

45-006-123-002-00 2018 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701 W HARBOR HWY
 Map #: 37 GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT EXEMPT			159.75 Acres		8000	100		1,278,000
			159.75 Total Acres				Total Est. Land Value =	1,278,000

2018 Est. T.C.V. 006-123-002-00 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

45-006-123-004-00 2018 Est. T.C.V. MUSIL JOAN K
 Property Class: 401 5384 W CRYSTAL VIEW RD
 Map #: 37 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	147.00	0.8855	1.0000	1100	100		97,401
CRYSTL RVR 1100	50.00	147.00	0.8855	1.0000	1100	50	SURPLUS: ZONING 100 FT	24,350
150 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								121,752

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 828 SF Floor Area = 828 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	45.59	-8.92	0.59	828	30,851

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
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(16) Porches

CGEP (1 Story), Standard	70.93	32	2,270
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(17) Garages

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

Base Cost	23.75	200	4,750
Common Wall: 1/2 Wall	-500.00	1	-500
Mechanical Doors	325.00	1	325

County Multiplier = 1.39 =>

Cost New = 61,995

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 34,097

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 59,671

2018 Est. T.C.V. 006-123-004-00 = 183,923

Est. TCV/Total Floor Area = 222.13

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
92,200	92,200	92,200	46,238	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	970	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
92,000	92,000	92,000	47,208	47,208	47,208	

45-006-123-009-00	2018 Est. T.C.V.	LEELANAU CENTER FOR EDUCATION
Property Class: 704		5233 S OLD HOMESTEAD RD
Map #: 38	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
2122 ACREAGE TABLE			18.600 Acres		46,129	100		858,000
		18.60	Total Acres		Total Est.		Land Value =	858,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1979

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

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

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

Adjusted Square Foot Cost for Upper Floors = 14.75

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 16	Height per Story Multiplier: 1.120
Ave. Floor Area: 4,900	Perimeter: 296
	Perim. Multiplier: 0.936
Refined Square Foot Cost for Upper Floors: 15.46	

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 21.493

Total Floor Area: 4,900 Base Cost New of Upper Floors = 105,317

Reproduction/Replacement Cost = 105,317

Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0

Total Depreciated Cost = 36,861

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CIMS/DOC/LOADLP	8.90	156	1.39 1.00	100	1,930

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 56,246

Replacement Cost/Floor Area= 21.89 Est. TCV/Floor Area= 11.48

Total Estimated True Cash Value of Commercial/Industrial Buildings = 56,246

2018 Est. T.C.V. 006-123-009-00 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

45-006-123-009-05	2018 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 703		W HARBOR HWY
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

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

2018 Est. T.C.V. 006-123-009-05 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/12/2003 for 230,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

45-006-123-009-10	2018 Est. T.C.V.	LEELANAU SCHOOLS
Property Class: 704		1 OLD HOMESTEAD RD
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
IN TOWN	46.00	32.00	1.0000	1.0000	1500	100		69,000
46 Actual Front Feet, 0.03 Total Acres								Total Est. Land Value = 69,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.37	1.00	1440	97	14,485
Total Estimated Land Improvements True Cash Value =					14,485

2018 Est. T.C.V. 006-123-009-10 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	0

45-006-123-009-20 2018 Est. T.C.V. KARNER BARBARA R & ROBERT F TR
 Property Class: 401 5229 S FACULTY ROW
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> RIVER		\$110,000			110000	100		110,000
150 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1648 SF Floor Area = 1648 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	68.11	-9.42	-0.30	1108	64,696
1	Story Siding	Basement	68.11	0.00	-0.30	540	36,617

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior Stone Veneer	10.25	80	820
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(13) Plumbing 3 Fixture Bath	2400.00	1	2,400
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(14) Water/Sewer Well, 100 Feet	2700.00	1	2,700
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 WGEP (1 Story), Standard	31.34	211	6,613
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(16) Deck/Balcony Treated Wood, Standard	6.47	384	2,484
Treated Wood, Standard	9.52	64	609

(17) Carports Comp.Shingle	7.85	492	3,862
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	28.16	360	10,138
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 192,188

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 153,750
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 269,063

2018 Est. T.C.V. 006-123-009-20 = 384,063

Est. TCV/Total Floor Area = 233.05, Most recent sale 10/03/1991 for 90,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
198,900	198,900	198,900	113,738	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,900	0	0	2,388	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
192,000	192,000	192,000	116,126	116,126	116,126	

