

45-006-762-005-30 2017 Est. T.C.V. PEARSON JANE D
 Property Class: 407 5 PINNACLE PL D
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 455 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.12	-15.70	0.00	455	77,996
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,676

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

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: Interior 2 Story		4800.00	1	4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony

Treated Wood,Standard		10.23	72	737
Treated Wood,Standard		10.23	72	737

County Multiplier = 1.40 => Cost New = 142,139
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,271
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,541

2017 Est. T.C.V. 006-762-005-30 = 87,541
 Est. TCV/Total Floor Area = 64.13, Most recent sale 07/20/2012 for 85,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,200	48,200	48,200	47,935	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,400	0	-4,135	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,800	43,800	43,800	48,366	43,800	0

45-006-762-006-00 2017 Est. T.C.V. MARTIN RICHARD W
 Property Class: 407 6 PINNACLE PL
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,809

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

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: Interior 2 Story		4800.00	1	4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony

Treated Wood,Standard		10.23	72	737
Treated Wood,Standard		10.23	72	737

County Multiplier = 1.40 => Cost New = 142,326
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,312
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,623

2017 Est. T.C.V. 006-762-006-00 = 87,623
 Est. TCV/Total Floor Area = 64.05, Most recent sale 04/29/2005 for 160,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,300	48,300	48,300	45,693	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500	0	-1,893	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,800	43,800	43,800	46,104	43,800	0

45-006-762-006-20 2017 Est. T.C.V. COSTELLO TIMOTHY C & KIMBELY L
 Property Class: 407 6 PINNACLE PL 6-B
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units	100000.00	0.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres	Total Est. Land Value =					25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more) Base cost of Exterior units =							82,809

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

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: Interior 2 Story		4800.00	1	4,800

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(16) Deck/Balcony				
Treated Wood,Standard		10.23	72	737
Treated Wood,Standard		10.23	72	737

County Multiplier = 1.40 => Cost New = 142,326

Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,312
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,623

2017 Est. T.C.V. 006-762-006-20 = 87,623

Est. TCV/Total Floor Area = 64.05, Most recent sale 10/15/2013 for 94,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,300	48,300	48,300	48,144	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500	0	-4,344	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,800	43,800	43,800	48,577	43,800	0

45-006-762-006-30 2017 Est. T.C.V. JARDINE CHARLES M & JEANNE
 Property Class: 407 6 PINNACLE PL
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,809

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: Interior 2 Story	4800.00	1	4,800

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(16) Deck/Balcony

Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.40 => Cost New = 142,326

Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,312
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,623

2017 Est. T.C.V. 006-762-006-30 = 87,623

Est. TCV/Total Floor Area = 64.05, Most recent sale 06/08/1999 for 60,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,300	48,300	48,300	45,574	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500	0	0	-1,774	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,800	43,800	43,800	45,984	43,800	0	

45-006-762-007-10 2017 Est. T.C.V. PEPE STEVEN D
 Property Class: 407 7 PINNACLE PL
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units	100000.00000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986

Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,809

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

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: Interior 2 Story		4800.00		1	4,800

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(16) Deck/Balcony					
Treated Wood,Standard		10.23		72	737
Treated Wood,Standard		10.23		72	737

County Multiplier = 1.40 => Cost New = 142,326

Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,312
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,623

2017 Est. T.C.V. 006-762-007-10 = 87,623

Est. TCV/Total Floor Area = 64.05

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,300	48,300	48,300	44,919	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500	0	-1,119	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,800	43,800	43,800	45,323	43,800	0

45-006-762-007-30 2017 Est. T.C.V. REDFIELD DAVID H & JEAN
 Property Class: 407 7 PINNACLE PL 7B
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 3 Story Siding Slab 187.01 -15.69 0.00 456 78,122
 1 Exterior Units, (@6% more) Base cost of Exterior units = 82,809

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
 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: Interior 2 Story 4800.00 1 4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony
 Treated Wood,Standard 10.23 72 737
 Treated Wood,Standard 10.23 72 737

County Multiplier = 1.40 => Cost New = 142,326
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,312
 Economic Depreciation because of: FRACTIONAL SHR
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,623

2017 Est. T.C.V. 006-762-007-30						=	87,623
Est. TCV/Total Floor Area = 64.05, Most recent sale 06/03/2011 for 88,000							
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
48,300	48,300	48,300	45,693	0.90			
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500		0	0	-1,893	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
43,800	43,800	43,800	46,104	43,800	0		

45-006-762-008-00	2017 Est. T.C.V.	AGER WILLIAM F & BARBARA J &
Property Class: 407		8 PINNACLE PL A
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00	0.00000	25	Fractional Appurtenance	35,000
	0.00	Total Acres			Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 454 SF Floor Area = 1362 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.24	-15.71	0.00	454	77,875
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,547

