	Loss    Additions    Tax Adjustment    Losses
0	700	0	0    0    862    0
2017 Assessed	MBOR	S.E.V.	Capped    ->Taxable<-    PRE/MBT
161,200	161,200	161,200	96,711    96,711    0

45-006-645-008-00	2017 Est. T.C.V.	TANIELIAN MICHAEL E & SHARON A
Property Class: 407		15 GENTLE WINDS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000	0.00000	100		250,000
	0.00	Total Acres			Total Est.		Land Value =	250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977  
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.38	-9.34	0.00	1200	57,648
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				61,107

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

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(16) Deck/Balcony			
Treated Wood,Standard	7.79	126	982
Treated Wood,Standard	7.77	127	987
Wood Balcony	17.50	72	1,260

County Multiplier = 1.40 => Cost New = 106,175

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 84,808  
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.400 => TCV of Bldg: 1 = 288,346

2017 Est. T.C.V. 006-645-008-00 = 538,346

Est. TCV/Total Floor Area = 448.62, Most recent sale 06/02/1986 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
268,200	268,200	268,200	136,381	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	1,227	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
269,200	269,200	269,200	137,608	137,608	0

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45-006-645-009-00                      2017 Est. T.C.V.                      DAVENPORT RICHARD  
 Property Class: 407                      17 GENTLE WINDS  
 Map #: 17                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	110000.00000	100	FLR LOCATION		110,000
	0.00	Total Acres		Total Est. Land Value =				110,000

Cost Est. for Res. Bldg: 1    Town Home    CONDOMINIUM                      Cls    C+10    Blt 1977  
 Exterior Units: 1    Interior Units: 0    Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 889 SF    Floor Area = 889 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.15	-10.24	0.00	889	46,148
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				48,917

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	7.79	126	982
Treated Wood, Standard	7.77	127	987

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County Multiplier = 1.40    =>                      Cost New =                      85,105

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/ 90/65.7,    Depr.Cost =                      62,484  
 Economic Depreciation because of: INTERST SPLIT  
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.400 => TCV of Bldg: 1 =                      212,445

2017 Est. T.C.V. 006-645-009-00                      =                      322,445

Est. TCV/Total Floor Area = 362.71, Most recent sale 08/13/1992 for 128,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
160,500	160,500	160,500	95,849	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	862	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
161,200	161,200	161,200	96,711	96,711	0



45-006-645-011-00                      2017 Est. T.C.V.                      POMEROY RICHARD & BONNIE  
 Property Class: 407                                                                21 GENTLE WINDS  
 Map #: 17                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	110000	0.00000	100		110,000
	0.00	Total Acres			Total Est.		Land Value =	110,000

Cost Est. for Res. Bldg: 1    Town Home    CONDOMINIUM                      Cls    C+10    Blt 1977  
 Exterior Units: 1    Interior Units: 0    Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 889 SF    Floor Area = 889 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.15	-10.24	0.00	889	46,148
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				48,917

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.79	126	982
Treated Wood,Standard	7.77	127	987

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County Multiplier = 1.40    =>                      Cost New =                      85,105

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,    Depr.Cost =                      69,427  
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.400 => TCV of Bldg: 1 =                      236,050

2017 Est. T.C.V. 006-645-011-00				=	346,050	
Est. TCV/Total Floor Area = 389.26, Most recent sale 09/11/2013 for 310,500						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
172,300	172,300	172,300	156,627	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700		0	0	1,409	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
173,000	173,000	173,000	158,036	158,036	0	

45-006-645-012-00                      2017 Est. T.C.V.                      VALADE AMY ELIZABETH  
 Property Class: 407                                                                23 GENTLE WINDS  
 Map #: 17                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000	0.00000	100		250,000
	0.00	Total Acres			Total Est.		Land Value =	250,000

Cost Est. for Res. Bldg: 1    Town Home    CONDOMINIUM                      Cls    C+10    Blt 1977  
 Exterior Units: 1    Interior Units: 0    Roof:

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1200 SF    Floor Area = 1200 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.38	-9.34	0.00	1200	57,648
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				61,107

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  

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

(15) Built-Ins & Fireplaces  

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

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(16) Deck/Balcony  

Treated Wood,Standard	7.79	126	982
Treated Wood,Standard	7.77	127	987
Wood Balcony	17.50	72	1,260

County Multiplier = 1.40    =>                      Cost New =    106,175

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,    Depr.Cost =    77,508  
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.400 => TCV of Bldg: 1 =    263,526

2017 Est. T.C.V. 006-645-012-00                      =    513,526

Est. TCV/Total Floor Area = 427.94, Most recent sale 05/28/2002 for 670,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
255,800	255,800	255,800	172,363	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	1,551	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
256,800	256,800	256,800	173,914	173,914	0	

45-006-645-013-00                      2017 Est. T.C.V.                      YAMSHON LESLIE TRUST  
 Property Class: 407                                           25 GENTLE WINDS  
 Map #: 17                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	110000	0.00000	100		110,000
	0.00	Total Acres			Total Est.		Land Value =	110,000

Cost Est. for Res. Bldg: 1    Town Home    CONDOMINIUM                      Cls    C+10    Blt 1977  
 Exterior Units: 1    Interior Units: 0    Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 889 SF    Floor Area = 889 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.15	-10.24	0.00	889	46,148
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				48,917

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard		7.79		126	982
Treated Wood,Standard		7.77		127	987

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County Multiplier = 1.40    =>                      Cost New =                      85,105

Lump Sum Item(s):

END UNIT		10000.00		1.0	10,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,    Depr.Cost =                      69,427  
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.400 => TCV of Bldg: 1 =                      236,050

2017 Est. T.C.V. 006-645-013-00                      =                      346,050

Est. TCV/Total Floor Area = 389.26, Most recent sale 05/08/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
172,300	172,300	172,300	95,849	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	700	0	0	862	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
173,000	173,000	173,000	96,711	96,711	0

45-006-645-014-00                      2017 Est. T.C.V.                      GENTLE WINDS 14 LLC  
 Property Class: 407                                           27 GENTLE WINDS  
 Map #: 17                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD  
 \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000	0.00000	100		250,000
	0.00	Total Acres			Total Est.		Land Value =	250,000

Cost Est. for Res. Bldg: 1    Town Home    CONDOMINIUM                      Cls    C+10    Blt 1977  
 Exterior Units: 1    Interior Units: 0    Roof:

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	57.38	-9.34	0.00	1200	57,648
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				61,107

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

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(16) Deck/Balcony

Treated Wood,Standard	7.79	126	982
Treated Wood,Standard	7.77	127	987
Wood Balcony	17.50	72	1,260

County Multiplier = 1.40    =>                      Cost New =    106,175

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,    Depr.Cost =    84,808  
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.400 => TCV of Bldg: 1 =    288,346

2017 Est. T.C.V. 006-645-014-00                      =    538,346

Est. TCV/Total Floor Area = 448.62, Most recent sale 01/20/2000 for 405,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
268,200	268,200	268,200	163,506	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	1,471	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
269,200	269,200	269,200	164,977	164,977	0

45-006-650-001-00                      2017 Est. T.C.V.                      ADLER BARRY & LYNN  
 Property Class: 401                      5265 W NORTHWOOD DR  
 Map #: 50                                  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 A 15000	110.00	600.00	0.9811	1.0000	15000	100		1,618,846
110 Actual Front Feet, 1.51 Total Acres                      Total Est. Land Value =								1,618,846

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	5.0	100	50,000
Total Estimated Land Improvements True Cash Value =					50,000

Cost Est. for Res. Bldg: 1    Single Family    1.75 STORY                      Cls A                      Blt 2013

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1885 SF    Floor Area = 3299 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Siding	Basement	184.95	0.00	0.00	1885	348,631

Other Additions/Adjustments                      Rate                      Size                      Cost