45-006-123-009-30 2018 Est. T.C.V. HUESMANN L ROWELL REVOCABLE TRUST
 Property Class: 401 5311 S FACULTY ROW
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> RIVER		\$110,000			110000	100		110,000
150 Actual Front Feet, 1.86 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	96	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1801 SF Floor Area = 1801 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	73.87	-10.46	-0.41	1438	90,594
1	Story Siding	Crawl Space	73.87	-10.46	-0.41	363	22,869

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
Fireplace: Interior 1 Story	4100.00	1	4,100

(16) Porches

WSEP (1 Story), Standard	29.71	192	5,704
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(16) Deck/Balcony

Treated Wood, Standard	8.22	168	1,381
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County Multiplier = 1.39 => Cost New = 192,520

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 154,016

Separately Depreciated Items:

Square footage # 2 is depreciated at 93 %Good...	Base Cost Was =	22,869
County Multiplier = 1.39 =>	Cost New =	31,788
Phy/Ab.+hy/Func/Econ/Comb.%Good= 13/100/100/100/13.0,	Depr.Cost =	4,132
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 =>	TCV of Bldg: 1 =	276,759

2018 Est. T.C.V. 006-123-009-30 = 391,759

Est. TCV/Total Floor Area = 217.52, Most recent sale 08/18/2006 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
202,700	202,700	202,700	202,044	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-6,800	0	0	-6,144	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
195,900	195,900	195,900	206,286	195,900	0	

45-006-123-009-40 2018 Est. T.C.V. CARLSON MADELINE C
 Property Class: 401 5405 S FACULTY ROW
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	440.00	1.0000	1.0000	1100	100		110,000
100 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	15.08	1.00	88	50	664
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	95	1,425
Total Estimated Land Improvements True Cash Value =					2,089

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1969

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1064 SF Floor Area = 2096 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	124.78	-12.11	2.93	1032	119,299
1	Story Siding	Piers	80.81	-17.55	1.47	32	2,071

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 11.20 45 504

(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 2 5,220
 Fireplace: Interior 2 Story 4800.00 1 4,800
 Fireplace: 2nd on Same Stack 3200.00 1 3,200

(16) Porches
 WCP (2 Story), Standard 33.18 153 5,077
 WCP (1 Story), Standard 39.80 57 2,269

(16) Deck/Balcony
 Treated Wood, Standard 7.26 392 2,846
 Wood Balcony 23.50 32 752

County Multiplier = 1.39 => Cost New = 223,523

Notes: 1997 ADDITIONS 2ND FLOOR WITH KITCHEN & SMALL LOFT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 201,170
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 352,048

2018 Est. T.C.V. 006-123-009-40 = 464,137

Est. TCV/Total Floor Area = 221.44, Most recent sale 08/30/1996 for 159,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
233,300	233,300	233,300	132,346	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	0	2,779	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
232,100	232,100	232,100	135,125	135,125	135,125	

45-006-123-009-50 2018 Est. T.C.V. ANDERSON WILLIAM C & VICKI TR
 Property Class: 401 5225 S FACULTY ROW
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> RIVER	\$110,000				110000	100		110,000
149 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Retaining Wall: Block, 6 in.	9.86	1.00	200	50	986
Retaining Wall: Block, 6 in.	9.86	1.00	49	50	242

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 =					6,228

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1803 SF Floor Area = 2662 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.61	-10.46	2.77	1760	145,939
0.5	Story Siding	Overhang	16.75	0.00	0.00	21	352
0.5	Story Siding	Overhang	16.75	0.00	0.00	22	369

Other Additions/Adjustments	Rate	Size	Cost
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(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: Interior 2 Story	4800.00	1	4,800

(16) Porches

CGEP (1 Story), Standard	40.25	229	9,217
WCP (1 Story), Standard	44.16	46	2,031

(17) Garages

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

Base Cost	25.60	560	14,336
Automatic Doors	425.00	2	850
Storage area over garage	4.50	280	1,260

County Multiplier = 1.39 =>

Cost New = 266,649

Notes: RESIDENCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 226,652
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 396,641

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls BC Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 549 SF Floor Area = 961 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Blt-in Gar.	90.83	0.00	0.00	549	49,866

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	11.20	160	1,792
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
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(17) Basement Garages

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

County Multiplier = 1.39 =>

Cost New = 78,122

Parcel Number: 45-006-123-009-50

Page: 2

 Notes: D.G. W/ DWELLING ABOVE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 66,403
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 2 = 116,206

