

Parcel Number: 45-006-661-004-00

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

Costs are taken from the Store, Retail cost schedules.

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

Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 39.00

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: -1.80 100%
Adjusted Square Foot Cost for Upper Floors = 37.20

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.960
Ave. Floor Area: 2,307 Perimeter: 260 Perim. Multiplier: 1.209
Refined Square Foot Cost for Upper Floors: 43.18

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 60.446

Total Floor Area: 2,307 Base Cost New of Upper Floors = 139,449

Reproduction/Replacement Cost = 139,449
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /50 /100/100/20.0
Total Depreciated Cost = 27,890

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 40,440
Replacement Cost/Floor Area= 60.45 Est. TCV/Floor Area= 17.53

Total Estimated True Cash Value of Commercial/Industrial Buildings = 45,823

2017 Est. T.C.V. 006-661-004-00 = 406,198
Est. TCV/Total Floor Area = 87.07

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,800	174,800	174,800	73,529	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	28,300	0	0	661	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
203,100	203,100	203,100	74,190	74,190	0	

45-006-661-005-00	2017 Est. T.C.V.	OBATA MAJEL CHANCE TRUST
Property Class: 201		6001 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$14/SQFT		10890	SqFt	14.50000	100			157,905

* denotes lines that do not contribute to the total acreage calculation.
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 157,905

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.46	213	97	899

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	94	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	94	100	0
DRAIN FIELD	0.00	1.00	1.0	94	100	0

Total Estimated Land Improvements True Cash Value = 899

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

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 484 SF Floor Area = 726 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	75.51	-11.32	-1.17	484	30,502

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3	Fixture Bath	1650.00	-1	-1,650
2	Fixture Bath	1100.00	1	1,100

(16) Porches

WPP, Standard	30.89	16	494
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County Multiplier = 1.40 => Cost New = 42,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 70/100/100/38.5, Depr.Cost = 16,410
 ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 26,257

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 977 SF Floor Area = 977 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	48.73	0.00	0.66	977	48,254

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

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Standard	39.68	106	4,206
WSEP (1 Story), Standard	40.67	52	2,115
CPP, Standard	18.00	50	900

County Multiplier = 1.40 => Cost New = 79,394

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 70/100/100/38.5, Depr.Cost = 30,567
 ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 48,907

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2017 Est. T.C.V. 006-661-005-00	=	233,968				
Est. TCV/Total Floor Area = 137.39						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
103,100	103,100	103,100	46,376	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,900	0	0	417	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
117,000	117,000	117,000	46,793	46,793	0	

45-006-661-006-00	2017 Est. T.C.V.	SIEPKER FRANK & BARBARA
Property Class: 201		5989 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$14/SQFT			10890	SqFt	14.50000	100		157,905

* denotes lines that do not contribute to the total acreage calculation.
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 157,905

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	93	100	0
SEPTIC TANK 750 GAL	0.00	1.00	1.0	93	100	0
DRAIN FIELD	0.00	1.00	1.0	93	100	0
WOOD DECKS	5.25	1.00	168.0	93	100	820
Total Estimated Land Improvements True Cash Value = 820						

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

Description of Occupancy: LOG HOUSE

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

Base Rate for Upper Floors = 54.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 10 Height per Story Multiplier: 0.960
 Ave. Floor Area: 1,056 Perimeter: 136 Perim. Multiplier: 1.272
 Refined Square Foot Cost for Upper Floors: 66.98

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 93.770

Total Floor Area: 1,056	Base Cost New of Upper Floors =	99,021
	Reproduction/Replacement Cost =	99,021
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0	
	Total Depreciated Cost =	44,559

ECF (2201 COMMERCIAL)	1.450 => TCV of Bldg: 1 =	64,611
Replacement Cost/Floor Area= 93.77	Est. TCV/Floor Area= 61.18	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 64,611

2017 Est. T.C.V. 006-661-006-00	=	223,336			
Est. TCV/Total Floor Area = 211.49,	Most recent sale 08/20/1998 for 66,000				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
96,700	96,700	96,700	76,287	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,000	0	686	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
111,700	111,700	111,700	76,973	76,973	0

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45-006-661-007-50	2017 Est. T.C.V.	GLEN ARBOR TOWNSHIP-GARDEN
Property Class: 703		5973 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	99.00	125.00	1.0000	0.0000	0	100*		0
2122 COMME \$14/SQFT		12371	SqFt	14.50000	100			179,380
* denotes lines that do not contribute to the total acreage calculation.								
99 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 179,380

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	97	4,850
Total Estimated Land Improvements True Cash Value =					4,850

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2009

Description of Occupancy: BLT LATE FALL 2008

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

Base Rate for Upper Floors = 93.65

Adjusted Square Foot Cost for Upper Floors = 93.65

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 448 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 97.40

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 142.198

Total Floor Area: 448 Base Cost New of Upper Floors = 63,705
 Reproduction/Replacement Cost = 63,705
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0
 Total Depreciated Cost = 61,794

ECF (090 EXEMPT) 1.000 => TCV of Bldg: 1 = 61,794
 Replacement Cost/Floor Area= 142.20 Est. TCV/Floor Area= 137.93

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2009

Description of Occupancy: PAVILLION

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

Base Rate for Upper Floors = 104.55

Adjusted Square Foot Cost for Upper Floors = 104.55

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 10 Height per Story Multiplier: 0.695
 Ave. Floor Area: 400 Perimeter: 280 Perim. Multiplier: 3.415
 Refined Square Foot Cost for Upper Floors: 248.14

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 362.287

Total Floor Area: 400 Base Cost New of Upper Floors = 144,915

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Reproduction/Replacement Cost = 144,915
 Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
 Total Depreciated Cost = 144,915

ECF (090 EXEMPT) 1.000 => TCV of Bldg: 2 = 144,915
 Replacement Cost/Floor Area= 362.29 Est. TCV/Floor Area= 362.29

Total Estimated True Cash Value of Commercial/Industrial Buildings = 206,709

2017 Est. T.C.V. 006-661-007-50 = 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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Reproduction/Replacement Cost = 3,029
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 1,333

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 1,933
 Replacement Cost/Floor Area= 47.33 Est. TCV/Floor Area= 30.20

Total Estimated True Cash Value of Commercial/Industrial Buildings = 176,542

2017 Est. T.C.V. 006-661-008-00 = 376,455

Est. TCV/Total Floor Area = 180.64, Most recent sale 07/17/2000 for 250,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,500	173,500	173,500	155,645	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,700	0	0	1,400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
188,200	188,200	188,200	157,045	157,045	0	

45-006-661-008-10	2017 Est. T.C.V.	NESCOTT-BARR REAL ESTATE
Property Class: 201		6475 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors * PART OF LOTS 8 & 9

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	132.00	1.0000	0.0000	0	100*		0
	17.00	132.00	1.0000	0.0000	0	50*	SURPLUS & SEPTIC	0
2122 COMME \$14/SQFT			15464	SqFt	14.50000	100		224,225

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

117 Actual Front Feet, 0.35 Total Acres	Total Est. Land Value =	224,225
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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	7	350
Total Estimated Land Improvements True Cash Value =					350

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1958

Costs are taken from the Garage, Service Station, w/Bays cost schedules.

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

Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 87.40

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 87.40

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 14	Height per Story Multiplier: 1.000
Floor Area: 1,600	Multiplier: 0.956
Refined Square Foot Cost for Upper Floors: 83.55	

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 121.989

Total Floor Area: 1,600 Base Cost New of Upper Floors = 195,183

Reproduction/Replacement Cost =		195,183
Eff.Age:45	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
Total Depreciated Cost =		68,314

ECF (2201 COMMERCIAL)	1.450 => TCV of Bldg: 1 =	99,055
Replacement Cost/Floor Area= 121.99	Est. TCV/Floor Area= 61.91	

Total Estimated True Cash Value of Commercial/Industrial Buildings = 99,055

2017 Est. T.C.V. 006-661-008-10 = 323,630

Est. TCV/Total Floor Area = 202.27, Most recent sale 02/14/2005 for 372,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
163,000	163,000	163,000	145,352	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,200	0	1,308	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
161,800	161,800	161,800	146,660	146,660	0

45-006-661-008-50	2017 Est. T.C.V.	GLEN ARBOR TOWNSHIP-GARDEN SITE
Property Class: 703		5973 S LAKE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	40.00	62.00	1.0000	0.0000	0	100*		0
2122 COMME \$14/SQFT			2520 SqFt	14.50000	100			36,540
* denotes lines that do not contribute to the total acreage calculation.								
40 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value = 36,540

2017 Est. T.C.V. 006-661-008-50	=	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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 45-006-661-010-00 2017 Est. T.C.V. WORSLEY CAROL E
 Property Class: 201 6453 W WESTERN AVE
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	50.00	120.00	1.0000	0.0000	0	100*		0
2122 COMME \$14/SQFT			6011 SqFt	14.50000	100			87,164
* denotes lines that do not contribute to the total acreage calculation.								
50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 87,164

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	50	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	50	100	0
DRAIN FIELD	0.00	1.00	1.0	50	100	0
WOOD DECKS	5.25	1.00	124.0	50	100	326
CONCRETE 4CU	2.75	1.00	504.0	50	100	693
Total Estimated Land Improvements True Cash Value = 1,019						

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1955

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

Base Rate for Upper Floors = 54.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.920
 Ave. Floor Area: 896 Perimeter: 134 Perim. Multiplier: 1.352
 Refined Square Foot Cost for Upper Floors: 68.22

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 95.514

Total Floor Area: 896 Base Cost New of Upper Floors = 85,581
 Reproduction/Replacement Cost = 85,581
 Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0
 Total Depreciated Cost = 47,070

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
ROOF OVER DECK	2.86	60	1.40	1.00	94	226
FIREPLACE	1565.00	1	1.40	1.00	94	2,060

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 71,565
 Replacement Cost/Floor Area= 98.23 Est. TCV/Floor Area= 79.87

Total Estimated True Cash Value of Commercial/Industrial Buildings = 71,565

2017 Est. T.C.V. 006-661-010-00 = 159,748
 Est. TCV/Total Floor Area = 178.29

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,900	79,900	79,900	66,224	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	596	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,900	79,900	79,900	66,820	66,820	0

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45-006-661-010-51 2017 Est. T.C.V. GLENAGAIN LLC
 Property Class: 201 6445 W WESTERN AVE
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors * CORNER OF WEST & PINE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	115.00	198.00	1.0000	0.0000	0	100*		0
2122 COMME \$14/SQFT			22782 SqFt	14.50000	100			330,337
* denotes lines that do not contribute to the total acreage calculation.								
115 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								330,337

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: 3.5 Concrete	2.98	1.46	480	50	1,044	
D/W/P: Asphalt Paving	1.42	1.46	3470	50	3,597	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	92	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	92	100	0
DRAIN FIELD	0.00	1.00	1.0	92	100	0
Total Estimated Land Improvements True Cash Value =					4,641	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1955
 Description of Occupancy: COFFE RETAIL & 6645 LAKE AFPE

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

Base Rate for Upper Floors = 40.20

(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100%
 Adjusted Square Foot Cost for Upper Floors = 43.25

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.920
 Ave. Floor Area: 3,741 Perimeter: 346 Perim. Multiplier: 1.131
 Refined Square Foot Cost for Upper Floors: 45.00

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 65.704

Total Floor Area: 3,741 Base Cost New of Upper Floors = 245,797

Reproduction/Replacement Cost = 245,797

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
 Total Depreciated Cost = 115,525

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 167,511
 Replacement Cost/Floor Area= 65.70 Est. TCV/Floor Area= 44.78

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
 Description of Occupancy: COFFEE ROASTING WAREHOUSE

Costs are taken from the Warehouse, Storage cost schedules.
 <<<<< Calculator Cost Computations >>>>>
 Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 21.15

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 21.15

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.880

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Ave. Floor Area: 1,280 Perimeter: 144 Perim. Multiplier: 1.303
Refined Square Foot Cost for Upper Floors: 24.25

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 35.407

Total Floor Area: 1,280 Base Cost New of Upper Floors = 45,321
Reproduction/Replacement Cost = 45,321
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/85 /100/40.0
Total Depreciated Cost = 18,106

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 26,253
Replacement Cost/Floor Area= 35.41 Est. TCV/Floor Area= 20.51

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: WAREHOUSE GARAGE

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

Base Rate for Upper Floors = 16.85

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 16.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 16 Height per Story Multiplier: 1.120
Ave. Floor Area: 960 Perimeter: 128 Perim. Multiplier: 1.127
Refined Square Foot Cost for Upper Floors: 21.27

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 29.776

Total Floor Area: 960 Base Cost New of Upper Floors = 28,585
Reproduction/Replacement Cost = 28,585
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
Total Depreciated Cost = 19,438

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 28,185
Replacement Cost/Floor Area= 29.78 Est. TCV/Floor Area= 29.36

Total Estimated True Cash Value of Commercial/Industrial Buildings = 221,949

2017 Est. T.C.V. 006-661-010-51 = 556,927

Est. TCV/Total Floor Area = 93.12						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,300	278,300	278,300	225,632	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	200	0	0	2,030	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
278,500	278,500	278,500	227,662	227,662	0	

45-006-662-001-00 2017 Est. T.C.V. TOBES EDWIN & BAKALAR HARRIET R
 Property Class: 401 6440 W STATE ST
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

		* Factors *		ADJ FIRESTATION		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP C 850/FF	82.50	132.00	1.0000	1.0000	850 100	70,125
83 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =						70,125

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+5 Blt 1997

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1852 SF Floor Area = 2358 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	81.50	-8.72	0.00	1012	73,653
1	Story Siding	Crawl Space	63.95	-8.72	0.00	168	9,279
1	Story Siding	Overhang	35.45	0.00	0.00	672	23,822

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	40.06	45	1,803
WPP, Standard	16.65	70	1,166

(17) Garages

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

Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 190,052

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 152,041
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 266,072

2017 Est. T.C.V. 006-662-001-00	=	341,197				
Est. TCV/Total Floor Area = 144.70, Most recent sale 10/19/2012 for 365,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
188,100	188,100	188,100	188,100	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-17,500	0	0	-17,500	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,600	170,600	170,600	189,792	170,600	0	

45-006-662-001-10	2017 Est. T.C.V.	TARR FAMILY TRUST
Property Class: 401		6456 W STATE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

		* Factors *		ADJ FIRESTATION			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP C 850/FF	82.50	132.00	1.0000	1.0000	850 100		70,125
83 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =	70,125

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+5 Blt 1999

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 728 SF Floor Area = 1456 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 2 Story Siding Crawl Space 119.32 -11.17 0.00 728 78,733