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: Interior 2 Story	4800.00	1	4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony

Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.40 => Cost New = 141,959

Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,231
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,462

2017 Est. T.C.V. 006-762-008-00 = 97,462

Est. TCV/Total Floor Area = 71.56, Most recent sale 04/19/1993 for 37,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,700	55,700	55,700	52,266	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,000	0	0	-3,566	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,700	48,700	48,700	52,736	48,700	0	

45-006-762-008-10 2017 Est. T.C.V. BONE BESSIE MARIKIS TRUST AGREEMENT
 Property Class: 407 8 PINNACLE PL C
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000	0.00000	25	Fractional Appurtenance	35,000
	0.00	Total Acres			Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 454 SF Floor Area = 1362 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.24	-15.71	0.00	454	77,875
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,547

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

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: Interior 2 Story		4800.00	1	4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony

Treated Wood,Standard		10.23	72	737
Treated Wood,Standard		10.23	72	737

County Multiplier = 1.40 => Cost New = 141,959
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,231
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,462

2017 Est. T.C.V. 006-762-008-10 = 97,462
 Est. TCV/Total Floor Area = 71.56, Most recent sale 01/21/2000 for 92,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,700	55,700	55,700	52,266	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-7,000	0	-3,566	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,700	48,700	48,700	52,736	48,700	0	

45-006-762-008-20 2017 Est. T.C.V. ANDERSON ANN MARIA TRUST
 Property Class: 407 8 PINNACLE PL D
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00	0.00000	25	Fractional Appurtenance	35,000
	0.00	Total Acres		Total Est. Land Value =				35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 454 SF Floor Area = 1362 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.24	-15.71	0.00	454	77,875
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,547

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

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: Interior 2 Story		4800.00	1	4,800

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(16) Deck/Balcony

Treated Wood,Standard		10.23	72	737
Treated Wood,Standard		10.23	72	737

County Multiplier = 1.40 => Cost New = 141,959
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,231
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,462

2017 Est. T.C.V. 006-762-008-20 = 97,462
 Est. TCV/Total Floor Area = 71.56, Most recent sale 05/25/1994 for 79,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,700	55,700	55,700	52,266	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,000	0	-3,566	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,700	48,700	48,700	52,736	48,700	0

45-006-762-008-30 2017 Est. T.C.V. RUSSELL MICHAEL & BONNIE
 Property Class: 407 8 PINNACLE PL B
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000	0.00000	25	Fractional Appurtenance	35,000
	0.00	Total Acres	Total Est. Land Value =					35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 454 SF Floor Area = 1362 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 3 Story Siding Slab 187.24 -15.71 0.00 454 77,875
 1 Exterior Units, (@6% more) Base cost of Exterior units = 82,547

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
 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: Interior 2 Story 4800.00 1 4,800

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(16) Deck/Balcony
 Treated Wood,Standard 10.23 72 737
 Treated Wood,Standard 10.23 72 737

County Multiplier = 1.40 => Cost New = 141,959
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,231
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,462

2017 Est. T.C.V. 006-762-008-30 = 97,462

Est. TCV/Total Floor Area = 71.56, Most recent sale 09/01/2016 for 100,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,700	55,700	55,700	52,266	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,000	0	0	-3,566	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,700	48,700	48,700	52,736	48,700	0	

45-006-762-009-00 2017 Est. T.C.V. TREXLER JUDITH C
 Property Class: 407 9 PINNACLE PL 9D
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 3 Story Siding Slab 187.01 -15.69 0.00 456 78,122
 1 Exterior Units, (@6% more) Base cost of Exterior units = 82,809

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
 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: Interior 2 Story 4800.00 1 4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony
 Treated Wood,Standard 11.25 55 619
 Treated Wood,Standard 11.25 55 619

County Multiplier = 1.40 => Cost New = 141,996
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,239
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,478

2017 Est. T.C.V. 006-762-009-00 = 87,478
 Est. TCV/Total Floor Area = 63.95, Most recent sale 06/30/2000 for 91,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,200	48,200	48,200	45,693	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500	0	-1,993	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,700	43,700	43,700	46,104	43,700	0

45-006-762-009-10 2017 Est. T.C.V. BARNHART DANIEL J
 Property Class: 407 9 PINNACLE PL 9C
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units	100000.00	0.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres		Total Est. Land Value =				25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,809

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

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: Interior 2 Story		4800.00		1	4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony

Treated Wood,Standard		11.25		55	619
Treated Wood,Standard		11.25		55	619

County Multiplier = 1.40 => Cost New = 141,996
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,239
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,478

2017 Est. T.C.V. 006-762-009-10					=	87,478
Est. TCV/Total Floor Area = 63.95, Most recent sale 10/28/2008 for 115,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,200	48,200	48,200	45,693	0.90		
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-4,500	0	-1,993	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,700	43,700	43,700	46,104	43,700	0	