2018 Est. T.C.V. 006-123-009-50 = 629,075

Est. TCV/Total Floor Area = 173.63, Most recent sale 08/21/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
343,400	343,400	343,400	131,646	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-28,900	0	0	2,764	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
314,500	314,500	314,500	134,410	134,410	0	

45-006-123-010-00 2018 Est. T.C.V. BRAMMER LAWRENCE F TRUST &
 Property Class: 401 5454 W HARBOR HWY
 Map #: 38 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	465.00	1.0000	1.0000	1100	100		110,000
100 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1934

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 728 SF Floor Area = 1044 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	91.53	0.00	0.00	632	57,847
1	Story Siding	Basement	71.95	0.00	0.00	96	6,907

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 2 Story	3825.00	2	7,650

(16) Porches

CGEP (1 Story), Standard	50.79	72	3,657
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County Multiplier = 1.39 => Cost New = 119,708

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 60/100/100/33.0, Depr.Cost = 39,504
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 69,132

2018 Est. T.C.V. 006-123-010-00 = 181,632

Est. TCV/Total Floor Area = 173.98, Most recent sale 11/30/2006 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
91,100	91,100	91,100	91,100	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	-300	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
90,800	90,800	90,800	93,013	90,800	0

45-006-123-012-00 2018 Est. T.C.V. GRETZEMA TERRY J & LINDA A
 Property Class: 401 5972 W BAY LN
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL RD \$1000/	100.00	264.00	1.0000	1.0000	1000	100		100,000
RURAL RD \$1000/	65.00	264.00	1.0000	1.0000	1000	50	SURPLUS: ZONING 100 FT	32,500
165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								132,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.01	1.00	1248	0	0
D/W/P: 3.5 Concrete	4.41	1.00	155	0	0
Fencing: Vnyl, 2 Rail	11.05	1.00	40	50	221
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 =					7,721

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1909 SF Floor Area = 2864 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	105.64	-11.66	2.63	1909	184,428

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

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	1	5,395

(16) Porches

WCP (1 Story), Standard	26.36	224	5,905
WSEP (1 Story), Standard	29.29	272	7,967
WCP (1 Story), Standard	24.46	293	7,167
CPP, Standard	30.25	25	756

(17) Garages

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

Base Cost	28.71	768	22,049
Automatic Doors	500.00	2	1,000
Storage area over garage	4.85	576	2,794

County Multiplier = 1.39 => Cost New = 353,909

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 318,518
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 557,407

2018 Est. T.C.V. 006-123-012-00 = 697,628

Est. TCV/Total Floor Area = 243.59, Most recent sale 01/07/2000 for 140,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
363,300	363,300	363,300	301,072	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-14,500	0	0	6,322	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
348,800	348,800	348,800	307,394	307,394	307,394	

45-006-123-013-00 2018 Est. T.C.V. ENSRUD EARL R REVOCABLE TRUST
 Property Class: 401 5938 W BAY LN
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL RD \$1000/	100.00	313.38	1.0000	1.0000	1000	100		100,000
RURAL RD \$1000/	39.00	313.38	1.0000	1.0000	1000	50	SURPLUS: ZONING 100 FT	19,500
139 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								119,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	140	0	0
Shed: Wood Frame	8.69	1.00	196	50	852
Shed: Wood Frame	11.11	1.00	68	50	378
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 =					2,729

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls CD Blt 1910

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 912 SF Floor Area = 1482 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	94.84	-8.98	-0.43	504	43,057
1.5	Story Siding	Crawl Space	77.12	-8.98	-0.32	132	8,952
1	Story Siding	Crawl Space	60.49	-8.98	-0.21	144	7,387
1	Story Siding	Crawl Space	60.49	-8.98	-0.21	132	6,772

Other Additions/Adjustments Rate Size Cost

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

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

(15) Built-Ins & Fireplaces							
Appliance Allowance		1415.00				1	1,415
Fireplace: Interior 2 Story		3425.00				1	3,425

(16) Deck/Balcony							
Treated Wood,Standard		8.75				72	630

County Multiplier = 1.39 => Cost New = 110,766

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/ 90/100/100/54.0, Depr.Cost = 59,814
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 104,674

2018 Est. T.C.V. 006-123-013-00 = 226,903

Est. TCV/Total Floor Area = 153.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,800	113,800	113,800	74,289	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	1,560	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,500	113,500	113,500	75,849	75,849	0	