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing
 Average Fixture(s) 760.00 1 760
 3 Fixture Bath 2400.00 1 2,400

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Prefab 2 Story 2505.00 1 2,505
 Fireplace: Direct-Vented Gas 1200.00 1 1,200

(16) Porches
 WSEP (1 Story), Standard 20.19 432 8,722

(16) Deck/Balcony
 Treated Wood, Standard 12.59 35 441

(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 1 375

County Multiplier = 1.40 => Cost New = 160,415

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 136,353
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 238,618

2017 Est. T.C.V. 006-662-001-10 = 311,243

Est. TCV/Total Floor Area = 213.77, Most recent sale 03/06/1997 for 25,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
149,300	149,300	149,300	103,242	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,300	0	0	929	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
155,600	155,600	155,600	104,171	104,171	104,171

45-006-662-004-00 2017 Est. T.C.V. CARR JAMES RICHARD
 Property Class: 202 5989 S PINE ST
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	1.0000	0	100		0
2122 COMME \$9/SQFT			10890 SqFt	9.00000	100			98,010
66 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	98,010

2017 Est. T.C.V. 006-662-004-00 = 98,010

Est. TCV/Total Floor Area = 150.78

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,600	43,600	43,600	31,161	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	5,400	0	0	280	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
49,000	49,000	49,000	31,441	31,441	0	

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45-006-662-005-50 2017 Est. T.C.V. DEVARTI DAVID & ELLEN RABINOWITZ
 Property Class: 401 6399 W WESTERN AVE
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	97.00	132.00	1.0000	0.0000	0	100*		0
2122 COMME \$14/SQFT			12807 SqFt	14.50000	100			185,696

* denotes lines that do not contribute to the total acreage calculation.
 97 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 185,696

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	12	0	0
D/W/P: 3.5 Concrete	2.98	1.00	100	0	0
Shed: Wood Frame	7.19	1.00	279	50	1,003
Total Estimated Land Improvements True Cash Value =					1,003

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 824 SF Floor Area = 1236 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	64.68	0.00	0.98	824	54,104

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WGEP (1 Story), Standard	28.17	224	6,310
WGEP (1 Story), Standard	62.50	40	2,500
CSEP (1 Story), Standard	37.01	70	2,591
CPP, Standard	26.23	24	630

County Multiplier = 1.40 => Cost New = 101,520

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 55,836
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 97,713

2017 Est. T.C.V. 006-662-005-50	=	284,412			
Est. TCV/Total Floor Area = 230.11, Most recent sale 12/16/2003 for 0					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
140,200	140,200	140,200	132,883	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	1,195	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
142,200	142,200	142,200	134,078	134,078	0

Parcel Number: 45-006-662-008-00 Page: 2

Total Estimated True Cash Value of Commercial/Industrial Buildings = 219,989

2017 Est. T.C.V. 006-662-008-00	=	410,435				
Est. TCV/Total Floor Area = 165.63, Most recent sale 02/08/2016 for 425,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
181,900	181,900	181,900	180,166	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	23,300	0	0	25,034	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
205,200	205,200	205,200	181,787	205,200	0	

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45-006-662-010-10	2017 Est. T.C.V.	OLD SCHOOL MANAGEMENT LLC
Property Class: 201		6363 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors * CNR WESTERN & OAK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	132.00	1.0000	0.0000	0	100*		0
	20.00	132.00	1.0000	0.0000	0	100*	CORNER - SIDE YARD	0
2122 COMME \$14/SQFT			15856 SqFt	14.50000	100			229,910

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

120 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 229,910

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	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	91	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	91	100	0
Total Estimated Land Improvements True Cash Value =					5,000	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1930

Description of Occupancy: SCHOOL - BI LEVEL ENTRY

Costs are taken from the Fitness Center cost schedules.

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

Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 69.65

Finished/Office Basement, Base Rate for Basement = 58.90

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%

Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 69.65

Adjusted Square Foot Cost for Basement = 58.90

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 12 Height per Story Multiplier: 0.890

Ave. Floor Area: 2,052 Perimeter: 190 Perim. Multiplier: 1.159

Basement Area: 1,920 Perimeter: 190 Basement Perim. Multiplier: 1.177

Basement Height: 0 Basement Height Multiplier: 0.890

Refined Square Foot Cost for Upper Floors: 71.84

Refined Square Foot Cost for Basement: 61.70

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 104.893

for Basement = 90.081

Total Floor Area: 2,052	Base Cost New of Upper Floors =	215,241
Basement Area: 1,920	Base Cost New of Basement =	172,956
	Reproduction/Replacement Cost =	388,197
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0	Total Depreciated Cost =	159,161

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 230,783

Replacement Cost/Floor Area= 189.18 Est. TCV/Floor Area= 112.47

Total Estimated True Cash Value of Commercial/Industrial Buildings = 230,783

2017 Est. T.C.V. 006-662-010-10 = 465,693

Est. TCV/Total Floor Area = 226.95

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

Parcel Number: 45-006-662-010-10

Page: 2

	217,200	217,200	217,200	184,106	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,600	0	0	1,656	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	232,800	232,800	232,800	185,762	185,762	0

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45-006-662-010-50	2017 Est. T.C.V.	OLD SCHOOL MANAGEMENT LLC
Property Class: 201		6365 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	45.00	132.00	1.0000	0.0000	0	100*		0
2122 COMME \$14/SQFT			6332 SqFt	14.50000	100			91,816
* denotes lines that do not contribute to the total acreage calculation.								
45 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 91,816

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 Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Description of Occupancy: BACK - SCHOOL'S GARAGE

Costs are taken from the Store, Retail cost schedules.

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

Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 40.20

(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100%

Adjusted Square Foot Cost for Upper Floors = 43.25

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 10 Height per Story Multiplier: 0.960

Ave. Floor Area: 1,170 Perimeter: 128 Perim. Multiplier: 1.196

Refined Square Foot Cost for Upper Floors: 49.66

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 72.501

Total Floor Area: 1,170 Base Cost New of Upper Floors = 84,826

Reproduction/Replacement Cost = 84,826

Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0

Total Depreciated Cost = 44,958

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 65,189

Replacement Cost/Floor Area= 72.50 Est. TCV/Floor Area= 55.72

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

Costs are taken from the Store, Retail cost schedules.

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

Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 39.00

(10) Heating system: Complete H.V.A.C. Cost/SqFt: -3.35 100%

Adjusted Square Foot Cost for Upper Floors = 35.65

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 8 Height per Story Multiplier: 0.920

Ave. Floor Area: 630 Perimeter: 60 Perim. Multiplier: 1.142

Refined Square Foot Cost for Upper Floors: 37.46

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 52.437

Total Floor Area: 630 Base Cost New of Upper Floors = 33,036

Parcel Number: 45-006-662-010-50

Page: 2

Reproduction/Replacement Cost = 33,036
 Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 11,562

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 16,766
 Replacement Cost/Floor Area= 52.44 Est. TCV/Floor Area= 26.61

Total Estimated True Cash Value of Commercial/Industrial Buildings = 81,955

2017 Est. T.C.V. 006-662-010-50 = 176,271
 Est. TCV/Total Floor Area = 97.93

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,200	88,200	88,200	84,753	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	762	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,100	88,100	88,100	85,515	85,515	0	

45-006-662-017-00 2017 Est. T.C.V. GLEN ARBOR STATE STREET LLC
 Property Class: 201 6060 S OAK ST
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	59.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$9/SQFT			9714 SqFt	9.00000	100			87,425
* denotes lines that do not contribute to the total acreage calculation.								
59 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =								87,425

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.40	140	97	608
D/W/P: 3.5 Concrete	3.20	1.40	95	97	413
D/W/P: 3.5 Concrete	3.20	1.40	88	97	380
Total Estimated Land Improvements True Cash Value =					1,401

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007

Description of Occupancy:

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

Base Rate for Upper Floors = 16.75

(10) Heating system: Forced Air Furnace Cost/SqFt: 1.85 100%
 Adjusted Square Foot Cost for Upper Floors = 18.60

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 14 Height per Story Multiplier: 1.000
 Ave. Floor Area: 2,400 Perimeter: 220 Perim. Multiplier: 1.215
 Refined Square Foot Cost for Upper Floors: 22.60

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 31.639

Total Floor Area: 2,400 Base Cost New of Upper Floors = 75,933

Reproduction/Replacement Cost = 75,933
 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
 Total Depreciated Cost = 63,024

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 91,385
 Replacement Cost/Floor Area= 31.64 Est. TCV/Floor Area= 38.08

Total Estimated True Cash Value of Commercial/Industrial Buildings = 91,385

2017 Est. T.C.V. 006-662-017-00 = 180,211

Est. TCV/Total Floor Area = 75.09, Most recent sale 05/12/2000 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
83,400	83,400	83,400	83,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,700	0	0	750	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
90,100	90,100	90,100	84,150	84,150	0	

45-006-663-001-00	2017 Est. T.C.V.	ROSS PAMELA V & VERO BRENDA L
Property Class: 201		6310 W STATE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$9/SQFT		10890	SqFt	9.00000	100			98,010

* denotes lines that do not contribute to the total acreage calculation.
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 98,010

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2000

Description of Occupancy: ADJ TO OFFICE

Costs are taken from the Warehouse, Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 21.15

Adjusted Square Foot Cost for Upper Floors = 21.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.040
Ave. Floor Area: 1,845 Perimeter: 182 Perim. Multiplier: 1.244
Refined Square Foot Cost for Upper Floors: 27.36

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 38.308

Total Floor Area: 1,845 Base Cost New of Upper Floors = 70,679

Reproduction/Replacement Cost = 70,679
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 28,271

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 40,994
Replacement Cost/Floor Area= 38.31 Est. TCV/Floor Area= 22.22

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2000

Description of Occupancy: AT OAK ST

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

Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 49.30

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 49.30

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.900
Ave. Floor Area: 622 Perimeter: 101 Perim. Multiplier: 1.299
Refined Square Foot Cost for Upper Floors: 57.64

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 80.691

Total Floor Area: 622 Base Cost New of Upper Floors = 50,190

Reproduction/Replacement Cost = 50,190
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 23,589

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 34,204
Replacement Cost/Floor Area= 80.69 Est. TCV/Floor Area= 54.99

Parcel Number: 45-006-663-001-00

Page: 2

Total Estimated True Cash Value of Commercial/Industrial Buildings = 75,198

2017 Est. T.C.V. 006-663-001-00 = 173,208

Est. TCV/Total Floor Area = 70.21

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
79,600	79,600	79,600	73,405	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	7,000	0	0	660	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
86,600	86,600	86,600	74,065	74,065	0	

45-006-663-007-02	2017 Est. T.C.V.	CRYSTAL GLEN PROPERTIES LLC
Property Class: 201		5963 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	300.00	403.66	1.0000	0.0000	0	100*		0
2122 COMME \$6/SQFT		121097	SqFt	6.00000	100			726,581

* denotes lines that do not contribute to the total acreage calculation.
300 Actual Front Feet, 2.78 Total Acres Total Est. Land Value = 726,581

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003
Description of Occupancy: ON LOT 7

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

Base Rate for Upper Floors = 54.85
(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 759 Perimeter: 123 Perim. Multiplier: 1.400
Refined Square Foot Cost for Upper Floors: 70.65

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 98.906

Total Floor Area: 759 Base Cost New of Upper Floors = 75,069
Reproduction/Replacement Cost = 75,069
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 39,787

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 1 = 55,701
Replacement Cost/Floor Area= 98.91 Est. TCV/Floor Area= 73.39

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: LOT 6 MIDDLE PRT OF BLDG

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

Base Rate for Upper Floors = 54.85
(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 391 Perimeter: 82 Perim. Multiplier: 1.585
Refined Square Foot Cost for Upper Floors: 79.98

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 111.975

Total Floor Area: 391 Base Cost New of Upper Floors = 43,782
Reproduction/Replacement Cost = 43,782
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 23,205

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 2 = 32,486
Replacement Cost/Floor Area= 111.98 Est. TCV/Floor Area= 83.09

Parcel Number: 45-006-663-007-02

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Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: LOT 6 NORTH PRT OF BLDG

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

Base Rate for Upper Floors = 33.10

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 33.10

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.970
Ave. Floor Area: 562 Perimeter: 94 Perim. Multiplier: 1.517
Refined Square Foot Cost for Upper Floors: 48.71

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 68.189

Total Floor Area: 562 Base Cost New of Upper Floors = 38,322
Reproduction/Replacement Cost = 38,322
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 20,311

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 3 = 28,435
Replacement Cost/Floor Area= 68.19 Est. TCV/Floor Area= 50.60

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
Description of Occupancy: LOT 5 SOUTH PRT OF BLDG

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

Base Rate for Upper Floors = 33.10

(10) Heating system: Wall or Floor Furnace Cost/SqFt: -1.45 100%
Adjusted Square Foot Cost for Upper Floors = 31.65

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.970
Ave. Floor Area: 327 Perimeter: 78 Perim. Multiplier: 1.811
Refined Square Foot Cost for Upper Floors: 55.60

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 77.838

Total Floor Area: 327 Base Cost New of Upper Floors = 25,453
Reproduction/Replacement Cost = 25,453
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 13,490

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 4 = 18,886
Replacement Cost/Floor Area= 77.84 Est. TCV/Floor Area= 57.76

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 1940
Description of Occupancy: PUTT PUTT RENTAL & GIFT SALES

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

Base Rate for Upper Floors = 26.80

12:26 PM

45-006-663-008-00	2017 Est. T.C.V.	HALIK GREGORY F & CAROL M
Property Class: 201		5955 S OAK ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors * CNR WESTERN & OAK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	138.00	158.00	1.0000	0.0000	0	100*	CORNER	0
2122 COMME \$20/SQFT		10890	SqFt	20.00000	100			217,800

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

138 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 217,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	95	4,750
Total Estimated Land Improvements True Cash Value =					4,750

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1965

Costs are taken from the Office Building cost schedules.