45-006-762-009-20 2017 Est. T.C.V. BARNHART DANIEL
 Property Class: 407 9 PINNACLE PL 9B
 Map #: 17.19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,809

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

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: Interior 2 Story		4800.00	1	4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony				
Treated Wood,Standard		11.25	55	619
Treated Wood,Standard		11.25	55	619

County Multiplier = 1.40 => Cost New = 141,996

Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,239
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,478

2017 Est. T.C.V. 006-762-009-20 = 87,478

Est. TCV/Total Floor Area = 63.95, Most recent sale 10/07/2016 for 82,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,200	48,200	48,200	45,693	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500	0	-1,993	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,700	43,700	43,700	46,104	43,700	0

45-006-762-009-30 2017 Est. T.C.V. NEILL SUSAN P
 Property Class: 407 9 PINNACLE PL 9A
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 3 Story Siding Slab 187.01 -15.69 0.00 456 78,122
 1 Exterior Units, (@6% more) Base cost of Exterior units = 82,809

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
 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: Interior 2 Story 4800.00 1 4,800

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(16) Deck/Balcony
 Treated Wood,Standard 11.25 55 619
 Treated Wood,Standard 11.25 55 619

County Multiplier = 1.40 => Cost New = 141,996
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,239
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,478

2017 Est. T.C.V. 006-762-009-30 = 87,478
 Est. TCV/Total Floor Area = 63.95, Most recent sale 03/29/1994 for 59,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,200	48,200	48,200	44,943	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,500	0	-1,243	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,700	43,700	43,700	45,347	43,700	0	

45-006-762-010-00 2017 Est. T.C.V. HAGEN BRUCE P & CYNTHIA J
 Property Class: 407 10 PINNACLE PL 10D
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,938

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

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: Interior 2 Story		4800.00		1	4,800

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(16) Deck/Balcony					
Treated Wood,Standard		11.25		55	619
Treated Wood,Standard		11.25		55	619

County Multiplier = 1.40 => Cost New = 142,176

Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,279
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,557

2017 Est. T.C.V. 006-762-010-00 = 87,557

Est. TCV/Total Floor Area = 63.86, Most recent sale 10/22/2012 for 96,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,200	48,200	48,200	47,935	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,400	0	-4,135	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,800	43,800	43,800	48,366	43,800	0

45-006-762-010-10 2017 Est. T.C.V. WEEMES WILLIAM & ANDREA TRUST
 Property Class: 407 10 PINNACLE PL
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 3 Story Siding Slab 186.89 -15.68 0.00 457 78,243
 1 Exterior Units, (@6% more) Base cost of Exterior units = 82,938

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
 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: Interior 2 Story 4800.00 1 4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony
 Treated Wood,Standard 11.25 55 619
 Treated Wood,Standard 11.25 55 619

County Multiplier = 1.40 => Cost New = 142,176
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,279
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,557

2017 Est. T.C.V. 006-762-010-10 = 87,557
 Est. TCV/Total Floor Area = 63.86, Most recent sale 06/30/2000 for 90,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,200	48,200	48,200	45,693	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,400	0	0	-1,893	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,800	43,800	43,800	46,104	43,800	0	

45-006-762-010-20 2017 Est. T.C.V. ESSIG DAVID W & MARIE E H&W
 Property Class: 407 10 PINNACLE PL
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units	100000	0.00000	25	Fractional Appurtenance	25,000
	0.00	Total Acres	Total Est. Land Value =					25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more) Base cost of Exterior units =							82,938

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

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: Interior 2 Story		4800.00	1	4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony				
Treated Wood,Standard		11.25	55	619
Treated Wood,Standard		11.25	55	619

County Multiplier = 1.40 => Cost New = 142,176

Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,279
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,557

2017 Est. T.C.V. 006-762-010-20 = 87,557

Est. TCV/Total Floor Area = 63.86, Most recent sale 10/31/1997 for 69,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
48,200	48,200	48,200	45,574	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,400	0	-1,774	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
43,800	43,800	43,800	45,984	43,800	0

45-006-762-010-30	2017 Est. T.C.V.	MCMAHON MICHAEL & MARY BETH
Property Class: 407		10 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000.00000	0.00000	25	Fractional Appurtenance	25,000
		0.00	Total Acres				Total Est. Land Value =	25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,938

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

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: Interior 2 Story		4800.00	1	4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony

Treated Wood,Standard		11.25	55	619
Treated Wood,Standard		11.25	55	619

County Multiplier = 1.40 => Cost New = 142,176

Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,279
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,557