45-006-123-014-00	2018 Est. T.C.V.	STEWART VICKI L LIVING TRUST
Property Class: 402		W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M22 HBR HWY 600	100.00	307.57	0.9719	1.0000	600	100		58,315
M22 HBR HWY 600	9.96	307.57	0.9719	1.0000	600	50	SURPLUS: ZONING 100 FT	2,904
110 Actual Front Feet, 0.78 Total Acres								Total Est. Land Value = 61,219

2018 Est. T.C.V. 006-123-014-00 = 61,219

Est. TCV/Total Floor Area = 41.31, Most recent sale 05/17/2005 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,600	30,600	30,600	24,859	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	522	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
30,600	30,600	30,600	25,381	25,381	0

45-006-123-014-05 2018 Est. T.C.V. JACKSON KENNETH & POLLY M
 Property Class: 401 5572 W RIVER RD
 Map #: 40 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

		* Factors *		LSHAPED				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M22 HBR HWY 600	100.00	387.68	1.0000	1.0000	600	100		60,000
100 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C+10 Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 958 SF Floor Area = 1676 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	108.30	-10.88	3.70	958	96,873

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Well, 50 Feet	1575.00	1	1,575
2000 Gal Septic	5000.00	1	5,000

(16) Porches

WCP (1 Story), Standard	21.55	200	4,310
WSEP (1 Story), Standard	29.42	141	4,148
WPP, Standard	26.39	27	713
WPP, Standard	26.72	26	695

County Multiplier = 1.39 => Cost New = 160,786

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 152,747
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 267,307

2018 Est. T.C.V. 006-123-014-05 = 327,307

Est. TCV/Total Floor Area = 195.29, Most recent sale 10/08/2004 for 118,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
168,900	168,900	168,900	150,530	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,200	0	0	3,161	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
163,700	163,700	163,700	153,691	153,691	0	

45-006-123-014-06	2018 Est. T.C.V.	STEWART DANIEL E & VICKI L 2006
Property Class: 402		W EGELER RD
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> DRAIN FIELD&ROW					1	100		1
0 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			1

2018 Est. T.C.V. 006-123-014-06 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

45-006-123-014-10 2018 Est. T.C.V. HOLTROP PAUL C & TERESA G
 Property Class: 401 5927 W BAY LN
 Map #: 40 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL RD \$1000/	100.00	203.08	1.0000	1.0000	1000	100		100,000
<Site Value F> SITE \$30000					30000	50	SURPLUS: ZONING WETLANDS	15,000
215 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								115,000

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	653	0	0
D/W/P: 3.5 Concrete	3.44	1.00	79	0	0
Shed: Wood Frame	9.48	1.00	225	50	1,067
Total Estimated Land Improvements True Cash Value =					1,067

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 2017

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1520 SF Floor Area = 1520 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.80	-9.19	0.00	1520	86,047

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	28.09	107	3,006
WPP, Standard	10.88	191	2,078
WPP, Standard	10.59	204	2,160

(17) Garages

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

Base Cost	22.03	609	13,416
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 162,759

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 161,131
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 281,979

2018 Est. T.C.V. 006-123-014-10 = 398,046

Est. TCV/Total Floor Area = 261.87, Most recent sale 10/12/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
113,700	113,700	113,700	111,287	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
85,700	-400	0	85,700	2,013	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
199,000	199,000	199,000	199,324	199,000	0

45-006-123-017-00	2018 Est. T.C.V.	LONGYEAR HAROLD & MARIAN TRUST
Property Class: 402		W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1100/FF1000.00	87.10	1.0000	0.0000	1100	100*			0
ACREAGE TABLE 4127		7.120 Acres	42,000	100				299,040
* denotes lines that do not contribute to the total acreage calculation.								
1000 Actual Front Feet, 7.12 Total Acres								Total Est. Land Value = 299,040

2018 Est. T.C.V. 006-123-017-00 = 299,040

Est. TCv/Total Floor Area = 196.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
149,500	149,500	149,500	149,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
149,500	149,500	149,500	152,639	149,500	0	

45-006-123-017-30	2018 Est. T.C.V.	THARP ALLAN A REVOCABLE TRUST
Property Class: 402		W BAY LN
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	664.00	0.9059	1.0000	1100	100		99,653
CRYSTL RVR 1100	39.00	664.00	0.9059	1.0000	1100	50	SURPLUS: ZONING 100 FT	19,432
139 Actual Front Feet, 2.12 Total Acres								Total Est. Land Value = 119,085