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

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 73.65

(10) Heating system: Package Heating & Cooling Cost/SqFt: 2.30 100%

Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50

Adjusted Square Foot Cost for Upper Floors = 74.45

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 10 Height per Story Multiplier: 0.950

Ave. Floor Area: 1,450 Perimeter: 255 Perim. Multiplier: 1.338

Refined Square Foot Cost for Upper Floors: 94.63

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 132.487

Total Floor Area: 1,450 Base Cost New of Upper Floors = 192,106

Reproduction/Replacement Cost = 192,106

Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0

Total Depreciated Cost = 121,027

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 175,489

Replacement Cost/Floor Area= 132.49 Est. TCV/Floor Area= 121.03

Total Estimated True Cash Value of Commercial/Industrial Buildings = 175,489

2017 Est. T.C.V. 006-663-008-00 = 398,039

Est. TCV/Total Floor Area = 274.51, Most recent sale 06/19/1998 for 252,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
165,600	165,600	165,600	165,600	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	33,400	0	0	1,490	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
199,000	199,000	199,000	167,090	167,090	0

45-006-663-008-05 2017 Est. T.C.V. NICHOLS TIMOTHY & SUZANNE
 Property Class: 202 S OAK ST
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	82.00	132.00	1.0000	0.0000	0	100*		0
2122 COMME \$20/SQFT		10824	SqFt	20.00000	100			216,480
* denotes lines that do not contribute to the total acreage calculation.								
82 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								216,480

2017 Est. T.C.V. 006-663-008-05 = 216,480

Est. TCV/Total Floor Area = 149.30, Most recent sale 10/10/2002 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
64,900	64,900	64,900	42,820	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	43,300	0	0	385	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
108,200	108,200	108,200	43,205	43,205	0	

12:26 PM

45-006-663-010-00	2017 Est. T.C.V.	NICHOLS TIMOTHY J & SUZANNE L
Property Class: 201		6281 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	163.00	65.00	1.0000	0.0000	0	100*	RIVER/PRGRSN	0
2122 COMME \$30/SQFT			10585	SqFt	30.00000	100		317,552
* denotes lines that do not contribute to the total acreage calculation.								
163 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 317,552

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Shed: Wood Frame	8.24	1.40	160	50	923	
Residential Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	Cash Value	
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	50	5,000	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 8"-10"	0.00	1.00	1.0	50	100	0
SEPTIC TANK 2000 GAL	0.00	1.00	1.0	50	100	0
CONCRETE 4CU	2.75	1.00	464.0	50	100	638
Total Estimated Land Improvements True Cash Value =					6,561	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1900

Costs are taken from the Restaurant cost schedules.

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

Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 59.85

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 59.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 967 Perimeter: 325 Perim. Multiplier: 2.075
Refined Square Foot Cost for Upper Floors: 114.25

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 159.955

Total Floor Area: 967 Base Cost New of Upper Floors = 154,677
Reproduction/Replacement Cost = 154,677
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 61,871

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 89,712
Replacement Cost/Floor Area= 159.96 Est. TCV/Floor Area= 92.77

Total Estimated True Cash Value of Commercial/Industrial Buildings = 89,712

2017 Est. T.C.V. 006-663-010-00 = 413,825

Est. TCV/Total Floor Area = 427.95, Most recent sale 02/02/1994 for 10,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
205,100	205,100	205,100	71,976	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,800	0	0	647	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
206,900	206,900	206,900	72,623	72,623	0

45-006-663-014-00 2017 Est. T.C.V. DOWD MICHAEL KEVIN TRUST
 Property Class: 401 6180 W CRYSTAL BEND DR
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 90K					90000	100		90,000
43 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								90,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.63	0.00	-0.30	1296	91,148

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

Basement Living Finish	17.25	1296	22,356
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	7.11	688	4,892
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(16) Deck/Balcony

Treated Wood, Standard	6.85	240	1,644
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(17) Garages

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

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

County Multiplier = 1.40 => Cost New = 209,591

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 136,234
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 238,410

2017 Est. T.C.V. 006-663-014-00	=	329,910			
Est. TCV/Total Floor Area = 254.56, Most recent sale 08/31/2015 for 410,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
153,100	153,100	153,100	153,100	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

Parcel Number: 45-006-663-014-00

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0	11,900	0	0	1,377	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
165,000	165,000	165,000	154,477	154,477	0

45-006-663-018-00	2017 Est. T.C.V.	ROSS PAMELA V & VERO BRENDA L
Property Class: 201		6310 W STATE ST
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME \$9/SQFT		10890	SqFt	9.00000	100			98,010
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 98,010

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1986

Description of Occupancy: EAST MOST BLDG

Costs are taken from the Warehouse, Mini cost schedules.

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

Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 28.30

Adjusted Square Foot Cost for Upper Floors = 28.30

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 10	Height per Story Multiplier: 1.040
Ave. Floor Area: 2,328	Perimeter: 196 Perim. Multiplier: 1.185
Refined Square Foot Cost for Upper Floors: 34.88	

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 48.828

Total Floor Area: 2,328 Base Cost New of Upper Floors = 113,671

Reproduction/Replacement Cost = 113,671

Eff.Age:30	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 53,425	

ECF (2201 COMMERCIAL)	1.450 => TCV of Bldg: 1 = 77,467
Replacement Cost/Floor Area= 48.83	Est. TCV/Floor Area= 33.28

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1984

Description of Occupancy: MIDDLE BLDG

Costs are taken from the Warehouse, Mini cost schedules.

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

Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 28.30

Adjusted Square Foot Cost for Upper Floors = 28.30

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 12	Height per Story Multiplier: 1.080
Ave. Floor Area: 1,659	Perimeter: 169 Perim. Multiplier: 1.258
Refined Square Foot Cost for Upper Floors: 38.45	

County Multiplier: 1.40, Final Square Foot Cost for Upper Floors = 53.829

Total Floor Area: 1,659 Base Cost New of Upper Floors = 89,303

Reproduction/Replacement Cost = 89,303

Eff.Age:32	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 39,293	

ECF (2201 COMMERCIAL)	1.450 => TCV of Bldg: 2 = 56,975
Replacement Cost/Floor Area= 53.83	Est. TCV/Floor Area= 34.34

Total Estimated True Cash Value of Commercial/Industrial Buildings = 134,442

Parcel Number: 45-006-663-018-00

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2017 Est. T.C.V. 006-663-018-00	=	232,452				
Est. TCV/Total Floor Area = 58.30						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
108,000	108,000	108,000	99,288	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,200	0	0	893	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,200	116,200	116,200	100,181	100,181	0	

45-006-670-001-00	2017 Est. T.C.V.	LOUNIS CLAUDIA TRUST
Property Class: 401		3947 W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664-9523

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

		* Factors *		ON POINTE AREA		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GLEN CREST LOT 1 & 2		46364	SqFt	3.75000	100 .83	ACRE 173,865
		1.06	Total Acres		Total Est. Land Value =	173,865

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 956 SF Floor Area = 956 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	95.87	0.00	1.76	956	93,334

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	20	243

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

(14) Water/Sewer			
Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3850.00	1	3,850

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

(16) Porches			
WPP, Standard	12.69	242	3,071
WPP, Standard	16.25	120	1,950

(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	34.88	509	17,754
Automatic Doors	500.00	1	500

County Multiplier = 1.40 => Cost New = 196,878

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 187,034

Separately Depreciated Items:

(9) Basement Finish			
Basement Living Finish	22.75	956	21,749
County Multiplier = 1.40 =>		Cost New =	30,449
Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0,		Depr.Cost =	30,449

Total Depreciated Cost = 217,483

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.450 => TCV of Bldg: 1 = 315,350

2017 Est. T.C.V. 006-670-001-00 = 494,215
 Est. TCV/Total Floor Area = 516.96, Most recent sale 06/17/2016 for 550,000

Parcel Number: 45-006-670-001-00

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2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
270,000	270,000	270,000	270,000	0.90		
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-22,900	0	0	-22,900	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
247,100	247,100	247,100	272,430	247,100	247,100	

45-006-670-002-00	2017 Est. T.C.V.	COLLIER MICHAEL F & MARION T
Property Class: 401		3949 W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664-9523

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 1 & 2		40843	SqFt	3.75000	100		LOT 2	153,161
	0.94	Total Acres					Total Est. Land Value =	153,161

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	13.55	1.00	200	0	0
D/W/P: 3.5 Concrete	4.04	1.00	134	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1974

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2238 SF Floor Area = 3402 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	82.33	-9.84	2.34	1390	104,014
2	Story Block	Slab	112.37	-11.45	3.70	827	86,521
0.5	Story Siding	Overhang	16.22	0.00	0.00	21	341

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	32.33	21	679
WCP (1 Story), Standard	53.82	32	1,722

(16) Deck/Balcony

Treated Wood, Standard	6.90	723	4,989
Wood Balcony	23.50	36	846

(17) Garages

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

Base Cost	26.67	611	16,295
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 338,221

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 219,844
 ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.450 => TCV of Bldg: 1 = 318,773

2017 Est. T.C.V. 006-670-002-00 = 479,434

Est. TCV/Total Floor Area = 140.93, Most recent sale 10/27/2006 for 692,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
265,900	265,900	265,900	170,529	0.90

Parcel Number: 45-006-670-002-00

Page: 2

2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-26,200	0	0	1,534	0
2017 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	239,700	239,700	239,700	172,063	172,063	0

45-006-670-003-00	2017 Est. T.C.V.	GLUKLICK PETER & ROSS HELEN M
Property Class: 402		W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664-9523

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 3-5-20			71046 SqFt	2.75000	100			195,377
		1.63 Total Acres					Total Est. Land Value =	195,377

2017 Est. T.C.V. 006-670-003-00 = 195,377

Est. TCV/Total Floor Area = 57.43, Most recent sale 09/01/2004 for 290,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,700	97,700	97,700	97,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,700	97,700	97,700	98,579	97,700	0	

45-006-670-005-00 2017 Est. T.C.V. RENTENBACH JOHN H & CAROLYN
Property Class: 401 3961 W CHENEY WOODS TRL
Map #: 3 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 3-5-20		87120	SqFt	2.75000	100			239,580
		2.00	Total Acres	Total Est. Land Value =				239,580

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1506 SF Floor Area = 1986 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	75.93	0.00	1.58	960	74,410
1	Story Siding	Basement	59.61	0.00	1.05	546	33,120

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	49.54	30	1,486
WPP, Standard	7.73	504	3,896
WPP, Standard	25.08	31	777

(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 187,109

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 119,750
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.450 => TCV of Bldg: 1 = 173,638

2017 Est. T.C.V. 006-670-005-00 = 418,218

Est. TCV/Total Floor Area = 210.58, Most recent sale 02/07/1997 for 283,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
223,400	223,400	223,400	123,215	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-14,300	0	0	1,108	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
209,100	209,100	209,100	124,323	124,323	124,323

45-006-670-005-10	2017 Est. T.C.V.	EICHSTADT JOHN LARUE II & JUDY
Property Class: 401		3967 W CHENEY WOODS TRL
Map #: 3	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	350.00	1.0000	1.0000	0	100		0
GLEN CREST LOT 3-5-20		34979	SqFt	2.75000	100			96,191
100 Actual Front Feet, 1.61 Total Acres							Total Est. Land Value =	96,191

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 1974

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	83.68	0.00	0.00	864	72,300

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

(13) Plumbing	Average Fixture(s)	Rate	Size	Cost
		760.00	1	760

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

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

(16) Porches	WPP, Standard	Rate	Size	Cost
		9.22	304	2,803

County Multiplier = 1.40 => Cost New = 122,622

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 73,573

Separately Depreciated Items:

(9) Basement Finish	Basement Recreation Finish	Rate	Size	Cost
		11.45	864	9,893
County Multiplier = 1.40 =>				Cost New = 13,850
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,				Depr.Cost = 6,925

Total Depreciated Cost = 80,498

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.450 => TCV of Bldg: 1 = 116,723

2017 Est. T.C.V. 006-670-005-10 = 214,414

Est. TCV/Total Floor Area = 165.44

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
116,800	116,800	116,800	71,996	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,600	0	647	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
107,200	107,200	107,200	72,643	72,643	72,643

45-006-670-005-20 2017 Est. T.C.V. EICHSTADT JAMES NEIL
 Property Class: 401 W CHENEY WOODS TRL
 Map #: 3 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 3-5-20			27007 SqFt	2.75000	100			74,270
		0.62	Total Acres				Total Est. Land Value =	74,270

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts

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

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

(17) Garages

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

Base Cost	14.83	906	13,436
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 19,335

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 10,634
 ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.450 => TCV of Bldg: 1 = 15,420

2017 Est. T.C.V. 006-670-005-20 = 89,690

Est. TCV/Total Floor Area = 0.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,500	43,500	43,500	26,479	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,300	0	238	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
44,800	44,800	44,800	26,717	26,717	0

45-006-670-006-00	2017 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		MILLER HILL RD
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	369.08	0.00	1.0000	1.0000	0	100		0
GLEN CREST LOT 3-5-20		139523	SqFt	2.75000	100			383,687
369 Actual Front Feet, 3.20 Total Acres Total Est. Land Value =								383,687

2017 Est. T.C.V. 006-670-006-00	=	0			
Est. TCV/Total Floor Area =	0.00				
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-681-001-00	2017 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		M 209
Map #:	GLEN ARBOR TOWNSHIP	,

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$100001600.001225.13	0.6598	1.0000	10000	100				10,556,063
1600 Actual Front Feet, 45.00	Total Acres	Total Est. Land Value =						10,556,063

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1900

Total Estimated True Cash Value of Commercial/Industrial Buildings = 0

2017 Est. T.C.V. 006-681-001-00 = 0

Est. TCV/Total Floor Area = 0.00

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

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45-006-695-001-00	2017 Est. T.C.V.	HOAGLAND JOHN T & SHIRLEY T
Property Class: 401		6168 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	250.00	0.9040	1.0000	10000	100		903,986
BIG GLEN B 10K	40.00	350.00	0.9040	1.0000	10000	100		361,594
140 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =								1,265,580

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	1600	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	95	9,500
Total Estimated Land Improvements True Cash Value =					9,500

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls BC Blt 1961

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2167 SF Floor Area = 3074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.08	-9.94	0.00	1634	101,537
2	Story Siding	Slab	109.35	-11.56	0.00	533	52,122
1	Story Siding	Overhang	38.94	0.00	0.00	302	11,760
1	Story Siding	Overhang	38.94	0.00	0.00	72	2,804

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
2000 Gal Septic	5650.00	1	5,650

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	9.73	408	3,970
CPP, Standard	16.42	96	1,576

(17) Garages

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

Base Cost	31.56	302	9,531
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 292,537

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 219,402
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 405,894

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls BC Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 576 SF Floor Area = 1694 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	93.67	-17.42	-0.41	576	43,684

Parcel Number: 45-006-695-001-00

Page: 2

1	Story Siding	Overhang	51.28	0.00	0.00	1118	57,331
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Other Additions/Adjustments	Rate	Size	Cost
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(17) Garages

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

Base Cost	22.59	864	19,518
Automatic Doors	425.00	3	1,275

County Multiplier = 1.40 => Cost New = 170,531

Notes: 1ST FLOOR STUDIO, 2NDFLOOR OFFICE & MEETING ROOM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	127,898
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 =		236,611