2017 Est. T.C.V. 006-762-010-30 = 87,557

Est. TCV/Total Floor Area = 63.86, Most recent sale 08/08/1992 for 58,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
48,200	48,200	48,200	44,943	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,400	0	0	-1,143	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,800	43,800	43,800	45,347	43,800	0	

45-006-762-011-00 2017 Est. T.C.V. TEMPLIN DANIEL K
 Property Class: 407 11 PINNACLE PL
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	12,500
		0.00	Total Acres		Total Est. Land Value =			12,500

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,938

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

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: Interior 2 Story		4800.00	1	4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony

Treated Wood,Standard		11.25	55	619
Treated Wood,Standard		11.25	55	619

County Multiplier = 1.40 => Cost New = 142,176
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,279
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,557

2017 Est. T.C.V. 006-762-011-00				=	75,057
Est. TCV/Total Floor Area = 54.75, Most recent sale 09/28/1990 for 67,900					
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	39,120	0.90	
2017	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,500	0	-1,620	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,500	37,500	37,500	39,472	37,500	0

45-006-762-011-10	2017 Est. T.C.V.	GRASMEYER KARLA TRUST
Property Class: 407		11 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000.00	0.00000	25	Fractional Appurtenance	12,500
		0.00	Total Acres				Total Est. Land Value =	12,500

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,938

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: Interior 2 Story	4800.00	1	4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony

Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.40 => Cost New = 142,176

Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,279
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,557

2017 Est. T.C.V. 006-762-011-10 = 75,057

Est. TCV/Total Floor Area = 54.75, Most recent sale 09/28/2016 for 80,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,000	42,000	42,000	39,120	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500	0	0	-1,620	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
37,500	37,500	37,500	39,472	37,500	0	

45-006-762-011-20 2017 Est. T.C.V. MULVANEY MICHAEL F & ANN E
 Property Class: 407 11 PINNACLE PL
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	12	Fractional Appurtenance	6,000
		0.00	Total Acres				Total Est. Land Value =	6,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,938

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

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: Interior 2 Story		4800.00	1	4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony

Treated Wood,Standard		11.25	55	619
Treated Wood,Standard		11.25	55	619

County Multiplier = 1.40 => Cost New = 142,176
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 12/10.6, Depr.Cost = 15,014
 Economic Depreciation because of: 1/2 UNDIV INT
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 30,028

2017 Est. T.C.V. 006-762-011-20 = 36,028

Est. TCV/Total Floor Area = 26.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,100	20,100	20,100	18,763	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	0	-763	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,000	18,000	18,000	18,931	18,000	0	

45-006-762-011-21 2017 Est. T.C.V. CLANCY JAMES M & KAY A
 Property Class: 407 11 PINNACLE PL
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	12	Fractional Appurtenance	6,000
		0.00	Total Acres		Total Est. Land Value =			6,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 3 Story Siding Slab 186.89 -15.68 0.00 457 78,243
 1 Exterior Units, (@6% more) Base cost of Exterior units = 82,938

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
 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: Interior 2 Story 4800.00 1 4,800

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony
 Treated Wood,Standard 11.25 55 619
 Treated Wood,Standard 11.25 55 619

County Multiplier = 1.40 => Cost New = 142,176
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 12/10.6, Depr.Cost = 15,014
 Economic Depreciation because of: 1/2 UNDIV INT
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 30,028

2017 Est. T.C.V. 006-762-011-21 = 36,028

Est. TCV/Total Floor Area = 26.28

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,100	20,100	20,100	18,763	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,100	0	0	-763	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
18,000	18,000	18,000	18,931	18,000	0	

45-006-762-011-30	2017 Est. T.C.V.	WILBERDING FRANK D & ELIZABETH K
Property Class: 407		11 PINNACLE PL
Map #: 17,19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA	H762 PINNACLE		1 Units	100000	0.00000	25	Fractional Appurtenance	12,500
		0.00	Total Acres		Total Est. Land Value =			12,500

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
3 Story Siding Slab 186.89 -15.68 0.00 457 78,243
1 Exterior Units, (@6% more) Base cost of Exterior units = 82,938

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: Interior 2 Story 4800.00 1 4,800

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(16) Deck/Balcony
Treated Wood,Standard 11.25 55 619
Treated Wood,Standard 11.25 55 619

County Multiplier = 1.40 => Cost New = 142,176
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,279
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,557

2017 Est. T.C.V. 006-762-011-30 = 75,057
Est. TCV/Total Floor Area = 54.75, Most recent sale 12/15/2009 for 120,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,000	42,000	42,000	39,120	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,500	0	0	-1,620	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
37,500	37,500	37,500	39,472	37,500	0

45-006-762-012-00 2017 Est. T.C.V. BLESIE FRED J & SALLY B
 Property Class: 407 12 PINNACLE PL
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000	0.00000	25	Fractional Appurtenance	35,000
	0.00	Total Acres	Total Est. Land Value =					35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 449 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
3	Story Siding	Slab	187.82	-15.77	0.00	449	77,250	
1 Exterior Units, (@6% more)							Base cost of Exterior units =	81,885