(9) Basement Finish

Basement Living Finish	33.25	1143	38,005
Walk out Basement Door(s)	1275.00	3	3,825

(13) Plumbing

Average Fixture(s)	1950.00	1	1,950
3 Fixture Bath	6150.00	2	12,300
2 Fixture Bath	4100.00	1	4,100

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(14) Water/Sewer

Well, 100 Feet	3550.00	1	3,550
2000 Gal Septic	6575.00	1	6,575

(15) Built-Ins & Fireplaces

Appliance Allowance	5650.00	1	5,650
Fireplace: Exterior 2 Story	7400.00	2	14,800

(16) Porches

WPP, Standard	10.80	655	7,074
CCP (1 Story), Standard	48.98	66	3,233
CCP (1 Story), Standard	45.08	83	3,742
CCP (1 Story), Standard	41.04	108	4,432

(17) Garages

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

Base Cost	37.09	1000	37,090
Automatic Doors	675.00	3	2,025
Storage area over garage	6.25	500	3,125

County Multiplier = 1.40    =>                      Cost New =                      700,149

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,    Depr.Cost =                      679,144  
 ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg: 1 =                      1,256,417

2017 Est. T.C.V. 006-650-001-00                      =                      2,925,263

Est. TCV/Total Floor Area = 886.71, Most recent sale 11/12/2010 for 800,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,363,000	1,363,000	1,363,000	902,176	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	99,600	0	0	8,119	0	0

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Parcel Number: 45-006-650-001-00

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2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,462,600	1,462,600	1,462,600	910,295	910,295	0

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45-006-650-002-00	2017 Est. T.C.V.	DUMAS THOMAS W & DARLA G
Property Class: 401		5243 W NORTHWOOD DR
Map #: 50	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 A 15000	124.00	550.00	0.9579	1.0000	15000	100		1,781,675
124 Actual Front Feet, 1.57 Total Acres Total Est. Land Value =								1,781,675

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	3500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1978

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2558 SF Floor Area = 3647 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	108.63	0.00	3.70	1089	122,327
1	Story Siding	Crawl Space	70.58	-9.49	1.85	239	15,043
1	Story Siding	Basement	70.58	0.00	1.85	664	48,094
1	Story Siding	Crawl Space	70.58	-9.49	1.85	506	31,848
1	Story Siding	Overhang	38.06	0.00	0.00	60	2,284

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	11.20	82	918
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	3	10,575

(14) Water/Sewer

Well, 50 Feet	1600.00	1	1,600
2000 Gal Septic	5650.00	1	5,650

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
Fireplace: Exterior 2 Story	5875.00	1	5,875

(16) Porches

WPP, Standard	14.44	129	1,863
WPP, Standard	8.59	632	5,429
WPP, Standard	18.08	73	1,320

(16) Deck/Balcony

Treated Wood, Standard	10.95	60	657
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(16) Breezeways

Frame Wall, Finished	33.25	90	2,993
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(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	20.95	1268	26,565
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	4	1,700

County Multiplier = 1.40 => Cost New = 408,581

Notes: 2015 CHANGE EXISTING ATTACHED GARAGE TO LIVING & ADD ATTACHED GARAGE

Parcel Number: 45-006-650-002-00

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 347,294  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 642,494

2017 Est. T.C.V. 006-650-002-00 = 2,431,669

Est. TCV/Total Floor Area = 666.76, Most recent sale 10/12/1995 for 475,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,010,300	1,010,300	1,010,300	401,942	0.90		
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
47,400	158,100	0	47,400	3,617	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,215,800	1,215,800	1,215,800	452,959	452,959	0	0

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45-006-650-003-00	2017 Est. T.C.V.	FEHRMANN BARBARA W TRUST
Property Class: 401		5227 W NORTHWOOD DR
Map #: 50	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 A 15000	130.00	500.00	0.9489	1.0000	15000	100		1,850,316
130 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								1,850,316

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	238	0	0
Shed: Wood Frame	10.37	1.00	160	50	830
Total Estimated Land Improvements True Cash Value =					830