2018 Est. T.C.V. 006-123-017-30 = 119,085

Est. TCV/Total Floor Area = 78.35

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,500	59,500	59,500	29,514	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	619	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
59,500	59,500	59,500	30,133	30,133	0	

45-006-123-017-40 2018 Est. T.C.V. HEGGEN SYLVIA J TRUST
 Property Class: 401 5900 W BAY LN
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	469.00	0.9243	1.0000	1100	100		101,674
CRYSTL RVR 1100	30.00	469.00	0.9243	1.0000	1100	50	SURPLUS: ZONING>100'<200'	15,251
130 Actual Front Feet, 1.40 Total Acres Total Est. Land Value =								116,925

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 2017

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.06	-9.14	2.11	1840	110,455

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
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	27.84	115	3,202
WPP, Standard	10.14	232	2,352
WGEP (1 Story), Standard	31.99	199	6,366
WPP, Standard	15.56	85	1,323
WCP (1 Story), Standard	60.39	20	1,208

County Multiplier = 1.39 => Cost New = 191,376

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 189,462

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 = 192,312

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 336,547

80 % Completed => Est. True Cash Value 2018 = 269,237

2018 Est. T.C.V. 006-123-017-40 = 386,162

Est. TCV/Total Floor Area = 209.87

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
58,500	58,500	58,500	29,514	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
134,600	0	134,600	619	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
193,100	193,100	193,100	164,733	164,733	0	

45-006-123-017-50 2018 Est. T.C.V. LONGYEAR MARIAN G TRUST
 Property Class: 401 5894 W BAY LN
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR	1100	100.00	375.00	1.0000	1.0000	1100	100	110,000
100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	267	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 1997

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1792 SF Floor Area = 2746 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.71	-10.47	2.77	512	42,501
1.5	Story Siding	Basement	90.71	0.00	2.77	1280	119,654
1	Story Siding	Overhang	40.02	0.00	0.00	58	2,321

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Living Finish 19.75 640 12,640

(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

(16) Porches
 WGEF (1 Story), Standard 33.95 400 13,580

(16) Deck/Balcony
 Treated Wood, Standard 7.30 353 2,577
 Treated Wood, Standard 9.57 92 880

(17) Garages
 Class:BC Exterior: Siding Foundation: 18 Inch (Finished)
 Base Cost 25.30 576 14,573
 Automatic Doors 425.00 1 425

County Multiplier = 1.39 => Cost New = 309,979

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 247,984
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 433,971

2018 Est. T.C.V. 006-123-017-50 = 551,471

Est. TCV/Total Floor Area = 200.83

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
291,000	291,000	291,000	270,569	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,300	0	0	5,131	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
275,700	275,700	275,700	276,250	275,700	0	

45-006-123-018-00 2018 Est. T.C.V. ALDRICH MICHAEL & ERIC
 Property Class: 401 5880 W BAY LN
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR	1100	200.00	384.87	0.5778	1.0000	1100	100	127,110
CRYSTL RVR	1100	422.50	384.87	0.5778	1.0000	1100	50 SURPLUS: ZONING 100 FT	134,260
623 Actual Front Feet, 5.50 Total Acres Total Est. Land Value =								261,371

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	914	0	0
D/W/P: Crushed Rock	1.24	1.00	1000	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	900	50	3,605
Retaining Wall: Brick, 12 in.	21.02	1.00	103	50	1,083
Shed: Wood Frame/Conc.	16.22	1.00	59	50	478
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					15,165

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C+10 Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1217 SF Floor Area = 2130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	112.95	-10.21	-0.52	1217	124,402

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	2	6,170

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Two Sided	4675.00	1	4,675

(16) Deck/Balcony

Treated Wood, Standard	6.41	439	2,814
Treated Wood, Standard	6.15	581	3,573
Treated Wood, Standard	6.51	347	2,259

County Multiplier = 1.39 =>

Cost New = 210,818

Notes: RESIDENCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 126,491
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 221,359

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls BC Blt 2005

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 1126 SF Floor Area = 1408 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	91.74	-14.16	-6.37	1126	80,182

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	11.20	431	4,827
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(13) Plumbing

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

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

(16) Porches

CPP, Standard	14.31	126	1,803
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County Multiplier = 1.39 =>

Cost New = 131,400

Parcel Number: 45-006-123-018-00

Page: 2

 Notes: STUD INTERIOR 2007

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 122,202
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 2 = 213,854
 50 % Completed => Est. True Cash Value 2018 = 106,927