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

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: Interior 2 Story		4800.00		1	4,800

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(16) Deck/Balcony					
Treated Wood,Standard		11.25		55	619
Treated Wood,Standard		11.25		55	619

County Multiplier = 1.40 => Cost New = 140,703

Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,955
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,909

2017 Est. T.C.V. 006-762-012-00 = 96,909

Est. TCV/Total Floor Area = 71.94, Most recent sale 09/29/1990 for 82,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
55,300	55,300	55,300	52,054	0.90	
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,800	0	-3,554	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
48,500	48,500	48,500	52,522	48,500	0

45-006-762-012-10 2017 Est. T.C.V. FURLONG MICHAEL G & CAROL L
 Property Class: 407 12 PINNACLE PL
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000	0.00000	25	Fractional Appurtenance	35,000
	0.00	Total Acres	Total Est. Land Value =					35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 449 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
3	Story Siding	Slab	187.82	-15.77	0.00	449	77,250	
1 Exterior Units, (@6% more)							Base cost of Exterior units =	81,885

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: Interior 2 Story		4800.00	1	4,800

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(16) Deck/Balcony

Treated Wood,Standard		11.25	55	619
Treated Wood,Standard		11.25	55	619

County Multiplier = 1.40 => Cost New = 140,703

Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,955
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,909

2017 Est. T.C.V. 006-762-012-10 = 96,909

Est. TCV/Total Floor Area = 71.94, Most recent sale 05/30/2014 for 97,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,300	55,300	55,300	55,265	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,800	0	-6,765	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,500	48,500	48,500	55,762	48,500	0	

45-006-762-012-20 2017 Est. T.C.V. GAVIN ROBERT F & SUCH MARY K
 Property Class: 407 12 PINNACLE PL C
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00	0.00000	25	Fractional Appurtenance	35,000
	0.00	Total Acres			Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 449 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.82	-15.77	0.00	449	77,250
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				81,885

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: Interior 2 Story		4800.00	1	4,800

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(16) Deck/Balcony

Treated Wood,Standard		11.25	55	619
Treated Wood,Standard		11.25	55	619

County Multiplier = 1.40 => Cost New = 140,703
 Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,955
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,909

2017 Est. T.C.V. 006-762-012-20 = 96,909

Est. TCV/Total Floor Area = 71.94, Most recent sale 03/21/2013 for 50,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,300	55,300	55,300	54,050	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,800	0	0	-5,550	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,500	48,500	48,500	54,536	48,500	0	

45-006-762-012-30 2017 Est. T.C.V. NIMS STEVEN S & MARY J
 Property Class: 407 12 PINNACLE PL
 Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1 Units	140000.00	0.00000	25	Fractional Appurtenance	35,000
	0.00	Total Acres	Total Est. Land Value =					35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 449 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
3	Story Siding	Slab	187.82	-15.77	0.00	449	77,250	
1 Exterior Units, (@6% more)							Base cost of Exterior units =	81,885

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

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: Interior 2 Story		4800.00	1	4,800

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(16) Deck/Balcony				
Treated Wood,Standard		11.25	55	619
Treated Wood,Standard		11.25	55	619

County Multiplier = 1.40 => Cost New = 140,703

Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,955
 ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,909

2017 Est. T.C.V. 006-762-012-30 = 96,909

Est. TCV/Total Floor Area = 71.94

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
55,300	55,300	55,300	52,054	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,800	0	-3,554	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
48,500	48,500	48,500	52,522	48,500	0	

45-006-763-001-00 2017 Est. T.C.V. KERN JAMES W & KERN SUE C TRUST
 Property Class: 407 1 RIDGE TOP
 Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000	0.00000	100		60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
1 Exterior Units, (@6% more) Base cost of Exterior units =							73,012

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)		1120.00	1	1,120
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: Interior 2 Story		4800.00	1	4,800

(16) Deck/Balcony

Treated Wood,Standard		11.25	55	619
Treated Wood,Standard		10.95	60	657

Draft Record Card - Printed before March Board of Review

County Multiplier = 1.40 => Cost New = 123,398

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,719
 ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 236,925

2017 Est. T.C.V. 006-763-001-00 = 296,925

Est. TCV/Total Floor Area = 285.50

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,600	147,600	147,600	96,322	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	866	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,500	148,500	148,500	97,188	97,188	0	

45-006-763-002-00 2017 Est. T.C.V. THOMSON SUZANNE E
 Property Class: 407 5 RIDGE TOP
 Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000	0.00000	100		60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
1 Exterior Units, (@6% more) Base cost of Exterior units =							73,012