2017 Est. T.C.V. 006-695-001-00 = 1,917,585

Est. TCV/Total Floor Area = 402.18, Most recent sale 08/28/1992 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
924,900	924,900	924,900	462,511	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	33,900	0	0	4,162	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
958,800	958,800	958,800	466,673	466,673	466,673

45-006-695-002-00 2017 Est. T.C.V. CAESAR MARTHA J TRUST
 Property Class: 401 6170 S TAMARACK LN
 Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	255.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								1,000,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.61	1.00	64	50	404
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 =					2,904

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1961

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2024 SF Floor Area = 2024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.22	-8.92	0.00	2024	115,975

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	14.10	120	1,692
WPP, Standard	7.65	516	3,947

County Multiplier = 1.40 => Cost New = 194,249

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 124,320
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 229,991

2017 Est. T.C.V. 006-695-002-00 = 1,232,895

Est. TCV/Total Floor Area = 609.14

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
590,600	590,600	590,600	326,067	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	25,800	0	0	2,934	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
616,400	616,400	616,400	329,001	329,001	0	0

45-006-695-003-00 2017 Est. T.C.V. MILLER NATHALENE M TRUST
 Property Class: 401 6178 S TAMARACK LN
 Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	265.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =								1,000,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 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 BC Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1817 SF Floor Area = 2513 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.51	-10.43	0.00	1150	92,092
1	Story Siding	Crawl Space	73.78	-10.43	0.00	667	42,254
1	Story Siding	Overhang	39.93	0.00	0.00	121	4,832

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	2	4,700

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	33.01	96	3,169
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(16) Deck/Balcony

Treated Wood, Standard	6.90	696	4,802
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(17) Garages

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

Base Cost	25.02	484	12,110
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 249,500

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 162,175
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 300,023

2017 Est. T.C.V. 006-695-003-00 = 1,301,523

Est. TCV/Total Floor Area = 517.92, Most recent sale 09/21/2001 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
624,700	624,700	624,700	332,304	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	26,100	0	2,990	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
650,800	650,800	650,800	335,294	335,294	0

45-006-695-004-00 2017 Est. T.C.V. MILLER MARGARET NAIL TRUST
 Property Class: 401 6188 S TAMARACK LN
 Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

		* Factors *		HOLDING TANKS		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GRADE"C" 8000	100.00	286.00	1.0000	1.0000	8000 100	800,000
100 Actual Front Feet, 0.66 Total Acres Total Est. Land Value =						800,000

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 2297 SF Floor Area = 2297 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.57	-9.77	-5.03	2297	132,698

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
Separate Shower	1390.00	1	1,390

(14) Water/Sewer

Well, 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 1 Story	4100.00	1	4,100

(16) Porches

CPP, Standard	28.36	27	766
WPP, Standard	8.51	687	5,846
CPP, Standard	32.90	20	658

(16) Deck/Balcony

Treated Wood, Standard	14.68	32	470
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(17) Garages

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

Base Cost	21.90	648	14,191
Mechanical Doors	400.00	2	800

County Multiplier = 1.40 => Cost New = 248,883

Notes: HOLDING TANKS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 246,394
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 455,830

2017 Est. T.C.V. 006-695-004-00 = 1,255,830

Est. TCV/Total Floor Area = 546.73

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
618,900	618,900	618,900	618,900	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,400	6,600	0	2,400	5,570	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
627,900	627,900	627,900	626,870	626,870	626,870	

45-006-695-005-00 2017 Est. T.C.V. TEFFT CARVEL FORREST & ANN R
 Property Class: 401 6198 S TAMARACK LN
 Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

		* Factors *		EASEMENT L212P178					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE"C"	8000	65.00	335.00	1.0000	1.0000	8000	100	EASEMENT TO LK	520,000
GRADE"D"	6000	35.00	335.00	1.0000	1.0000	6000	100		210,000
100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								730,000	

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	655	0	0
D/W/P: 3.5 Concrete	3.44	1.00	12	0	0
Dock: Light posts	21.31	1.00	342	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	95	2,375
BOAT HOIST	2000.00	1.00	1.0	95	1,900
Total Estimated Land Improvements True Cash Value =					4,275

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1961

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1832 SF Floor Area = 1832 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 67.09 -9.15 0.00 1832 106,146

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	40	410
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
2000 Gal Septic	5000.00	1	5,000
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Porches			
CPP, Standard	8.18	556	4,548
(16) Deck/Balcony			
Roof Cover Only, Standard	12.85	135	1,735
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	23.30	303	7,060
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 190,013

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 123,509
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 228,491

2017 Est. T.C.V. 006-695-005-00 = 962,766
 Est. TCV/Total Floor Area = 525.53, Most recent sale 10/31/1979 for 112,500

Parcel Number: 45-006-695-005-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
476,700	476,700	476,700	205,893	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	1,853	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
481,400	481,400	481,400	207,746	207,746	0	

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45-006-695-005-50 2017 Est. T.C.V. COLBY JOAN ET EL
 Property Class: 401 6238 S TAMARACK LN
 Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	257.00	1.0000	1.0000	8000	100		800,000
100 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								800,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	376	50	4,006
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					8,506

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1961

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.29	-9.58	-0.27	1080	60,955

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.25	518	3,238
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(17) Garages

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

Base Cost	16.38	676	11,073
Automatic Doors	375.00	1	375

County Multiplier = 1.40 => Cost New = 123,166

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 73,899
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 136,714

2017 Est. T.C.V. 006-695-005-50 = 945,220

Est. TCV/Total Floor Area = 875.20

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
467,100	467,100	467,100	225,576	0.90	0	0	0	2,030	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
472,600	472,600	472,600	227,606	227,606	227,606				

45-006-695-006-00 2017 Est. T.C.V. DEERHAKE BARBARA M
 Property Class: 401 6210 S TAMARACK LN
 Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	480.00	1.0000	1.0000	8000	100		800,000
100 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								800,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	28.34	1.00	342	50	4,846
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
BOAT HOIST	2000.00	1.00	2.0	100	4,000
Total Estimated Land Improvements True Cash Value =					16,346

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B-10 Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2153 SF Floor Area = 4436 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	116.09	-10.22	0.00	2153	227,938
1	Story Siding	Overhang	45.27	0.00	0.00	65	2,943
1	Story Siding	Overhang	45.27	0.00	0.00	65	2,943

Other Additions/Adjustments Rate Size Cost

(1) Exterior				
Stone Veneer	12.15	250	3,038	

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

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

(15) Built-Ins & Fireplaces				
Appliance Allowance	4125.00	1	4,125	
Fireplace: Interior 2 Story	5350.00	1	5,350	

(16) Porches				
CGEP (1 Story), Standard	45.40	208	9,443	
CCP (1 Story), Standard	31.66	122	3,863	

(16) Breezeways				
Frame Wall,Finished	40.00	140	5,600	

(17) Garages				
Class:B Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	24.10	786	18,943	
Common Wall: 1/2 Wall	-950.00	1	-950	
Automatic Doors	500.00	2	1,000	
Storage area over garage	4.85	589	2,857	

County Multiplier = 1.40 => Cost New = 433,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 415,929
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 769,468

Parcel Number: 45-006-695-006-00

Page: 2

2017 Est. T.C.V. 006-695-006-00							=	1,585,814
Est. TCV/Total Floor Area = 357.49								
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
785,200	785,200	785,200	404,091	0.90				
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	7,700	0	0	3,636	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
792,900	792,900	792,900	407,727	407,727	0			

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45-006-695-007-00	2017 Est. T.C.V.	BAHR RICHARD F TRUSTEE
Property Class: 401		6224 S TAMARACK LN
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	370.00	1.0000	1.0000	8000	100		800,000
100 Actual Front Feet, 0.85 Total Acres								Total Est. Land Value = 800,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	1792	0	0
Shed: Wood Frame	11.28	1.00	107	50	603
Dock: Light posts	21.31	1.00	369	50	3,932

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					11,535

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1719 SF Floor Area = 1719 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.72	-9.32	0.00	1719	100,390

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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	20.41	238	4,858
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(16) Deck/Balcony

Treated Wood, Standard	6.10	1279	7,802
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(17) Garages

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

Base Cost	19.77	542	10,715
Automatic Doors	375.00	2	750

County Multiplier = 1.40 => Cost New = 194,074

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 124,207
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 229,784

2017 Est. T.C.V. 006-695-007-00 = 1,041,319

Est. TCV/Total Floor Area = 605.77

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
514,800	514,800	514,800	265,567	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	2,390	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
520,700	520,700	520,700	267,957	267,957	0	

45-006-697-001-00 2017 Est. T.C.V. SMYK VIRGINA
 Property Class: 402 S DUNNS FARM RD
 Map #: 49 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	100.00	255.00	1.0000	1.0000	275	100		27,500
100 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	27,500

2017 Est. T.C.V. 006-697-001-00 = 27,500

Est. TCV/Total Floor Area = 16.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	13,800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	13,924	13,800	0	

45-006-697-002-00	2017 Est. T.C.V.	SMYK VIRGINIA
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	100.00	252.00	1.0000	1.0000	275	100		27,500
100 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	27,500

2017 Est. T.C.V. 006-697-002-00 = 27,500

Est. TCV/Total Floor Area = 16.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	13,800	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	13,924	13,800	0	

45-006-697-003-00	2017 Est. T.C.V.	UNGER SUSAN J TRUSTEE OF QPRT 50%
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	100.00	245.00	1.0000	1.0000	275	100		27,500
100 Actual Front Feet, 0.56 Total Acres							Total Est. Land Value =	27,500

2017 Est. T.C.V. 006-697-003-00 = 27,500

Est. TCV/Total Floor Area = 16.00, Most recent sale 03/07/2008 for 81,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
13,800	13,800	13,800	13,800	0.90			
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
13,800	13,800	13,800	13,924	13,800	13,800		

45-006-697-004-00	2017 Est. T.C.V.	UNGER TIMOTHY J TRUSTEE QPRT 50%
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	50.00	245.00	1.0000	1.0000	275	50	NONCONFORMING	6,875
50 Actual Front Feet, 0.28 Total Acres					Total Est.		Land Value =	6,875

2017 Est. T.C.V. 006-697-004-00 = 6,875

Est. TCV/Total Floor Area = 4.00, Most recent sale 10/07/2005 for 55,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
3,400	3,400	3,400		2,852	0.90			
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	25	0			
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
3,400	3,400	3,400	2,877	2,877	2,877			

45-006-697-004-10 2017 Est. T.C.V. ROSE JAMES G & KATHRYN O
 Property Class: 402 S DUNNS FARM RD
 Map #: 49 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	50.00	245.00	1.0000	1.0000	275	50	NON CONFORMING NOT BUILDABLE	6,875
50 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	6,875

2017 Est. T.C.V. 006-697-004-10 = 6,875

Est. TCV/Total Floor Area = 4.00, Most recent sale 04/21/2000 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
3,400	3,400	3,400	2,852	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	25	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
3,400	3,400	3,400	2,877	2,877	0

45-006-697-005-00 2017 Est. T.C.V. ROSE JAMES G & KATHRYN O
 Property Class: 402 S DUNNS FARM RD
 Map #: 49 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	100.00	252.00	1.0000	1.0000	275	100		27,500
100 Actual Front Feet, 0.58 Total Acres							Total Est. Land Value =	27,500

2017 Est. T.C.V. 006-697-005-00 = 27,500

Est. TCV/Total Floor Area = 16.00, Most recent sale 04/21/2000 for 65,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
13,800	13,800	13,800	13,800	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
13,800	13,800	13,800	13,924	13,800	0

45-006-697-006-00 2017 Est. T.C.V. ROSE JIM & KATIE
 Property Class: 402 S DUNNS FARM RD
 Map #: 49 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	100.00	275.00	1.0000	1.0000	275	100		27,500
100 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	27,500

2017 Est. T.C.V. 006-697-006-00 = 27,500

Est. TCV/Total Floor Area = 16.00

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
13,800	13,800	13,800	13,800	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
13,800	13,800	13,800	13,924	13,800	0	

45-006-700-001-00	2017 Est. T.C.V.	IM GLAD WE DIDNT GO TO HAWAII LLC
Property Class: 401		6997 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636-9711

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	110.00	150.00	0.9765	1.0000	6000	100		644,460
90 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 644,460

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	30	0	0
D/W/P: 3.5 Concrete	4.04	1.00	90	0	0
Fencing: Wd, Solid, 6 ft.	19.26	1.00	9	50	87
Shed: Wood Frame	13.41	1.00	153	50	1,026
Dock: Light posts	25.61	1.00	810	50	10,372
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	2.0	100	20,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					33,485

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1597 SF Floor Area = 2140 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	86.30	-10.82	0.00	1597	120,542
1	Story Siding	Overhang	40.77	0.00	0.00	144	5,871

Other Additions/Adjustments Rate Size Cost

(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: Exterior 1 Story	4925.00	1	4,925

(16) Porches

WCP (1 Story), Standard	30.81	114	3,512
WPP, Standard	8.50	697	5,925

(16) Deck/Balcony

Treated Wood, Standard	9.69	88	853
Treated Wood, Standard	8.87	120	1,064
Wood Balcony	23.50	52	1,222

(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.59	672	17,196
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425
Mechanical Doors	400.00	1	400
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	23.88	334	7,976
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 260,702

Parcel Number: 45-006-700-001-00

Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 169,456
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 313,494

2017 Est. T.C.V. 006-700-001-00 = 991,439

Est. TCV/Total Floor Area = 463.29, Most recent sale 06/20/2014 for 939,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
494,600	494,600	494,600	485,452	0.90		
2017 New Eq.	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
200	900	0	200	4,369	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
495,700	495,700	495,700	490,021	490,021	0	

45-006-700-002-01 2017 Est. T.C.V. KLOSTERMAN JONI C
 Property Class: 401 6983 S GLEN LAKE RD
 Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D"	6000	100.00	175.00	1.0000	1.0000	6000	33 INTEREST SPLIT	33.333% 198,000
100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								198,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					17,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	83.42	-11.30	0.00	2212	159,529

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.23	211	1,737
Treated Wood, Standard	8.54	176	1,503

County Multiplier = 1.40 => Cost New = 259,622

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/ 33/23.1, Depr.Cost = 59,973
 Economic Depreciation because of: INTEREST SPLIT 33.333%
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 110,949

2017 Est. T.C.V. 006-700-002-01 = 326,449
 Est. TCV/Total Floor Area = 147.58

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,800	162,800	162,800	106,969	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	962	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,200	163,200	163,200	107,931	107,931	0

45-006-700-002-02 2017 Est. T.C.V. DYKSTRA CHARLES A & MARCIA
 Property Class: 401 6983 S GLEN LAKE RD
 Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	100.00	175.00	1.0000	1.0000	6000	33	INTEREST SPLIT	198,000
100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								198,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					17,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	83.42	-11.30	0.00	2212	159,529