2018 Est. T.C.V. 006-123-018-00 = 604,822
 Est. TCV/Total Floor Area = 170.95, Most recent sale 10/19/2017 for 625,650
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 303,600 303,600 303,600 302,106 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 -1,200 0 0 294 0
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 302,400 302,400 302,400 308,450 302,400 0

45-006-123-019-10 2018 Est. T.C.V. BAYBERRY MILLS INC
 Property Class: 401 5440 W HARBOR HWY
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HRBR RIVER	1000	200.00	200.00	0.8123	1.0000	1000	100	162,450
200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								162,450

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls D-10 Blt 1870

(11) Heating System: Wall/Floor Furnace

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	40.90	-6.94	-0.70	1385	46,065

Other Additions/Adjustments	Rate	Size	Cost
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(16) Porches

WCP (1 Story), Standard	25.64	108	2,769
WCP (1 Story), Standard	31.96	60	1,918
WCP (1 Story), Standard	23.17	132	3,058

County Multiplier = 1.39 => Cost New = 74,796

Phy./Ab.Phy./Func./Econ./Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 37,398
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 56,097

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1870
 Description of Occupancy: OLD MILL

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

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

Base Rate for Upper Floors = 18.15

Adjusted Square Foot Cost for Upper Floors = 18.15

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 0 Height per Story Multiplier: 0.960
 Ave. Floor Area: 2,352 Perimeter: 0 Perim. Multiplier: 1.000
 Refined Square Foot Cost for Upper Floors: 17.42

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 25.439

Total Floor Area: 2,352 Base Cost New of Upper Floors = 59,833

Reproduction/Replacement Cost = 59,833
 Eff.Age:50 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 20,941

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

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

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

Total Base Cost New = 0

County Multiplier: 1.46 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0
 Eff.Age:50 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 0

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 1 = 29,318
 Replacement Cost/Floor Area= 25.44 Est. TCV/Floor Area= 12.47

Total Estimated True Cash Value of Commercial/Industrial Buildings = 29,318

2018 Est. T.C.V. 006-123-019-10 = 247,865

Est. TCV/Total Floor Area = 66.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
124,100	124,100	124,100	107,072	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200	0	0	2,248	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,900	123,900	123,900	109,320	109,320	0

45-006-123-020-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		W HARBOR HWY
Map #: 38	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTAL RIVER	1485.00	0.00	1.0000	1.0000	1600	100	WATER	2,376,000
090 EXEMPT EXEMPT			11.48 Acres		8000	100		91,840
1485 Actual Front Feet, 11.48 Total Acres Total Est. Land Value =								2,467,840

2018 Est. T.C.V. 006-123-020-00	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 10/20/2005 for 5,250,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-123-022-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		BEHIND WOODSTONE
Map #: 39	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			200.000	Acres	4,000	100		800,000
		200.00	Total Acres		Total Est.		Land Value =	800,000

2018 Est. T.C.V. 006-123-022-00 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

45-006-123-022-50 2018 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701 W CRYSTAL VIEW DR
 Map #: 39 GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			22.000	Acres	7,500	100		165,000
		22.00	Total Acres		Total Est.		Land Value =	165,000

2018 Est. T.C.V. 006-123-022-50							=	0
Est. TCV/Total Floor Area =	0.00							Most recent sale 11/18/2004 for 10
2017 Assessed	MBOR	S.E.V.			Base for Cap		C.P.I.	
0	0	0			0		2.10	
2018	New Eq. Adjustment	Loss			Additions		Tax Adjustment	Losses
0	0	0			0		0	0
2018 Assessed	MBOR	S.E.V.			Capped		->Taxable<-	PRE/MBT
0	0	0			0		0	0

45-006-123-023-00 2018 Est. T.C.V. TAYLOR JOY M
 Property Class: 401 5511 W RIVER RD
 Map #: 40 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	208.00	0.9883	1.0000	1100	100		108,713
CRYSTL RVR 1100	4.00	208.00	0.9883	1.0000	1100	50	SURPLUS: ZONING & DEPTH	2,174
104 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								110,888

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 B-10 Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2099 SF Floor Area = 2933 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	116.41	-10.28	0.00	834	88,512
1	Story Siding	Crawl Space	75.56	-10.28	0.00	525	34,272
1	Story Siding	Crawl Space	75.56	-10.28	0.00	236	15,406
1	Story Siding	Overhang	45.39	0.00	0.00	504	22,877

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				
Well, 150 Feet	4475.00		1	4,475
1000 Gal Septic	3850.00		1	3,850