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)		1120.00	1	1,120
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: Interior 2 Story		4800.00	1	4,800

(16) Deck/Balcony

Treated Wood,Standard		11.25	55	619
Treated Wood,Standard		10.95	60	657

Draft Record Card - Printed before March Board of Review

County Multiplier = 1.40 => Cost New = 123,398

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,719
 ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 236,925

2017 Est. T.C.V. 006-763-002-00 = 296,925

Est. TCV/Total Floor Area = 285.50, Most recent sale 09/21/2006 for 408,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,600	147,600	147,600	147,240	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	1,260	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,500	148,500	148,500	148,565	148,500	0	

45-006-763-007-00 2017 Est. T.C.V. WODETZKI THOMAS W & STACY L
 Property Class: 407 3 RIDGE TOP
 Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000	0.00000	100		60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 2 Story Siding Basement 132.46 0.00 0.00 520 68,879
 1 Exterior Units, (@6% more) Base cost of Exterior units = 73,012

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 1120.00 1 1,120
 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: Interior 2 Story 4800.00 1 4,800

(16) Deck/Balcony
 Treated Wood,Standard 11.25 55 619
 Treated Wood,Standard 10.95 60 657

Draft Record Card - Printed before March Board of Review

County Multiplier = 1.40 => Cost New = 123,398

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,719
 ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 236,925

2017 Est. T.C.V. 006-763-007-00 = 296,925

Est. TCV/Total Floor Area = 285.50, Most recent sale 05/14/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,600	147,600	147,600	116,765	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	1,050	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,500	148,500	148,500	117,815	117,815	0	

45-006-763-009-00 2017 Est. T.C.V. SITKO FAMILY TRUST
 Property Class: 407 11 RIDGE TOP
 Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00	0.00	100		60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
1 Exterior Units, (@6% more) Base cost of Exterior units =							73,012

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)		1120.00	1	1,120
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: Interior 2 Story		4800.00	1	4,800

(16) Deck/Balcony

Treated Wood,Standard		11.25	55	619
Treated Wood,Standard		10.95	60	657

Draft Record Card - Printed before March Board of Review

County Multiplier = 1.40 => Cost New = 123,398

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,719
 ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 236,925

2017 Est. T.C.V. 006-763-009-00 = 296,925

Est. TCV/Total Floor Area = 285.50, Most recent sale 10/05/1979 for 83,900

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
147,600	147,600	147,600	96,322	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	866	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
148,500	148,500	148,500	97,188	97,188	0	

45-006-765-003-00 2017 Est. T.C.V. COOK DORIS TRUST AGREEMENT
 Property Class: 407 9 SAND PIPER
 Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000	0.00000	100		90,000
		0.00	Total Acres		Total Est.		Land Value =	90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 902 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.05	-12.58	0.00	902	55,446
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				58,773

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)		1120.00		1	1,120
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		8.58		137	1,175
Treated Wood,Standard		11.72		49	574
Treated Wood,Standard		9.88		81	800

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County Multiplier = 1.40 => Cost New = 104,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 83,610
 ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 300,996

2017 Est. T.C.V. 006-765-003-00 = 390,996

Est. TCV/Total Floor Area = 433.48, Most recent sale 09/15/2004 for 0

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
212,400	212,400	212,400	127,156	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-16,900	0	0	1,144	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
195,500	195,500	195,500	128,300	128,300	0

45-006-765-005-00	2017 Est. T.C.V.	HENDRICKS LYNNE R TRUST
Property Class: 407		15 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			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 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 609 SF Floor Area = 1218 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	126.73	-14.28	0.00	609	68,482
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				72,591

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: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 2 Story	4275.00	1	4,275

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony

Treated Wood,Standard	8.64	133	1,149
Treated Wood,Standard	13.29	40	532
Wood Balcony	23.50	79	1,857

County Multiplier = 1.40 => Cost New = 134,655

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 100,991
 ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 363,569

2017 Est. T.C.V. 006-765-005-00 = 523,569

Est. TCV/Total Floor Area = 429.86, Most recent sale 03/01/1993 for 186,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
241,400	241,400	241,400	134,425	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	20,400	0	0	1,209	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
261,800	261,800	261,800	135,634	135,634	0	

45-006-765-006-00	2017 Est. T.C.V.	HARTWIG PROPERTIES LLC
Property Class: 407		16 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1650SQFT			1 Units	200000	0.00000	100		200,000
	0.00	Total Acres		Total Est. Land Value =				200,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.13	1.00	224	50	1,358
Total Estimated Land Improvements True Cash Value =					1,358

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 769 SF Floor Area = 1538 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	118.87	-13.25	0.00	769	81,222
1 Exterior Units, (@6% more)							Base cost of Exterior units = 86,095