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.23	211	1,737
Treated Wood, Standard	8.54	176	1,503

County Multiplier = 1.40 => Cost New = 259,622

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/ 33/23.1, Depr.Cost = 59,973

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 110,949

2017 Est. T.C.V. 006-700-002-02 = 326,449

Est. TCV/Total Floor Area = 147.58

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,800	162,800	162,800	106,914	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	962	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,200	163,200	163,200	107,876	107,876	0

45-006-700-002-03 2017 Est. T.C.V. BARTELS JOHN H & KATHLEEN A
 Property Class: 401 6983 S GLEN LAKE RD
 Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	100.00	175.00	1.0000	1.0000	6000	33	INTEREST SPLIT 33.333%	198,000
100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								198,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					17,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	83.42	-11.30	0.00	2212	159,529

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	8.23	211	1,737
Treated Wood,Standard	8.54	176	1,503

County Multiplier = 1.40 => Cost New = 259,622

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/ 33/23.1, Depr.Cost = 59,973

Economic Depreciation because of: INTEREST SPLIT 33.333%

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 110,949

2017 Est. T.C.V. 006-700-002-03 = 326,449

Est. TCV/Total Floor Area = 147.58

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
162,800	162,800	162,800	106,914	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	400	0	962	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,200	163,200	163,200	107,876	107,876	0

45-006-700-003-00	2017 Est. T.C.V.	BLOOM FELICIA S
Property Class: 401		6971 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	200.00	1.0000	1.0000	8000	100		800,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								800,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	9.95	1.00	878	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

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

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 2341 SF Floor Area = 4094 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	128.54	0.00	3.03	2201	289,586
1+	Story Siding	Slab	94.57	-14.11	1.72	140	11,505
1	Story Siding	Overhang	44.76	0.00	0.00	102	4,566

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	15.95	1983	31,629
Walk out Basement Door(s)	1125.00	4	4,500

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	4	18,600
2 Fixture Bath	3100.00	3	9,300

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Prefab 2 Story	5395.00	2	10,790

(16) Porches

WPP, Standard	12.38	264	3,268
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(16) Deck/Balcony

Wood Balcony	27.25	32	872
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(17) Garages

Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.55	1052	26,879
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	3	1,500
Storage area over garage	4.85	600	2,910
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	25.70	312	8,018
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 608,821

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 517,498
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 957,372

Parcel Number: 45-006-700-003-00

Page: 2

2017 Est. T.C.V. 006-700-003-00					=	1,767,372
Est. TCV/Total Floor Area = 431.70						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
875,300	875,300	875,300	523,750	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,400	0	0	4,713	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
883,700	883,700	883,700	528,463	528,463	528,463	

45-006-700-004-00 2017 Est. T.C.V. HUGHES KAY B
 Property Class: 401 6963 S GLEN LAKE RD
 Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	95.00	240.00	1.0103	1.0000	8000	100		767,837
95 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								767,837

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.97	1.00	288	50	1,291
Dock: Light posts	21.31	1.00	360	50	3,836
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 =					10,127

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1979

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1744 SF Floor Area = 1744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.61	0.00	2.11	1744	121,592

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	11.45	1486	17,015
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	46.69	88	4,109
WGEP (1 Story), Standard	40.12	120	4,814
WCP (1 Story), Standard	23.55	160	3,768
WCP (1 Story), Standard	22.15	188	4,164

(16) Deck/Balcony

Treated Wood, Standard	6.10	770	4,697
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County Multiplier = 1.40 => Cost New = 249,226

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 161,997
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 299,694

2017 Est. T.C.V. 006-700-004-00 = 1,077,658

Est. TCV/Total Floor Area = 617.92, Most recent sale 09/30/2015 for 1,080,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
533,900	533,900	533,900	533,900	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,900	0	4,805	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
538,800	538,800	538,800	538,705	538,705	538,705	

45-006-700-005-00 2017 Est. T.C.V. WOODLANDS ASSOCIATION
 Property Class: 401 6919 S GLEN LAKE RD
 Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

		* Factors *		70% INT				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C"	8000	100.00	300.00	0.8941	1.0000	8000	70 INTEREST SPLIT	500,703
GRADE"C"	8000	75.00	300.00	0.8941	1.0000	8000	35 SURPLUS ON 70%	187,764
175 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								688,467

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.26	1.00	396	50	1,437
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 =					6,437

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1458 SF Floor Area = 1458 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.06	0.00	0.00	754	47,547
1	Story Siding	Crawl Space	63.06	-8.85	0.00	608	32,960
1	Story Siding	Crawl Space	63.06	-8.85	0.00	96	5,204

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.61	312	2,062
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County Multiplier = 1.40 => Cost New = 143,512

Notes: 6917

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 70/42.0, Depr.Cost = 60,275

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 111,509

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 672 SF Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	73.29	-12.86	0.00	672	40,609

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(15) Built-Ins & Fireplaces

Parcel Number: 45-006-700-005-00 Page: 2

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
 (16) Deck/Balcony			
Treated Wood, Standard	6.41	436	2,795
County Multiplier = 1.40 =>		Cost New =	69,060
Notes: 6925			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 70/42.0,		Depr.Cost =	29,005
Economic Depreciation because of: INTEREST SPLIT			
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 2 =	53,660

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts							
Ground Area = Size for Rates = 1112 SF Floor Area = 1112 SF.							
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.16	-10.19	0.00	1112	53,343
Other Additions/Adjustments		Rate	Size	Cost			
 (13) Plumbing							
Average Fixture(s)		630.00	1	630			
 (15) Built-Ins & Fireplaces							
Appliance Allowance		1415.00	1	1,415			
 (16) Porches							
CPP, Standard		27.45	24	659			
County Multiplier = 1.40 =>		Cost New =	78,465				
Notes: 6919							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 70/42.0,		Depr.Cost =	32,955				
Economic Depreciation because of: INTEREST SPLIT							
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 3 =	60,967				

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts							
Ground Area = Size for Rates = 604 SF Floor Area = 604 SF.							
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	66.89	-11.83	0.00	604	33,256
Other Additions/Adjustments		Rate	Size	Cost			
 (13) Plumbing							
Average Fixture(s)		630.00	1	630			
 (15) Built-Ins & Fireplaces							
Appliance Allowance		1415.00	1	1,415			
Fireplace: Interior 1 Story		2900.00	1	2,900			
 (16) Porches							
WGEP (1 Story), Standard		43.42	96	4,168			
County Multiplier = 1.40 =>		Cost New =	59,317				
Notes: 6921							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 70/42.0,		Depr.Cost =	24,913				
Economic Depreciation because of: INTEREST SPLIT							
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 4 =	46,090				

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945

Parcel Number: 45-006-700-005-00

Page: 3

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.61	-12.52	0.00	480	28,363

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches

WGEP (1 Story), Standard	47.95	72	3,452
WPP, Standard	18.72	48	899

County Multiplier = 1.40 => Cost New = 52,723
Notes: 6927

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 70/42.0, Depr.Cost = 22,144
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 5 = 40,966

2017 Est. T.C.V. 006-700-005-00 = 1,008,096

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
489,200	489,200	489,200	227,832	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,800	0	0	2,050	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
504,000	504,000	504,000	229,882	229,882	0

12:26 PM

45-006-700-005-01	2017 Est. T.C.V.	SEWARD JAMES F & MERRY BETH
Property Class: 401		6919 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

		* Factors *		1/5TH INTEREST					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRADE"C"	8000	100.00	300.00	0.8941	1.0000	8000	10	INTEREST SPLIT	71,529
GRADE"C"	8000	75.00	300.00	0.8941	1.0000	8000	5	SURPLUS ON 10%	26,823
175 Actual Front Feet, 1.21 Total Acres						Total Est. Land Value =		98,352	

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.26	1.00	396	50	1,437
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 =					6,437

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1458 SF Floor Area = 1458 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.06	0.00	0.00	754	47,547
1	Story Siding	Crawl Space	63.06	-8.85	0.00	608	32,960
1	Story Siding	Crawl Space	63.06	-8.85	0.00	96	5,204

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.61	312	2,062
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County Multiplier = 1.40 => Cost New = 143,512

Notes: 6917

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 10/6.0, Depr.Cost = 8,611

Economic Depreciation because of: 50% OF 1/5TH=10%

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 15,930

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 672 SF Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	73.29	-12.86	0.00	672	40,609

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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Parcel Number: 45-006-700-005-01

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Fireplace: Interior 1 Story 3250.00 1 3,250

(16) Deck/Balcony
Treated Wood, Standard 6.41 436 2,795

County Multiplier = 1.40 => Cost New = 69,060

Notes: 6925

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/ 10/6.5, Depr.Cost = 4,489
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 8,304

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1112 SF Floor Area = 1112 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Slab 58.16 -10.19 0.00 1112 53,343

Other Additions/Adjustments Rate Size Cost

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

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

(16) Porches
CPP, Standard 27.45 24 659

County Multiplier = 1.40 => Cost New = 78,465

Notes: 6919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/ 10/6.5, Depr.Cost = 5,100
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 9,435

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 604 SF Floor Area = 604 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Slab 66.89 -11.83 0.00 604 33,256

Other Additions/Adjustments Rate Size Cost

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

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

(16) Porches
WGEP (1 Story), Standard 43.42 96 4,168

County Multiplier = 1.40 => Cost New = 59,317

Notes: 6921

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 10/6.0, Depr.Cost = 3,559
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 4 = 6,584

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945

Parcel Number: 45-006-700-005-01

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(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.61	-12.52	0.00	480	28,363

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches

WGEP (1 Story), Standard	47.95	72	3,452
WPP, Standard	18.72	48	899

County Multiplier = 1.40 => Cost New = 52,723

Notes: 6927

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 10/6.0, Depr.Cost = 3,163

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 5 = 5,852

2017 Est. T.C.V. 006-700-005-01 = 150,894

Est. TCV/Total Floor Area = 34.88, Most recent sale 04/02/2003 for 140,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
73,300	73,300	73,300	70,510	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100	0	0	634	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,400	75,400	75,400	71,144	71,144	0

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45-006-700-005-02 2017 Est. T.C.V. GALE CATHERINE C
 Property Class: 401 6919 S GLEN LAKE RD
 Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C"	8000	100.00	300.00	0.8941	1.0000	8000	20 INTEREST SPLIT	143,058
GRADE"C"	8000	75.00	300.00	0.8941	1.0000	8000	10 SURPLUS ON 20%	53,647
175 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								196,705

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.26	1.00	396	50	1,437

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 =					6,437

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1458 SF Floor Area = 1458 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.06	0.00	0.00	754	47,547
1	Story Siding	Crawl Space	63.06	-8.85	0.00	608	32,960
1	Story Siding	Crawl Space	63.06	-8.85	0.00	96	5,204

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.61	312	2,062
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County Multiplier = 1.40 => Cost New = 143,512

Notes: 6917

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 20/12.0, Depr.Cost = 17,221

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 31,860

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 672 SF Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	73.29	-12.86	0.00	672	40,609

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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Parcel Number: 45-006-700-005-02

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Fireplace: Interior 1 Story 3250.00 1 3,250

(16) Deck/Balcony
Treated Wood, Standard 6.41 436 2,795

County Multiplier = 1.40 => Cost New = 69,060

Notes: 6925

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 20/12.0, Depr.Cost = 8,287

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 15,331

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1112 SF Floor Area = 1112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.16	-10.19	0.00	1112	53,343

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

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

(16) Porches
CPP, Standard 27.45 24 659

County Multiplier = 1.40 => Cost New = 78,465

Notes: 6919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 20/12.0, Depr.Cost = 9,416

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 17,419

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 604 SF Floor Area = 604 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	66.89	-11.83	0.00	604	33,256

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

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

(16) Porches
WGEP (1 Story), Standard 43.42 96 4,168

County Multiplier = 1.40 => Cost New = 59,317

Notes: 6921

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 20/12.0, Depr.Cost = 7,118

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 4 = 13,168

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945

Parcel Number: 45-006-700-005-02

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(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.61	-12.52	0.00	480	28,363

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Porches

WGEP (1 Story), Standard	47.95	72	3,452
WPP, Standard	18.72	48	899

County Multiplier = 1.40 => Cost New = 52,723

Notes: 6927

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 20/12.0, Depr.Cost = 6,327

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 5 = 11,704

2017 Est. T.C.V. 006-700-005-02 = 292,624

Est. TCV/Total Floor Area = 67.64

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
142,100	142,100	142,100	136,508	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,200	0	0	1,228	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
146,300	146,300	146,300	137,736	137,736	0	

45-006-700-007-00	2017 Est. T.C.V.	GREENER ELINOR N TRUST
Property Class: 401		6907 S GLEN LAKE RD
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	60.00	310.00	1.1076	1.0000	8000	100		531,632
60 Actual Front Feet, 0.43 Total Acres								Total Est. Land Value = 531,632

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	14.63	1.00	180	50	1,317

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 =					6,317

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B-10 Blt 1939

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2116 SF Floor Area = 3542 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	75.48	0.00	1.58	690	53,171
2	Story Siding	Crawl Space	116.31	-10.26	3.16	1426	155,733

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	1125.00	3	3,375

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 2 Story	6600.00	1	6,600

(16) Deck/Balcony

Pine w/Roof,Standard	25.90	90	2,331
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County Multiplier = 1.40 => Cost New = 333,705

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 216,908

Separately Depreciated Items:

Square footage # 2 is depreciated at 100%Good... Base Cost Was = 155,733
 County Multiplier = 1.40 => Cost New = 218,027
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 76,309

(16) Deck/Balcony

Pine w/Roof,Standard	46.05	28	1,289
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County Multiplier = 1.40 => Cost New = 1,805

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 1,625

Pine w/Roof,Standard	18.55	300	5,565
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County Multiplier = 1.40 => Cost New = 7,791

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 7,012

Total Depreciated Cost = 301,854

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 558,430

2017 Est. T.C.V. 006-700-007-00 = 1,096,379

Parcel Number: 45-006-700-007-00

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Est. TCV/Total Floor Area = 309.54, Most recent sale 08/27/2005 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
549,700	549,700	549,700	377,799	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-1,500	0	3,400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
548,200	548,200	548,200	381,199	381,199	381,199	

45-006-700-007-50 2017 Est. T.C.V. KLEZMER KRYSZYNA A
 Property Class: 401 6893 S GLEN LAKE RD
 Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	84.00	300.00	1.0355	1.0000	8000	100		695,846
84 Actual Front Feet, 0.58 Total Acres Total Est. Land Value =								695,846