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3425 SF Floor Area = 6201 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	122.86	-10.48	3.51	2488	288,334
1	Story Siding	Crawl Space	79.77	-10.48	1.76	80	5,684
1	Story Siding	Crawl Space	79.77	-10.48	1.76	252	17,905
1.5	Story Siding	Blt-in Gar.	62.75	0.00	2.63	576	37,659
1	Story Siding	Overhang	43.46	0.00	0.00	29	1,260

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
Separate Shower	1,605.00	1	1,605

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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: Direct-Vented Gas	2575.00	1	2,575

(16) Porches

WSEP (2 Story), Standard	63.34	120	7,601
WGEP (1 Story), Standard	67.65	92	6,224
WPP, Standard	30.13	28	844
WPP, Standard	25.86	40	1,034
WCP (1 Story), Standard	52.94	40	2,118
WCP (1 Story), Standard	41.90	64	2,682

(16) Deck/Balcony

Treated Wood, Standard	7.15	705	5,041
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(17) Basement Garages

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

County Multiplier = 1.40 => Cost New = 576,051

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 472,362

Separately Depreciated Items:

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

Parcel Number: 45-006-650-003-00

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Base Cost	21.35	1056	22,546
Automatic Doors	500.00	1	500
County Multiplier = 1.40 =>		Cost New =	32,264
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,		Depr.Cost =	29,683
		Total Depreciated Cost =	502,044
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 1 =	928,782

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls B Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 976 SF Floor Area = 1708 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Blt-in Gar.	91.01	0.00	3.09	976	91,842

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
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(14) Water/Sewer

1000 Gal Septic	3850.00	1	3,850
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(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
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(16) Porches

CCP (1 Story), Standard	43.44	54	2,346
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(17) Carports

Comp.Shingle	10.00	192	1,920
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(17) Basement Garages

Basement Garage: 1.5Car	2325.00	1	2,325
Automatic Doors	500.00	1	500

County Multiplier = 1.40 =>

Cost New = 151,735

Notes: GAME ROOM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,		Depr.Cost =	139,596
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 2 =	258,253

Cost Est. for Res. Bldg: 3 Single Family 1.75 STORY Cls B Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 804 SF Floor Area = 1407 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Blt-in Gar.	95.11	0.00	3.09	804	78,953

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
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(14) Water/Sewer

1000 Gal Septic	3850.00	1	3,850
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(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	55.96	36	2,015
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(17) Basement Garages

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Parcel Number: 45-006-650-003-00 Page: 3

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Basement Garage: 1.5Car	2325.00	1	2,325
Automatic Doors	500.00	1	500

County Multiplier = 1.40 => Cost New = 137,063  
 Notes: YOGA ROOM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 126,098  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 233,282

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2017 Est. T.C.V. 006-650-003-00 = 3,271,463

Est. TCV/Total Floor Area = 351.17

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,449,600	1,449,600	1,449,600	523,262	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	186,100	0	0	4,709	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,635,700	1,635,700	1,635,700	527,971	527,971	475,174	

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45-006-650-004-00	2017 Est. T.C.V.	TRAMITZ SALLY A DECLARATION
Property Class: 401		5195 W NORTHWOOD DR
Map #: 50	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 A 15000	113.28	353.01	0.9754	1.0000	15000	100		1,657,313
113 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								1,657,313

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 BC Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	98.32	-11.93	0.00	1120	96,757

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	2550.00	1	2,550

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(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	8.50	710	6,035
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(17) Garages

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

Base Cost	25.85	200	5,170
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 179,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 139,822  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 258,670

2017 Est. T.C.V. 006-650-004-00 = 1,918,483

Est. TCV/Total Floor Area = 1141.95

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
848,700	848,700	848,700	269,899	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	110,500	0	0	2,429	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
959,200	959,200	959,200	272,328	272,328	0	