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

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 2 Story	4275.00	1	4,275

(16) Deck/Balcony

Treated Wood,Standard	8.14	176	1,433
Treated Wood,Standard	8.14	176	1,433
Treated Wood,Standard	10.02	76	762
Treated Wood,Standard	24.20	11	266
Wood Balcony	23.50	59	1,387

County Multiplier = 1.40 => Cost New = 156,000

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 124,800
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 449,280

2017 Est. T.C.V. 006-765-006-00 = 650,638

Est. TCV/Total Floor Area = 423.04

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
272,600	272,600	272,600	159,391	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	52,700	0	0	1,434	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
325,300	325,300	325,300	160,825	160,825	0	

45-006-765-008-00 2017 Est. T.C.V. YANNANTUONO DANIEL & WRIGHT LAUREL
 Property Class: 407 7 SAND PIPER 8
 Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000	0.00000	100		90,000
	0.00	Total Acres		Total Est. Land Value =				90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1041 SF Floor Area = 1041 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.07	-12.03	0.00	1041	61,461
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				65,148

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: 2nd on Same Stack		3200.00	1	3,200
Fireplace: Prefab 1 Story		3630.00	1	3,630

Draft Record Card - Printed before March Board of Review

(16) Deck/Balcony

Treated Wood,Standard		10.95	60	657
Wood Balcony		23.50	138	3,243
Wood Balcony		23.50	69	1,622

County Multiplier = 1.40 => Cost New = 122,820

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 92,115
 ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 331,615

2017 Est. T.C.V. 006-765-008-00 = 421,615

Est. TCV/Total Floor Area = 405.01, Most recent sale 01/15/2016 for 425,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
231,600	231,600	231,600	127,156	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-20,800	0	83,644	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
210,800	210,800	210,800	128,300	210,800	0	

45-006-765-009-00	2017 Est. T.C.V.	PHILLIPS THOMAS C & DEBORAH J
Property Class: 407		11 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000	0.00000	100		90,000
	0.00	Total Acres	Total Est.	Land Value =				90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 902 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.05	-12.58	0.00	902	55,446
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				58,773

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 1 Story	3630.00	1	3,630

(16) Deck/Balcony

Treated Wood, Standard	9.88	81	800
Wood Balcony	23.50	137	3,220
Wood Balcony	23.50	49	1,152

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County Multiplier = 1.40 => Cost New = 108,924

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 81,693
 ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 294,095

2017 Est. T.C.V. 006-765-009-00 = 384,095

Est. TCV/Total Floor Area = 425.83, Most recent sale 11/12/1992 for 185,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
212,400	212,400	212,400	127,156	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-20,400	0	0	1,144	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,000	192,000	192,000	128,300	128,300	0	

45-006-765-011-00 2017 Est. T.C.V. HURWITZ SUSAN S TRUST
 Property Class: 407 18 SAND PIPER
 Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1650SQFT			1 Units	200000	0.00000	100		200,000
	0.00	Total Acres			Total Est.		Land Value =	200,000

Land Improvement Cost Estimates
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.15	1.00	222	50	1,349
	Total Estimated Land Improvements True Cash Value =				1,349

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 769 SF Floor Area = 1538 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	118.87	-13.25	0.00	769	81,222
	1 Exterior Units, (@6% more) Base cost of Exterior units =						86,095

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

Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

Draft Record Card Printed before March Board of Review

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 2 Story	4275.00	1	4,275

(16) Deck/Balcony

Treated Wood,Standard	8.14	176	1,433
Treated Wood,Standard	8.14	176	1,433
Treated Wood,Standard	10.02	76	762
Treated Wood,Standard	24.20	11	266
Wood Balcony	23.50	59	1,387

County Multiplier = 1.40 => Cost New = 156,000

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 117,000
 ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 421,200

2017 Est. T.C.V. 006-765-011-00					=	622,549
Est. TCV/Total Floor Area = 404.78, Most recent sale 09/29/1993 for 235,000						
2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
272,600	272,600	272,600	145,395	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	38,700	0	0	1,308	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
311,300	311,300	311,300	146,703	146,703	0	

45-006-765-012-00 2017 Est. T.C.V. LOSH ADRIENNE &
 Property Class: 407 20 SAND PIPER
 Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			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 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 609 SF Floor Area = 1218 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	126.73	-14.28	0.00	609	68,482
1 Exterior Units, (@6% more) Base cost of Exterior units =							72,591

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

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: 2nd on Same Stack		3200.00		1	3,200
Fireplace: Prefab 2 Story		4275.00		1	4,275

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(16) Deck/Balcony

Treated Wood,Standard		8.64		133	1,149
Treated Wood,Standard		13.29		40	532
Wood Balcony		23.50		79	1,857

County Multiplier = 1.40 => Cost New = 134,655

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 100,991
 ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 363,569