(15) Built-Ins & Fireplaces				
Appliance Allowance	4125.00		1	4,125
Fireplace: Exterior 2 Story	6600.00		1	6,600

(16) Porches				
WCP (1 Story), Standard	35.27		105	3,703

(17) Garages				
Class:B Exterior: Siding Foundation: 42 Inch (Finished)				
Base Cost	30.90		672	20,765
Automatic Doors	500.00		2	1,000

County Multiplier = 1.39 => Cost New = 294,277

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 191,280

Separately Depreciated Items:

(16) Deck/Balcony				
Treated Wood,Standard	7.15		739	5,284
County Multiplier = 1.39 =>				Cost New = 7,345
Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,				Depr.Cost = 6,537

Total Depreciated Cost = 197,817

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 346,179

2018 Est. T.C.V. 006-123-023-00 = 462,067

Est. TCV/Total Floor Area = 157.54

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
232,300	232,300	232,300	138,884	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	2,916	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
231,000	231,000	231,000	141,800	141,800	141,800

45-006-123-024-00 2018 Est. T.C.V. TAYLOR JOY M
 Property Class: 401 5545 W RIVER RD
 Map #: 40 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	65.00	0.9749	1.0000	1100	100		107,240
CRYSTL RVR 1100	8.84	65.00	0.9749	1.0000	1100	50	SURPLUS: ZONING & DEPTH	4,740
109 Actual Front Feet, 0.16 Total Acres Total Est. Land Value =								111,980

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	19.26	1.00	120	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

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

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = Size for Rates = 3112 SF Floor Area = 4100 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	106.30	-9.08	11.31	988	107,228
1	Story Siding	Crawl Space	69.09	-9.08	5.66	1133	74,404
1	Story Siding	Overhang	37.34	0.00	0.00	915	34,166
1	Story Siding	Overhang	37.34	0.00	0.00	76	2,838

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer				
Well, 100 Feet	3050.00	1	3,050	
1000 Gal Septic	3550.00	1	3,550	
2000 Gal Septic	5650.00	2	11,300	

(15) Built-Ins & Fireplaces				
Appliance Allowance	2610.00	2	5,220	
Fireplace: Interior 1 Story	4100.00	1	4,100	

(16) Porches				
CPP, Standard	34.43	18	620	

(16) Deck/Balcony				
Treated Wood, Standard	6.95	600	4,170	

(17) Garages				
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	19.04	864	16,451	
Common Wall: 1 Wall	-1425.00	1	-1,425	
Automatic Doors	425.00	2	850	
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	27.17	411	11,167	
Automatic Doors	425.00	1	425	

County Multiplier = 1.39 => Cost New = 402,833

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 261,841

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 = 264,691

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 463,210

2018 Est. T.C.V. 006-123-024-00 = 580,190

Est. TCV/Total Floor Area = 141.51

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
291,700	291,700	291,700	157,342	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,600	0	3,304	0	

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
290,100	290,100	290,100	160,646	160,646	0

45-006-123-025-00 2018 Est. T.C.V. MEYERS RUSSELL D III TRUST &
 Property Class: 401 5550 W RIVER RD
 Map #: 40 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> SITE					30000	100		30,000
95 Actual Front Feet, 0.33 Total Acres Total Est. Land Value =								30,000

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
Total Estimated Land Improvements True Cash Value =					404

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C-5 Blt 1986

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 732 SF Floor Area = 732 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	90.14	-11.99	-0.26	480	37,387
1	Story Siding	Slab	68.27	-11.99	-0.26	252	14,117

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
 Fireplace: Wood Stove 1350.00 1 1,350

(16) Porches
 WCP (1 Story), Shallow 50.98 16 816

(16) Deck/Balcony
 Treated Wood, Standard 7.05 200 1,410
 Treated Wood, Standard 8.38 97 813

(17) Garages

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

Base Cost	20.09	523	10,507
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 104,576

Notes: CONVERTED GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 83,661
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 146,407

2018 Est. T.C.V. 006-123-025-00 = 176,811

Est. TCV/Total Floor Area = 241.55, Most recent sale 05/26/2016 for 190,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
88,900	88,900	88,900	88,900	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	-500	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
88,400	88,400	88,400	90,766	88,400	88,400	

45-006-123-027-00	2018 Est. T.C.V.	STEWART VICKI L LIVING TRUST
Property Class: 402		5577 W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
M22 HBR HWY 600	100.00	86.00	0.6776	1.0000	600	100	NO DEPTH	40,654
M22 HBR HWY 600	266.00	86.00	0.6776	1.0000	600	50	SURPLUS: ZONING 100 FT	54,070
366 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value = 94,725