45-006-650-006-00	2017 Est. T.C.V.	HOENECKE GRETCHEN R TRUST
Property Class: 401		5157 W NORTHWOOD DR
Map #: 50	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 A 15000	200.00	365.00	0.8706	1.0000	15000	100		2,611,652
200 Actual Front Feet, 1.68 Total Acres Total Est. Land Value =								2,611,652

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 3035 SF Floor Area = 3035 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.22	-8.03	-0.30	2358	129,431
1	Story Siding	Basement	63.22	0.00	-0.30	677	42,597

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Deck/Balcony

Treated Wood,Standard	6.43	417	2,681
Treated Wood,Standard	6.49	357	2,317

County Multiplier = 1.40 => Cost New = 276,375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 204,517

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	674	7,717
County Multiplier = 1.40 =>		Cost New =	10,804
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,		Depr.Cost =	10,480

Total Depreciated Cost = 214,998

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 397,746

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls BC Blt 1981

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 980 SF Floor Area = 1715 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Blt-in Gar.	78.29	0.00	-0.73	980	76,009

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

Appliance Allowance	2610.00	1	2,610
Fireplace: Wood Stove	2000.00	1	2,000

(16) Porches

WCP (1 Story), Standard	39.12	60	2,347
WCP (1 Story), Standard	41.40	50	2,070
WCP (1 Story), Standard	67.15	20	1,343

(16) Deck/Balcony

Treated Wood, Standard	10.95	60	657
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(17) Garages

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

Base Cost	26.30	528	13,886
Automatic Doors	425.00	2	850

(17) Basement Garages

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

County Multiplier = 1.40 => Cost New = 147,276

Notes: GARAGE WITH GUEST ROOM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 117,821  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 217,969

2017 Est. T.C.V. 006-650-006-00 = 3,232,367

Est. TCV/Total Floor Area = 680.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,445,300	1,445,300	1,445,300	396,251	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	170,900	0	0	3,566	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,616,200	1,616,200	1,616,200	399,817	399,817	0

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45-006-650-007-50                      2017 Est. T.C.V.                      JOUTRAS RICHARD D & META H  
 Property Class: 402                                           W NORTHWOOD DR  
 Map #: 50                      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 A 15000	60.00	368.00	1.0000	1.0000	15000	100		900,000
60 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	900,000

2017 Est. T.C.V. 006-650-007-50	=	900,000			
Est. TCV/Total Floor Area = 189.47, Most recent sale 03/22/1999 for 0					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
420,000	420,000	420,000	157,601	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,000	0	1,418	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
450,000	450,000	450,000	159,019	159,019	0

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Parcel Number: 45-006-650-008-00

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 501,152  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 927,131

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2017 Est. T.C.V. 006-650-008-00 = 2,439,467  
 Est. TCV/Total Floor Area = 516.62, Most recent sale 12/15/1997 for 345,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,166,400	1,166,400	1,166,400	474,474	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	53,300	0	0	4,270	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,219,700	1,219,700	1,219,700	478,744	478,744	0	

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45-006-650-009-00	2017 Est. T.C.V.	BAXTER W M JR & G C JOINT TRUST
Property Class: 401		5121 W NORTHWOOD DR
Map #: 50	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 A 15000	200.00	450.00	0.8706	1.0000	15000	100		2,611,652
200 Actual Front Feet, 2.07 Total Acres Total Est. Land Value =								2,611,652

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.36	1.00	240	50	1,123
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					6,123

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1965

(11) Heating System: Forced Air w/ Ducts  
Ground Area = Size for Rates = 1528 SF Floor Area = 2292 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.76	0.00	0.00	1528	134,097

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WPP, Standard	9.39	288	2,704
WCP (1 Story), Standard	17.24	440	7,586

(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	1	375
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	1792	18,153
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 267,843

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 174,098  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 322,082

2017 Est. T.C.V. 006-650-009-00 = 2,939,857

Est. TCV/Total Floor Area = 1282.66

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,300,100	1,300,100	1,300,100	343,288	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	169,800	0	3,089	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,469,900	1,469,900	1,469,900	346,377	346,377	346,377