2017 Est. T.C.V. 006-765-012-00 = 523,569

Est. TCV/Total Floor Area = 429.86

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
241,400	241,400	241,400	241,400	0.90	
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,400	0	0	2,172	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
261,800	261,800	261,800	243,572	243,572	0

45-006-765-013-00 2017 Est. T.C.V. GERBER GLORIA M REVOC LIVING TRUST
 Property Class: 407 21 SAND PIPER
 Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000	0.00000	100		90,000
		0.00	Total Acres		Total Est.		Land Value =	90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 902 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.05	-12.58	0.00	902	55,446
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				58,773

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		8.58		137	1,175
Treated Wood,Standard		11.72		49	574
Treated Wood,Standard		9.88		81	800

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County Multiplier = 1.40 => Cost New = 106,157

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 84,926
 ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 305,733

2017 Est. T.C.V. 006-765-013-00 = 395,733

Est. TCV/Total Floor Area = 438.73, Most recent sale 08/31/2005 for 587,500

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
212,400	212,400	212,400	212,400	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	
197,900	197,900	197,900	214,311	197,900	0	

45-006-765-014-00 2017 Est. T.C.V. GHERLAN ALEXANDER JR
 Property Class: 407 25 SAND PIPER
 Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			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 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1170 SF Floor Area = 1170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.67	-11.58	0.00	1170	66,795
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				70,803

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		8.20	170	1,394
Treated Wood,Standard		19.09	20	382
Treated Wood,Standard		11.49	51	586

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County Multiplier = 1.40 => Cost New = 122,736

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 92,052
 ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 331,388

2017 Est. T.C.V. 006-765-014-00 = 491,388

Est. TCV/Total Floor Area = 419.99, Most recent sale 07/02/2004 for 1

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
259,200	259,200	259,200	259,200	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-13,500	0	0	-13,500	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
245,700	245,700	245,700	261,532	245,700	0	

45-006-765-015-00 2017 Est. T.C.V. STINSON G PHILLIP LIVING TRUST
 Property Class: 407 27 SAND PIPER
 Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			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 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 609 SF Floor Area = 1218 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	126.73	-14.28	0.00	609	68,482
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				72,591

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: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 2 Story	4275.00	1	4,275

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(16) Deck/Balcony

Treated Wood,Standard	8.64	133	1,149
Treated Wood,Standard	13.29	40	532
Wood Balcony	23.50	79	1,857

County Multiplier = 1.40 => Cost New = 134,655

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 100,991
 ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 363,569

2017 Est. T.C.V. 006-765-015-00 = 523,569

Est. TCV/Total Floor Area = 429.86, Most recent sale 05/18/2001 for 389,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
241,400	241,400	241,400	134,425	0.90		
2017	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,400	0	0	0	1,209	0
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
261,800	261,800	261,800	135,634	135,634	0	0

45-006-765-017-00	2017 Est. T.C.V.	23-24 SANDPIPER LLC
Property Class: 407		23 SAND PIPER
Map #: 16,38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000	0.00000	100		90,000
	0.00	Total Acres		Total Est.			Land Value =	90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 902 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.05	-12.58	0.00	902	55,446
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				58,773

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 1 Story	3630.00	1	3,630

(16) Deck/Balcony

Treated Wood, Standard	9.88	81	800
Wood Balcony	23.50	137	3,220
Wood Balcony	23.50	49	1,152

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County Multiplier = 1.40 => Cost New = 108,924

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 81,693
 ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCv of Bldg: 1 = 294,095

2017 Est. T.C.V. 006-765-017-00 = 384,095

Est. TCv/Total Floor Area = 425.83, Most recent sale 11/30/2016 for 400,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
212,400	212,400	212,400	212,400	0.90		
2017 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-20,400	0	0	-20,400	0	
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,000	192,000	192,000	214,311	192,000	0	

45-006-765-018-00 2017 Est. T.C.V. MOSCOW CYRIL TRUST
 Property Class: 407 26 SAND PIPER
 Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			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 1979
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1171 SF Floor Area = 1271 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.65	-11.58	0.00	1171	66,829
1	Story Siding	Overhang	47.80	0.00	0.00	100	4,780
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				75,906

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 1 Story	3630.00	1	3,630

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(16) Deck/Balcony			
Treated Wood,Standard	19.09	20	382
Wood Balcony	23.50	170	3,995
Wood Balcony	23.50	51	1,199

County Multiplier = 1.40 => Cost New = 133,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 100,107
 ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 360,384

2017 Est. T.C.V. 006-765-018-00 = 520,384

Est. TCV/Total Floor Area = 409.43, Most recent sale 05/31/1996 for 245,000

2016 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
269,700	269,700	269,700	141,694	0.90		
2017 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-9,500	0	1,275	0		
2017 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
260,200	260,200	260,200	142,969	142,969	0	