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 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1989 SF Floor Area = 1989 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.84	-10.18	0.00	1989	124,631

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches

CPP, Standard	19.31	60	1,159
WPP, Standard	10.05	400	4,020

(16) Deck/Balcony

Treated Wood, Standard	7.75	240	1,860
Treated Wood, Standard	7.75	240	1,860

(17) Garages

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

Base Cost	20.43	616	12,585
Automatic Doors	425.00	2	850

County Multiplier = 1.40 => Cost New = 239,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 155,518
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 287,709

2017 Est. T.C.V. 006-700-007-50 = 988,555

Est. TCV/Total Floor Area = 497.01, Most recent sale 12/29/2015 for 860,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
450,600	450,600	450,600	450,600	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
2,100	41,600	0	2,100	4,055	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
494,300	494,300	494,300	456,755	456,755	0	

45-006-700-008-00	2017 Est. T.C.V.	COBB HORACE H TRUST
Property Class: 401		6691 S SUNSET DR
Map #: 55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	300.00	1.0000	1.0000	8000	100		800,000
100 Actual Front Feet, 0.69 Total Acres								Total Est. Land Value = 800,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1336 SF Floor Area = 1336 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.34	-8.56	0.72	1000	42,500
1	Story Siding	Slab	50.34	-9.68	0.72	336	13,904

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Interior 1 Story	2600.00	1	2,600

(16) Porches

CPP, Standard	18.60	48	893
CPP, Standard	23.44	32	750

(17) Garages

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

Base Cost	19.81	360	7,132
Mechanical Doors	325.00	2	650

County Multiplier = 1.40 => Cost New = 105,466

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 58,007
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 107,312

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 308 SF Floor Area = 308 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	0.66	308	16,096

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

Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

County Multiplier = 1.40 => Cost New = 25,594

Parcel Number: 45-006-700-008-00

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Notes: BOAT HOUSE WITH BATH AND WOOD STOVE

Phy/Ab.Phy/Func/Econ/Comb.%Good=	55/100/100/100/55.0,	Depr.Cost =	14,076
ECF (4134 BIG GLEN)	1.850 => TCV of Bldg: 2	=	26,041

2017 Est. T.C.V. 006-700-008-00 = 938,353

Est. TCV/Total Floor Area = 570.77

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
463,700	463,700	463,700	205,738	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,500	0	0	1,851	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
469,200	469,200	469,200	207,589	207,589	0

45-006-700-009-00	2017 Est. T.C.V.	SUCIU JAMES N
Property Class: 401		6671 S SUNSET DR
Map #: 55	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
BIG GLEN B 10K	150.00	206.00	0.8855	1.0000	10000	100		1,328,201
150 Actual Front Feet, 0.71 Total Acres								Total Est. Land Value = 1,328,201

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	19.80	1.00	90	50	891
Dock: Light posts	24.40	1.00	175	0	0
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 =					50,891

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls A Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2579 SF Floor Area = 4686 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	198.59	0.00	3.25	1558	314,467
1.25	Story Siding	Crawl Space	142.41	-12.68	2.06	637	83,950
1	Story Siding	Basement	123.38	0.00	1.63	248	31,002
1	Story Siding	Slab	125.21	-14.68	1.63	136	15,254
1	Story Block	Overhang	71.10	0.00	0.00	390	27,729

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	25.45	993	25,272
Basement Living Finish	33.25	1558	51,804
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	6	36,900

(14) Water/Sewer			
Well, 100 Feet	3550.00	1	3,550
2000 Gal Septic	6575.00	1	6,575

(15) Built-Ins & Fireplaces			
Fireplace: Interior 2 Story	5975.00	1	5,975

(16) Porches			
WPP, Standard	11.20	538	6,026
WPP, Standard	17.14	136	2,331

(17) Garages			
Class:A Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	42.21	745	31,446
Common Wall: 1 Wall	-2725.00	1	-2,725
Automatic Doors	675.00	2	1,350
Class:A Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	42.21	745	31,446
Common Wall: 1 Wall	-2725.00	1	-2,725

County Multiplier = 1.40 => Cost New = 945,563

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 936,107
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,731,798

Parcel Number: 45-006-700-009-00

Page: 2

2017 Est. T.C.V. 006-700-009-00	=	3,110,890				
Est. TCV/Total Floor Area = 663.87, Most recent sale 09/28/2007 for 1,500,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,410,900	1,410,900	1,410,900	1,264,833	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	144,500	0	0	11,383	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,555,400	1,555,400	1,555,400	1,276,216	1,276,216		0

45-006-700-012-00	2017 Est. T.C.V.	HEIDRICK LINDSAY T TRUST
Property Class: 401		6641 S SUNSET DR
Map #: 55	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
BIG GLEN B 10K	150.00	190.79	0.8855	1.0000	10000	100		1,328,201
150 Actual Front Feet, 0.66 Total Acres Total Est. Land Value =								1,328,201

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	15.20	1.00	2000	0	0
D/W/P: Crushed Rock	1.33	1.00	1000	0	0
Shed: Wood Frame	16.55	1.00	103	95	1,619

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 =					51,619

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2016

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3280 SF Floor Area = 5303 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	125.05	0.00	3.51	2023	260,077
1	Story Siding	Overhang	43.46	0.00	0.00	477	20,730
1	Story Siding	Overhang	43.46	0.00	0.00	780	33,899

Other Additions/Adjustments

Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	15.95	1900	30,305
Walk out Basement Door(s)	1125.00	1	1,125

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
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
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	42.94	56	2,405
CCP (1 Story), Standard	58.70	31	1,820
CPP, Standard	15.06	123	1,852
CPP, Standard	9.53	477	4,546
WPP, Standard	9.60	903	8,669
WPP, Standard	11.83	312	3,691

(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 = 605,163

Parcel Number: 45-006-700-012-00 Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 599,111

Separately Depreciated Items:

Local Cost Items:

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

Total Depreciated Cost = 601,961
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,113,628

2017 Est. T.C.V. 006-700-012-00 = 2,493,448

Est. TCV/Total Floor Area = 470.20, Most recent sale 09/24/2014 for 1,125,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
686,300	686,300	686,300	597,620	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
420,900	139,500	0	420,900	5,378	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,246,700	1,246,700	1,246,700	1,023,898	1,023,898	0	

45-006-700-013-00	2017 Est. T.C.V.	GLEN LAKE YACHT CLUB
Property Class: 201		6617 S SUNSET DR
Map #: 55	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
BIG GLEN B 10K	150.00	215.00	0.8855	1.0000	10000	100		1,328,201
150 Actual Front Feet, 0.74 Total Acres								Total Est. Land Value = 1,328,201

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: Crushed Rock	1.24	1.40	13686	50	11,879	
Dock: Light posts	21.31	1.40	840	50	12,530	
Residential Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	Cash Value	
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	50	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	50	100	0
DRAIN FIELD	0.00	1.00	1.0	50	100	0
WOOD DECKS	5.25	1.00	323.0	50	100	848
Total Estimated Land Improvements True Cash Value =					35,257	

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2014

(11) Heating System: Forced Heat & Cool						
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.						
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Cost
Other Additions/Adjustments			Rate		Size	Cost
(13) Plumbing						
Average Fixture(s)			760.00		1	760
(14) Water/Sewer						
Well, 100 Feet			2700.00		1	2,700
1000 Gal Septic			3085.00		1	3,085
(15) Built-Ins & Fireplaces						
Appliance Allowance			1915.00		1	1,915
(16) Porches						
WPP, Standard			7.10		840	5,964
WPP, Standard			8.24		440	3,626
WPP, Standard			11.44		170	1,945
(16) Deck/Balcony						
Treated Wood,Standard			6.10		1040	6,344

County Multiplier = 1.40 => Cost New = 36,874

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 32,449
ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 51,918

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1984

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

Base Rate for Upper Floors = 62.95

(10) Heating system: Heat Pump System Cost/SqFt: 3.40 100%

45-006-700-015-00	2017 Est. T.C.V.	TERRY SHEILA S TRUST &
Property Class: 401		6607 S SUNSET DR
Map #: 55	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
BIG GLEN B 10K	120.00	205.00	0.9468	1.0000	10000	100		1,136,127
120 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								1,136,127

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 1957

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2000 SF Floor Area = 2000 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.29	-8.13	1.92	2000	108,160

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	29.25	180	5,265
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 177,919
Notes: YEAR OF ADDITION TO NORTH SIDE OF HOUSE UNKNOWN.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 106,751

Separately Depreciated Items:

Local Cost Items:

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

Total Depreciated Cost = 109,601
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 202,763

2017 Est. T.C.V. 006-700-015-00 = 1,343,890
Est. TCV/Total Floor Area = 671.95

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
597,900	597,900	597,900	251,720	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	74,000	0	0	2,265	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
671,900	671,900	671,900	253,985	253,985	253,985

45-006-705-000-00	2017 Est. T.C.V.	GREAT LAKES CONDOMINIUM
Property Class: 470		COMMON AREAS
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	382.00	482.00	1.0000	1.0000	0	100		0
382 Actual Front Feet, 4.23 Total Acres							Total Est. Land Value =	0

2017 Est. T.C.V. 006-705-000-00 = 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

45-006-705-001-00	2017 Est. T.C.V.	STANDER DAVID M & MARY E
Property Class: 407		1 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
		0.00	Total Acres				Total Est. Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 882 SF Floor Area = 882 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Slab 74.56 -12.68 0.00 882 54,578
1 Exterior Units, (@6% more) Base cost of Exterior units = 57,853

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
Public Water 1487.00 1 1,487
Public Sewer 1487.00 1 1,487

(15) Built-Ins & Fireplaces
Appliance Allowance 2610.00 1 2,610
Fireplace: Prefab 2 Story 4275.00 1 4,275

(16) Deck/Balcony
Treated Wood,Standard 9.63 90 867

County Multiplier = 1.40 => Cost New = 102,513

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000

Notes: 1ST LEVEL "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 84,385
ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 253,154

2017 Est. T.C.V. 006-705-001-00 = 303,154					
Est. TCV/Total Floor Area = 343.71					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
166,600	166,600	166,600	96,322	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-15,000	0	0	866	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
151,600	151,600	151,600	97,188	97,188	0

45-006-705-005-00	2017 Est. T.C.V.	WILLEMIN VELVA TRUST
Property Class: 407		9 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1273 SQFT	\$160K		1 Units	160000	0.00000	100		160,000
	0.00	Total Acres		Total Est. Land Value =				160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 849 SF Floor Area = 1274 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	93.29	-12.83	0.00	849	68,311
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				72,409

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

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 127,827

Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 98,427
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 295,280

2017 Est. T.C.V. 006-705-005-00 = 455,280

Est. TCV/Total Floor Area = 357.36, Most recent sale 08/30/1996 for 265,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
218,000	218,000	218,000	217,450	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
4,100	5,500	0	4,100	1,957	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
227,600	227,600	227,600	223,507	223,507	0	

45-006-705-006-00	2017 Est. T.C.V.	SCHULD MARY JO TRUST
Property Class: 407		11 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.		Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 882 SF Floor Area = 882 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.56	-12.68	0.00	882	54,578
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				57,853

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

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.63	90	867
------------------------	------	----	-----

County Multiplier = 1.40 => Cost New = 102,513

Notes: 1ST LEVEL "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 76,885
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 230,654

2017 Est. T.C.V. 006-705-006-00 = 280,654

Est. TCV/Total Floor Area = 318.20, Most recent sale 09/20/2013 for 339,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,700	155,700	155,700	155,700	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-15,400	0	-15,400	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,300	140,300	140,300	157,101	140,300	0	

45-006-705-007-00 2017 Est. T.C.V. NILES DOLLY SHIINA TRUST
 Property Class: 407 13 GREAT LKS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.		Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 870 SF Floor Area = 870 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.87	-12.73	0.00	870	54,062
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				57,306

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 101,747

Notes: 2ND "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 81,397
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 244,192

2017 Est. T.C.V. 006-705-007-00 = 294,192

Est. TCV/Total Floor Area = 338.15, Most recent sale 12/22/2016 for 300,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
162,200	162,200	162,200	162,200	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,100	0	0	-15,100	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
147,100	147,100	147,100	163,659	147,100	0	

45-006-705-008-00	2017 Est. T.C.V.	CAHILL LESLIE A LIVING TRUST
Property Class: 407		15 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE	1130 SQFT	\$150K	1 Units	150000	0.00000	100		150,000
	0.00	Total Acres		Total Est.	Land Value =			150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	0.00	753	62,529
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				66,281

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

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 119,247

Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 95,398
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 286,193

2017 Est. T.C.V. 006-705-008-00 = 436,193

Est. TCV/Total Floor Area = 386.01, Most recent sale 08/07/2009 for 515,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
212,300	212,300	212,300	211,733	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	1,905	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
218,100	218,100	218,100	213,638	213,638	0	

45-006-705-009-00	2017 Est. T.C.V.	PIERSON DANIEL J & MARY M M TRUST
Property Class: 407		17 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres	Total Est. Land Value =					50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 860 SF Floor Area = 860 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	75.13	-12.78	0.00	860	53,621	
1 Exterior Units, (@6% more)							Base cost of Exterior units =	56,838

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 104,383

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000
Notes: 1ST LEVEL "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 91,506
ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 274,518

2017 Est. T.C.V. 006-705-009-00	=	324,518			
Est. TCV/Total Floor Area = 377.35, Most recent sale 05/01/2003 for 335,000					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
176,800	176,800	176,800	176,800	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-14,500	0	0	-14,500	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
162,300	162,300	162,300	178,391	162,300	0

45-006-705-010-00	2017 Est. T.C.V.	BRUCE THOMAS & SUSAN TRUST
Property Class: 407		19 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres		Total Est.			Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976

Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 882 SF Floor Area = 882 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.56	-12.68	0.00	882	54,578
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				57,853

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

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 102,513

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Notes: 2ND "A REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	90,010
ECF (H705 GREAT LAKES CONDO)	3.000 => TCV of Bldg: 1 =	270,031

2017 Est. T.C.V. 006-705-010-00 = 320,031

Est. TCV/Total Floor Area = 362.85, Most recent sale 12/17/2004 for 465,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,700	174,700	174,700	174,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-14,700	0	0	-14,700	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,000	160,000	160,000	176,272	160,000	0	

45-006-705-011-00 2017 Est. T.C.V. BUCKMAN MARY ANNE TRUST
 Property Class: 407 21 GREAT LKS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$150K		1 Units	150000	0.00000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls B-10 Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	101.32	-13.06	2.37	753	68,244
1 Exterior Units, (@6% more) Base cost of Exterior units =							72,339

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance		4125.00		1	4,125
Fireplace: Prefab 2 Story		5395.00		1	5,395