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45-006-650-011-00	2017 Est. T.C.V.	KASSARJIAN JOHN R & CAROLYN
Property Class: 401		5043 W NORTHWOOD DR
Map #: 50	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 A 15000	101.00	500.00	0.9980	1.0000	15000	100		1,511,988
101 Actual Front Feet, 1.16 Total Acres Total Est. Land Value =								1,511,988

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 C Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1448 SF Floor Area = 2246 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	91.61	-8.86	0.00	1064	88,046
1	Story Siding	Crawl Space	63.12	-8.86	0.00	384	20,836

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: Exterior 2 Story	4650.00	1	4,650

(16) Porches

CCP (1 Story), Standard	20.05	290	5,815
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(16) Deck/Balcony

Wood Balcony	17.50	60	1,050
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(17) Garages

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

Base Cost	15.23	792	12,062
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 201,696

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 131,102  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 242,539

2017 Est. T.C.V. 006-650-011-00 = 1,757,027

Est. TCV/Total Floor Area = 782.29

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
823,100	823,100	823,100	257,559	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	55,400	0	0	2,318	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
878,500	878,500	878,500	259,877	259,877	0	

45-006-650-012-00	2017 Est. T.C.V.	HURBIS CHARLES JAMES
Property Class: 401		5027 W NORTHWOOD DR
Map #: 50	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 A 15000	102.00	517.00	0.9960	1.0000	15000	100		1,523,952
102 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								1,523,952

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1707 SF Floor Area = 2608 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.41	-10.62	2.77	1707	142,637
1	Story Siding	Overhang	40.34	0.00	0.00	48	1,936

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3,050.00	1	3,050
1000 Gal Septic	350.00	1	3,550

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(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	17.53	81	1,420
WPP, Standard	8.50	836	7,106

(16) Deck/Balcony

Wood Balcony	23.50	171	4,019
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(17) Garages

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

Base Cost	21.32	981	20,915
Automatic Doors	425.00	2	850
Storage area over garage	4.50	736	3,312

County Multiplier = 1.40 => Cost New = 287,629

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 207,093  
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 383,122

2017 Est. T.C.V. 006-650-012-00 = 1,914,574

Est. TCV/Total Floor Area = 734.12, Most recent sale 06/30/1989 for 203,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
896,800	896,800	896,800	297,633	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	60,500	0	2,678	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
957,300	957,300	957,300	300,311	300,311	0

45-006-650-013-00	2017 Est. T.C.V.	J R HALEY FAMILY LTD PARTNERSHIP
Property Class: 401		5005 W NORTHWOOD DR
Map #: 50	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 A 15000	119.94	527.92	0.9643	1.0000	15000	100		1,734,818
120 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =								1,734,818

Land Improvement Cost Estimates  
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 1965

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 3165 SF Floor Area = 5173 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	113.15	-10.48	3.00	2677	282,879
1	Story Siding	Overhang	43.46	0.00	0.00	468	20,339
1	Story Siding	Overhang	43.46	0.00	0.00	20	869

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	9.45	432	4,082

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Dishwasher	895.00	1	895
Garbage Disposal	325.00	1	325
Vented Hood	545.00	1	545
Fireplace: Exterior 2 Story	6600.00	2	13,200

(16) Porches

CCP (1 Story), Standard	70.71	21	1,485
WPP, Standard	25.86	40	1,034
WPP, Standard	9.60	1540	14,784
WPP, Standard	16.65	115	1,915

(17) Garages

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

Base Cost	26.95	624	16,817
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.40 => Cost New = 538,684

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 430,947  
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 797,252

2017 Est. T.C.V. 006-650-013-00 = 2,537,070

Parcel Number: 45-006-650-013-00

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Est. TCV/Total Floor Area = 490.44						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,127,200	1,127,200	1,127,200	468,344	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	141,300	0	0	4,215	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,268,500	1,268,500	1,268,500	472,559	472,559		0

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