(16) Deck/Balcony

Treated Wood, Standard		10.02		90	902
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County Multiplier = 1.40 => Cost New = 129,234

Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 96,925
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 290,776

2017 Est. T.C.V. 006-705-011-00 = 440,776

Est. TCV/Total Floor Area = 390.07

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
214,500	214,500	214,500	132,909	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,900	0	0	1,196	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,400	220,400	220,400	134,105	134,105	0	

45-006-705-012-00 2017 Est. T.C.V. WAGNER MARK & LINDA TRUST
 Property Class: 407 23 GREAT LKS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	500000.00	0000	100		50,000
	0.00	Total Acres		Total Est. Land Value =				50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 882 SF Floor Area = 882 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.56	-12.68	0.00	882	54,578
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				57,853

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 1120.00 1 1,120

(14) Water/Sewer
 Public Water 1487.00 1 1,487
 Public Sewer 1487.00 1 1,487

(15) Built-Ins & Fireplaces
 Appliance Allowance 2610.00 1 2,610
 Fireplace: Prefab 2 Story 4275.00 1 4,275

(16) Deck/Balcony
 Treated Wood,Standard 9.63 90 867

County Multiplier = 1.40 => Cost New = 97,578

Notes: 1ST LEVEL "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 73,183
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 219,550

2017 Est. T.C.V. 006-705-012-00 = 269,550
 Est. TCV/Total Floor Area = 305.61, Most recent sale 03/21/1997 for 139,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
150,400	150,400	150,400	100,094	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,600	0	0	900	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
134,800	134,800	134,800	100,994	100,994	0	

45-006-705-013-00	2017 Est. T.C.V.	HOMESTEAD TRUST
Property Class: 407		25 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.		Land Value =	50,000

Cost Est. for Res. Bldg: 1	Town Home	CONDOMINIUM	Cls BC	Blt 1976
Exterior Units: 1	Interior Units: 0	Roof:		

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 882 SF Floor Area = 882 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.56	-12.68	0.00	882	54,578
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				57,853

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

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 102,513

Notes: 2ND "A " UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	76,885
ECF (H705 GREAT LAKES CONDO)	3.000 => TCV of Bldg: 1 =	230,654

2017 Est. T.C.V. 006-705-013-00 = 280,654

Est. TCV/Total Floor Area = 318.20, Most recent sale 11/16/2005 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
155,700	155,700	155,700	108,383	0.90		
2017 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-15,400	0	0	975	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,300	140,300	140,300	109,358	109,358	0	

45-006-705-014-00	2017 Est. T.C.V.	BARTON BRUCE D & CARYL A
Property Class: 407		27 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$150K		1 Units	150000	0.00000	100		150,000
	0.00	Total Acres			Total Est.		Land Value =	150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	0.00	753	62,529
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				66,281

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

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 119,247

Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 89,435
ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 268,306

2017 Est. T.C.V. 006-705-014-00 = 418,306

Est. TCV/Total Floor Area = 370.18, Most recent sale 01/30/2001 for 464,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
203,800	203,800	203,800	140,903	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	1,268	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
209,200	209,200	209,200	142,171	142,171	0	

45-006-705-015-00 2017 Est. T.C.V. ROXBURGH LTD
 Property Class: 407 29 GREAT LKS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1 Units	45000.00	00000	100		45,000
0.00 Total Acres Total Est. Land Value =								45,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 602 SF Floor Area = 602 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	83.36	-14.33	0.00	602	41,556
1 Exterior Units, (@6% more) Base cost of Exterior units =							44,049

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 1120.00 1 1,120

(14) Water/Sewer
 Public Water 1487.00 1 1,487
 Public Sewer 1487.00 1 1,487

(15) Built-Ins & Fireplaces
 Appliance Allowance 2610.00 1 2,610
 Fireplace: Prefab 2 Story 4275.00 1 4,275

(16) Deck/Balcony
 Treated Wood,Standard 9.63 90 867

County Multiplier = 1.40 => Cost New = 78,253

Notes: 1ST LEVEL "B REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 58,690
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 176,070

2017 Est. T.C.V. 006-705-015-00 = 221,070

Est. TCV/Total Floor Area = 367.23

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,500	109,500	109,500	64,213	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	577	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,500	110,500	110,500	64,790	64,790	0	

45-006-705-016-00 2017 Est. T.C.V. CAPA LLC
 Property Class: 407 30 GREAT LKS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$150K		1 Units	150000.00000	100			150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 565 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	129.51	-14.64	0.00	565	64,902
1 Exterior Units, (@6% more) Base cost of Exterior units =							68,796

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Public Water		1487.00	1	1,487
Public Sewer		1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard		9.63	90	867
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County Multiplier = 1.40 => Cost New = 122,768

Notes: 1ST & 2ND "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 92,076
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 276,228

2017 Est. T.C.V. 006-705-016-00 = 426,228

Est. TCV/Total Floor Area = 377.19, Most recent sale 12/24/2013 for 427,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
207,600	207,600	207,600	206,718	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	1,860	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
213,100	213,100	213,100	208,578	208,578	0	

45-006-705-017-00	2017 Est. T.C.V.	CHESTERFIELD JOHN L ET AL
Property Class: 407		33 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE	1130 SQFT	\$150K	1 Units	150000	0.00000	67	INT SPLIT	100,500
	0.00	Total Acres	Total Est.	Land Value =				100,500

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	0.00	753	62,529
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				66,281

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

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 119,247

Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/ 67/50.3, Depr.Cost = 59,922

Economic Depreciation because of: INTEREST SPLIT

ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 179,765

2017 Est. T.C.V. 006-705-017-00 = 280,265

Est. TCV/Total Floor Area = 248.02

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
136,500	136,500	136,500	90,923	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,600	0	0	818	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,100	140,100	140,100	91,741	91,741	0	

45-006-705-018-00 2017 Est. T.C.V. MYKALA JON S & MICHELLE
 Property Class: 407 35 GREAT LKS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
0.00 Total Acres Total Est. Land Value =								50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 882 SF Floor Area = 882 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.56	-12.68	0.00	882	54,578
1 Exterior Units, (@6% more) Base cost of Exterior units =							57,853

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Public Water		1487.00	1	1,487
Public Sewer		1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard		9.63	90	867
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County Multiplier = 1.40 => Cost New = 102,513

Lump Sum Item(s):
 END UNIT 10000.00 1.0 10,000

Notes: 1ST LEVEL "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 84,385
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 253,154

2017 Est. T.C.V. 006-705-018-00 = 303,154

Est. TCV/Total Floor Area = 343.71, Most recent sale 05/03/2002 for 300,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
166,600	166,600	166,600	105,741	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,000	0	0	951	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,600	151,600	151,600	106,692	106,692	0	

45-006-705-019-00 2017 Est. T.C.V. DRISCOLL ELIZABETH C
 Property Class: 407 37 GREAT LKS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
0.00 Total Acres Total Est. Land Value =								50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 870 SF Floor Area = 870 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.87	-12.73	0.00	870	54,062
1 Exterior Units, (@6% more) Base cost of Exterior units =							57,306

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Public Water 1487.00 1 1,487
 Public Sewer 1487.00 1 1,487

(15) Built-Ins & Fireplaces
 Appliance Allowance 2610.00 1 2,610
 Fireplace: Prefab 2 Story 4275.00 1 4,275

(16) Deck/Balcony
 Treated Wood,Standard 9.63 90 867

County Multiplier = 1.40 => Cost New = 101,747

Lump Sum Item(s):
 END UNIT 10000.00 1.0 10,000
 Notes: 2ND "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 83,810
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 251,430

2017 Est. T.C.V. 006-705-019-00 = 301,430

Est. TCV/Total Floor Area = 346.47, Most recent sale 11/20/2015 for 330,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
165,700	165,700	165,700	165,700	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,000	0	0	-15,000	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
150,700	150,700	150,700	167,191	150,700	0	

45-006-705-020-00	2017 Est. T.C.V.	LEWRY THOMAS A & RITA D
Property Class: 407		39 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$150K		1 Units	150000	0.00000	100		150,000
	0.00	Total Acres		Total Est.	Land Value =			150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	0.00	753	62,529
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				66,281

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

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 119,247

Lump Sum Item(s):

END UNTI	10000.00	1.0	10,000
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Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 96,935
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 290,806

2017 Est. T.C.V. 006-705-020-00 = 440,806

Est. TCV/Total Floor Area = 390.09, Most recent sale 01/17/2008 for 572,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
214,600	214,600	214,600	214,140	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	1,927	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,400	220,400	220,400	216,067	216,067	0	

45-006-705-021-00 2017 Est. T.C.V. CARES CHARLES W & MARIAN M
 Property Class: 407 41 GREAT LKS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres			Total Est.		Land Value =	50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 882 SF Floor Area = 882 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.56	-12.68	0.00	882	54,578
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				57,853

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Public Water		1487.00	1	1,487
Public Sewer		1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard		9.63	90	867
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County Multiplier = 1.40 => Cost New = 102,513

Lump Sum Item(s):

END UNIT		10000.00	1.0	10,000
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Notes: 1ST "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 84,385
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 253,154

2017 Est. T.C.V. 006-705-021-00 = 303,154

Est. TCV/Total Floor Area = 343.71

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
166,600	166,600	166,600	96,322	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,000	0	0	866	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,600	151,600	151,600	97,188	97,188	0	

45-006-705-022-00 2017 Est. T.C.V. BOBRIN TENA TRUST
 Property Class: 407 43 GREAT LKS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$150K		1 Units	150000	0.00000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	0.00	753	62,529
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,281

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Public Water		1487.00	1	1,487
Public Sewer		1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard		9.63	90	867
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County Multiplier = 1.40 => Cost New = 119,247

Lump Sum Item(s):
 END UNIT 10000.00 1.0 10,000
 Notes: 2ND & MEZZ "D" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 96,935
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 290,806

2017 Est. T.C.V. 006-705-022-00 = 440,806

Est. TCV/Total Floor Area = 390.09

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
214,600	214,600	214,600	108,939	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,800	0	0	980	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,400	220,400	220,400	109,919	109,919	0	

45-006-705-024-00 2017 Est. T.C.V. CLARK DONALD F & CAROL A
 Property Class: 407 46 GREAT LKS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$150K		1 Units	150000	0.00000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 565 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	129.51	-14.64	0.00	565	64,902
1 Exterior Units, (@6% more) Base cost of Exterior units =							68,796

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Public Water		1487.00	1	1,487
Public Sewer		1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard		9.63	90	867
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County Multiplier = 1.40 => Cost New = 122,768

Notes: 1ST & 2ND "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 92,076
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 276,228

2017 Est. T.C.V. 006-705-024-00 = 426,228

Est. TCV/Total Floor Area = 377.19

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
207,600	207,600	207,600	124,337	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	1,119	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
213,100	213,100	213,100	125,456	125,456	0	

45-006-705-025-00 2017 Est. T.C.V. SIMONDS RICHARD R & MARTHA S
 Property Class: 407 49 GREAT LKS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$150K		1 Units	150000.00000	100			150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	0.00	753	62,529
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,281

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Public Water		1487.00	1	1,487
Public Sewer		1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard		9.63	90	867
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County Multiplier = 1.40 => Cost New = 119,247

Notes: 3RD MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 89,435
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 268,306

2017 Est. T.C.V. 006-705-025-00 = 418,306

Est. TCV/Total Floor Area = 370.18, Most recent sale 07/01/1990 for 159,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
203,800	203,800	203,800	116,309	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,400	0	0	1,046	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
209,200	209,200	209,200	117,355	117,355	0	

45-006-705-026-00	2017 Est. T.C.V.	TRENTA MARY ANN REVOCABLE LIVING
Property Class: 407		51 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1	Units	45000.00	0000	100	45,000
		0.00	Total Acres		Total Est.		Land Value =	45,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 603 SF Floor Area = 603 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	83.32	-14.32	0.00	603	41,607
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				44,103

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120

(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275

(16) Deck/Balcony			
Treated Wood,Standard	9.63	90	867

County Multiplier = 1.40 => Cost New = 78,329

Notes: 1ST "B" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	58,747
ECF (H705 GREAT LAKES CONDO)	3.000 => TCV of Bldg: 1 =	176,240

2017 Est. T.C.V. 006-705-026-00 = 221,240

Est. TCV/Total Floor Area = 366.90, Most recent sale 06/03/2002 for 218,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
109,600	109,600	109,600	70,580	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	635	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
110,600	110,600	110,600	71,215	71,215	0	

45-006-705-027-00	2017 Est. T.C.V.	DARANY GEORGE G & MARIA V
Property Class: 407		52 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT	\$150K		1 Units	150000	0.00000	100		150,000
	0.00	Total Acres		Total Est.	Land Value =			150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 565 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	129.51	-14.64	0.00	565	64,902
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				68,796

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

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 122,768

Notes: 1ST & 2ND "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 92,076
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 276,228

2017 Est. T.C.V. 006-705-027-00 = 426,228

Est. TCV/Total Floor Area = 377.19, Most recent sale 09/18/1998 for 245,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
207,600	207,600	207,600	136,538	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,500	0	0	1,228	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
213,100	213,100	213,100	137,766	137,766	0	

45-006-705-028-00 2017 Est. T.C.V. PETRAUSKAS LAURA & DIETEZE DAVID
 Property Class: 407 55 GREAT LKS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE	1130 SQFT	\$150K	1 Units	150000	0.00000	100		150,000
	0.00	Total Acres		Total Est.	Land Value =			150,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	0.00	753	62,529
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				66,281

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 117,602

Notes: 3RD MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 94,082
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 282,245

2017 Est. T.C.V. 006-705-028-00 = 432,245

Est. TCV/Total Floor Area = 382.52, Most recent sale 08/02/2007 for 493,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,400	210,400	210,400	208,395	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,700	0	0	1,875	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
216,100	216,100	216,100	210,270	210,270	0	

45-006-705-029-00	2017 Est. T.C.V.	ANN ARBOR HOMESTEAD
Property Class: 407		57 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT\$50			1 Units	50000	0.00000	100		50,000
	0.00	Total Acres	Total Est. Land Value =					50,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 883 SF Floor Area = 883 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.54	-12.67	0.00	883	54,631
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				57,909

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

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 102,592

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000
Notes: 1ST "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 84,444
ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 253,331

2017 Est. T.C.V. 006-705-029-00 = 303,331
Est. TCV/Total Floor Area = 343.52

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
166,600	166,600	166,600	96,322	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-14,900	0	0	866	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,700	151,700	151,700	97,188	97,188	0	

45-006-705-030-00	2017 Est. T.C.V.	ARMSTRONG RICHARD L TRUST
Property Class: 407		59 GREAT LKS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1273 SQFT	\$160K		1 Units	160000	0.00000	100		160,000
	0.00	Total Acres			Total Est.		Land Value =	160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 849 SF Floor Area = 1274 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	93.29	-12.83	0.00	849	68,311
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				72,409

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	9.63	90	867
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County Multiplier = 1.40 => Cost New = 126,182

Lump Sum Item(s):
 END UNIT 10000.00 1.0 10,000
 Notes: 2ND & MEZZ "D" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 102,136
 ECF (H705 GREAT LAKES CONDO) 3.000 => TCV of Bldg: 1 = 306,409

2017 Est. T.C.V. 006-705-030-00	=	466,409			
Est. TCV/Total Floor Area = 366.10, Most recent sale 06/25/2004 for 0					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
227,100	227,100	227,100	146,333	0.90	
2017 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,100	0	0	1,316	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
233,200	233,200	233,200	147,649	147,649	0

45-006-710-001-00	2017 Est. T.C.V.	WINDEMULLER MARK H & CAROL
Property Class: 401		7528 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB
 * Factors * ON CHANEL BROOKS LK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	200.00	1.0000	1.0000	10000	100		1,000,000
BROOKS LAKE	52.00	150.00	1.0000	1.0000	1000	100	BROOKS LAKE SITE	52,000
152 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								1,052,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	16.71	1.00	50	50	418
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	2.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,418

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1989

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1762 SF Floor Area = 3194 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Pine Logs	Crawl Space	133.32	-10.52	3.70	1432	181,148
1	Story Pine Logs	Crawl Space	85.30	-10.52	1.85	330	25,288

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior Stone Veneer	11.20	40	448

(13) Plumbing			
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	2	4,700

(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			
WGEP (1 Story), Standard	41.82	210	8,782
WCP (1 Story), Standard	31.38	110	3,452

(16) Deck/Balcony			
Treated Wood, Standard	6.90	774	5,341

County Multiplier = 1.40 => Cost New = 345,371
 Notes: 7528

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 276,297
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 511,149

Cost Est. for Res. Bldg: 2 Single Family LOG Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1271 SF Floor Area = 2542 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Pine Logs	Crawl Space	73.84	-11.52	3.70	1271	83,911

Other Additions/Adjustments	Rate	Size	Cost
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Parcel Number: 45-006-710-001-00 Page: 2

(1) Exterior			
Stone Veneer	11.20	432	4,838
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875
(16) Porches			
CCP (1 Story), Standard	17.55	743	13,040
(16) Deck/Balcony			
Wood Balcony	23.50	372	8,742

County Multiplier = 1.40 => Cost New = 180,721
Notes: 7527

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 144,577
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 267,467

2017 Est. T.C.V. 006-710-001-00 = 1,836,034
Est. TCV/Total Floor Area = 320.09, Most recent sale 06/30/1995 for 685,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
917,800	917,800	917,800	633,712	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	5,703	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
918,000	918,000	918,000	639,415	639,415	0

45-006-710-002-00 2017 Est. T.C.V. WESTBAY JACQUELYN B
 Property Class: 401 7520 S BIRCHWAY DR
 Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	165.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								1,000,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.33	1.00	1200	0	0
Dock: Light posts	28.34	1.00	800	50	11,336
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.5	100	15,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					28,336

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2003

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 3216 SF Floor Area = 3809 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	91.68	-10.48	2.22	2373	197,956
1	Story Siding	Overhang	43.46	0.00	0.00	843	36,637

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 12.15 190 2,309

(13) Plumbing

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

(14) Water/Sewer

Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3850.00	1	3,850

(15) Built-Ins & Fireplaces

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

(16) Porches
 CCP (1 Story), Standard 34.85 101 3,520

(16) Deck/Balcony
 Treated Wood, Standard 7.15 1102 7,879

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

Base Cost	27.20	884	24,045
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.40 => Cost New = 428,330

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 385,497
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 713,169

2017 Est. T.C.V. 006-710-002-00 = 1,741,505
 Est. TCV/Total Floor Area = 457.21, Most recent sale 06/13/1996 for 416,666

Parcel Number: 45-006-710-002-00

Page: 2

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
868,200	868,200	868,200	509,770	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,600	0	0	4,587	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
870,800	870,800	870,800	514,357	514,357	514,357	

45-006-710-003-00 2017 Est. T.C.V. NICHOLS RONALD N & ELAYNE T &
 Property Class: 401 7498 S BIRCHWAY DR
 Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	170.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =								1,000,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2224 SF Floor Area = 3776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	110.61	-9.86	3.70	1552	162,106
1	Story Siding	Crawl Space	71.82	-9.86	1.85	432	27,566
1	Story Siding	Crawl Space	71.82	-9.86	1.85	240	15,314

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	6.90	1593	10,992

(17) Garages

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

Base Cost	21.55	552	11,896
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	2	850

County Multiplier = 1.40 => Cost New = 348,877

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 300,034
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 555,063

2017 Est. T.C.V. 006-710-003-00 = 1,562,563

Est. TCV/Total Floor Area = 413.81

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
779,300	779,300	779,300	346,704	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,000	0	0	3,120	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
781,300	781,300	781,300	349,824	349,824	0

Parcel Number: 45-006-710-004-00

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1,228,200	1,228,200	1,228,200	937,721	0.90		
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	29,000	0	0	8,439	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,257,200	1,257,200	1,257,200	946,160	946,160		0

Parcel Number: 45-006-710-006-00

Page: 2

	790,600	790,600	790,600	249,169	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-37,000	0	0	2,242	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	753,600	753,600	753,600	251,411	251,411	0

45-006-710-007-00	2017 Est. T.C.V.	MILLER ANDREW R
Property Class: 401		7446 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	168.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.39 Total Acres								Total Est. Land Value = 1,000,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	17.60	1.00	80	50	704
Dock: Light posts	28.34	1.00	992	50	14,057

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					24,261

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 1989

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1865 SF Floor Area = 2723 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	97.66	-11.71	2.22	1865	164,437
1	Story Siding	Overhang	46.19	0.00	0.00	392	18,106

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
Separate Shower	1605.00	1	1,605

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	36.05	100	3,605
WPP, Standard	9.60	1106	10,618

(16) Deck/Balcony

Treated Wood, Standard	8.23	212	1,745
Treated Wood, Standard	10.28	82	843

(17) Garages

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

Base Cost	29.05	749	21,758
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.40 => Cost New = 345,929

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 294,040
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 543,974

2017 Est. T.C.V. 006-710-007-00 = 1,568,235

Est. TCV/Total Floor Area = 575.92, Most recent sale 08/31/2005 for 1,487,500

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

Parcel Number: 45-006-710-007-00

Page: 2

	782,200	782,200	782,200	698,759	0.90	
2017	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,900	0	0	6,288	0
2017	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	784,100	784,100	784,100	705,047	705,047	0

45-006-710-008-00	2017 Est. T.C.V.	MC BIRCHWAY VENTURE, LLC
Property Class: 401		7358 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	180.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								1,000,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	1570	0	0
Shed: Wood Frame	12.07	1.00	80	50	483
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					1,983

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1255 SF Floor Area = 1255 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.57	-9.20	0.00	1255	69,489

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	21.28	45	958
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(16) Deck/Balcony

Treated Wood,Standard	6.15	585	3,598
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County Multiplier = 1.40 => Cost New = 123,417

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 67,879
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 125,576

2017 Est. T.C.V. 006-710-008-00 = 1,127,559

Est. TCV/Total Floor Area = 898.45, Most recent sale 10/21/2010 for 1,248,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
563,300	563,300	563,300	556,397	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	5,007	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
563,800	563,800	563,800	561,404	561,404	0

45-006-710-009-00	2017 Est. T.C.V.	RIEGEL JOHN A & KAY E
Property Class: 401		7350 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	180.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value = 1,000,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	50	663
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,163

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-5 Blt 1967

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2304 SF Floor Area = 2304 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.33	-7.45	0.00	2304	112,620

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
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

CPP, Standard	19.43	52	1,010
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County Multiplier = 1.40 => Cost New = 178,346

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 121,275

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.14	606	3,721
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County Multiplier = 1.40 => Cost New = 5,209

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 3,386

Treated Wood,Standard	6.64	302	2,005
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County Multiplier = 1.40 => Cost New = 2,807

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 1,825

Total Depreciated Cost = 126,486

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 233,999

2017 Est. T.C.V. 006-710-009-00 = 1,237,162

Est. TCV/Total Floor Area = 536.96

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
617,700	617,700	617,700	225,384	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	900	0	0	2,028	0	

Parcel Number: 45-006-710-009-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
618,600	618,600	618,600	227,412	227,412	227,412

45-006-710-010-01	2017 Est. T.C.V.	ROCKWOOD WILLIAM K TRUST &
Property Class: 401		7336 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	175.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								1,000,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	9.80	1.00	1154	0	0
Dock: Light posts	25.61	1.00	840	50	10,756

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
LAND IMPROVEMENTS 10	10000.00	1.00	3.0	100	30,000
Total Estimated Land Improvements True Cash Value =					43,256

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B+5 Blt 2010

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2866 SF Floor Area = 5428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	121.60	-11.12	3.24	2866	325,922
1	Story Siding	Overhang	43.67	0.00	0.00	412	17,992

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	1006	12,223

(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
2 Fixture Bath	3100.00	2	6,200

(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: Two Sided	6450.00	1	6,450

(16) Porches			
CCP (1 Story), Standard	37.52	80	3,002
CPP, Standard	13.56	162	2,197
WPP, Standard	25.15	42	1,056
WSEP (1 Story), Standard	31.21	222	6,929
WCP (1 Story), Standard	30.59	144	4,405

(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	30.73	682	20,958
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	40.53	374	15,158
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.40 => Cost New = 635,867

45-006-710-011-00 2017 Est. T.C.V. GORDON M JEANI TRUST
 Property Class: 401 7320 S BIRCHWAY DR
 Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	93.94	200.00	1.0000	1.0000	10000	100	CHANNEL	939,400
BROOKS LAKE	95.00	152.00	1.0000	1.0000	1000	100	LOT 12	95,000
189 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								1,034,400

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.39	1.00	150	50	704
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					2,204

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

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1134 SF Floor Area = 1134 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 57.93 -8.48 0.00 1134 56,076

Other Additions/Adjustments Rate Size Cost

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

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

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

(16) Deck/Balcony
 Treated Wood,Standard 8.31 86 715

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 18.62 456 8,491
 Automatic Doors 375.00 1 375

County Multiplier = 1.40 => Cost New = 107,235

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,703
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 128,951

2017 Est. T.C.V. 006-710-011-00 = 1,165,555

Est. TCV/Total Floor Area = 1027.83

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	213,162	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
582,800	0	0	215,080	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
582,800	582,800	582,800	215,080	215,080	0

45-006-710-013-01	2017 Est. T.C.V.	ROCKWOOD W K TRUST & DONNA M TRUST
Property Class: 402		7320 S BIRCHWAY DR
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> BROOKS LK SITE					95000	100		95,000
90 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	95,000

2017 Est. T.C.V. 006-710-013-01 = 95,000

Est. TCV/Total Floor Area = 83.77, Most recent sale 08/19/2016 for 95,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	11,763	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
47,500	0	0	47,500	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,500	47,500	47,500	11,868	47,500	0	

45-006-710-014-00	2017 Est. T.C.V.	RIEGEL JOHN A & KAY
Property Class: 401		7362 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> BROOKS LK SITE					95000	100		95,000
86 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			95,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.37	1.00	160	50	830
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					2,330

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-5 Blt 1974

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.39	-9.39	0.00	960	52,800

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	11.72	160	1,875
WPP, Standard	17.31	64	1,108

County Multiplier = 1.40 => Cost New = 89,940

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 58,461
ECF (4031 RURAL) 1.250 => TCV of Bldg: 1 = 73,076

2017 Est. T.C.V. 006-710-014-00 = 170,406

Est. TCV/Total Floor Area = 177.51, Most recent sale 05/01/2002 for 198,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
84,700	84,700	84,700	83,249	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	500	0	749	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
85,200	85,200	85,200	83,998	83,998	0

45-006-710-015-00	2017 Est. T.C.V.	O'NEILL ELLEN F
Property Class: 401		7366 S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> BROOKS LK SITE					95000	100		95,000
84 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	95,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 756 SF Floor Area = 756 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.14	-9.44	0.00	756	40,597

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	28.59	242	6,919
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(16) Deck/Balcony

Treated Wood, Standard	7.32	140	1,025
Roof Cover Only, Standard	9.05	345	3,122

(17) Garages

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

Base Cost	24.80	192	4,762
Mechanical Doors	350.00	1	350

County Multiplier = 1.40 => Cost New = 94,800

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 56,880
ECF (4031 RURAL) 1.250 => TCV of Bldg: 1 = 71,100

2017 Est. T.C.V. 006-710-015-00 = 167,600

Est. TCV/Total Floor Area = 221.69, Most recent sale 12/01/2016 for 254,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,400	75,400	75,400	62,010	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,400	0	0	21,790	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
83,800	83,800	83,800	62,568	83,800	0

45-006-710-018-00	2017 Est. T.C.V.	BIRCHWAY COMPANY LLC
Property Class: 402		S BIRCHWAY DR
Map #: 5	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> BROOKS LK SITE					95000	100		95,000
81 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	95,000

2017 Est. T.C.V. 006-710-018-00 = 95,000

Est. TCV/Total Floor Area = 125.66, Most recent sale 07/09/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
56,700	56,700	56,700	35,720	0.90

2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-9,200	0	321	0

2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
47,500	47,500	47,500	36,041	36,041	0

45-006-710-020-00 2017 Est. T.C.V. EVALDSON SALLY M TRUST
 Property Class: 401 7521 S BIRCHWAY DR
 Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BROOKS LAKE	166.00	121.00	1.0000	1.0000	1000	100		166,000
166 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								166,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1994

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1010 SF Floor Area = 1768 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	114.88	-12.28	3.25	1010	106,909

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WSEP (1 Story), Standard	27.00	252	6,804
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(16) Deck/Balcony

Treated Wood, Standard	6.90	1368	9,439
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(17) Garages

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

Base Cost	31.50	346	10,899
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425

County Multiplier = 1.40 => Cost New = 206,053

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 185,448
 ECF (4031 RURAL) 1.250 => TCV of Bldg: 1 = 231,810

2017 Est. T.C.V. 006-710-020-00 = 399,310

Est. TCV/Total Floor Area = 225.85, Most recent sale 05/16/2013 for 425,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
208,900	208,900	208,900	204,110	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-9,200	0	0	-4,410	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
199,700	199,700	199,700	205,946	199,700	0