2018 Est. T.C.V. 006-123-027-00 = 94,725

Est. TCV/Total Floor Area = 129.41

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
47,400	47,400	47,400	19,864	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	417	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
47,400	47,400	47,400	20,281	20,281	0	

45-006-123-027-20	2018 Est. T.C.V.	MEYERS NANCY M & MEYERS RUSSELL III
Property Class: 402		5550 W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

		* Factors *		ACCESS SITE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value F>	SITE	\$30000			30000	100	30,000
100 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =	30,000

2018 Est. T.C.V. 006-123-027-20 = 30,000

Est. TCV/Total Floor Area = 40.98, Most recent sale 05/26/2016 for 190,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
15,000	15,000	15,000	15,000	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
15,000	15,000	15,000	15,315	15,000	15,000	

45-006-123-030-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		W CRYSTAL VIEW DR
Map #: 39	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			39.000	Acres	5,615	100		219,000
		39.00	Total Acres		Total Est.		Land Value =	219,000

2018 Est. T.C.V. 006-123-030-00	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/28/2004 for 10					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-123-032-01	2018 Est. T.C.V.	ORIEL PATRICK J & SHARON L
Property Class: 402		5800 W TREESONG LN
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TREESONG 800	200.00	348.48	0.8123	1.0000	800	100		129,960
200 Actual Front Feet, 1.60 Total Acres Total Est. Land Value =								129,960

2018 Est. T.C.V. 006-123-032-01 = 129,960

Est. TCV/Total Floor Area = 88.23, Most recent sale 12/08/2017 for 198,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
65,000	65,000	65,000	58,940	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	6,060	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
65,000	65,000	65,000	60,177	65,000	0		

45-006-123-032-20 2018 Est. T.C.V. HAWKINS BARBARA J
 Property Class: 401 5794 W TREESONG LN
 Map #: 40 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

		* Factors *		200*350				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TREESONG 800	100.00	350.00	0.8123	1.0000	800	100		64,980
TREESONG 800	100.00	350.00	0.8123	1.0000	800	50	SURPLUS: ZONING 100 FT	32,490
200 Actual Front Feet, 1.61 Total Acres Total Est. Land Value =								97,470

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	1728	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-5 Blt 1990

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1310 SF Floor Area = 1310 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.90	-8.64	1.05	1310	69,836

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (1 Story), Standard	28.53	152	4,337
WPP, Standard	15.83	80	1,266

(17) Garages

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

Base Cost	17.25	600	10,350
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 138,477

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 116,321
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 203,562

2018 Est. T.C.V. 006-123-032-20 = 303,532

Est. TCV/Total Floor Area = 231.70

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,500	152,500	152,500	106,422	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	2,234	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,800	151,800	151,800	108,656	108,656	108,656	

45-006-123-036-00	2018 Est. T.C.V.	GLEN ARBOR 22 LLC
Property Class: 402		5504 W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
M22 HBR HWY 600	100.00	165.00	0.9201	1.0000	600	100		55,205
M22 HBR HWY 600	32.00	165.00	0.9201	1.0000	600	50	SURPLUS: ZONING 100 FT	8,833
132 Actual Front Feet, 0.50 Total Acres								Total Est. Land Value = 64,038

2018 Est. T.C.V. 006-123-036-00 = 64,038

Est. TCV/Total Floor Area = 42.44, Most recent sale 03/19/2011 for 206,380

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
32,000	32,000	32,000	32,000	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
32,000	32,000	32,000	32,672	32,000	0

45-006-123-036-10	2018 Est. T.C.V.	TAYLOR JOY M
Property Class: 402		W RIVER RD
Map #: 40	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M22 HBR HWY 600	100.00	150.00	0.8147	1.0000	600	100		48,882
M22 HBR HWY 600	98.00	150.00	0.8147	1.0000	600	50	SURPLUS: ZONING 100 FT	23,952
198 Actual Front Feet, 0.68 Total Acres								Total Est. Land Value = 72,835

2018 Est. T.C.V. 006-123-036-10 = 72,835

Est. TCV/Total Floor Area = 48.27

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
36,400	36,400	36,400	24,286	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	510	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
36,400	36,400	36,400	24,796	24,796	24,796	

45-006-123-037-00 2018 Est. T.C.V. GLEN ARBOR 22 LLC
 Property Class: 401 5504 W RIVER RD
 Map #: 40 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
M22 HBR HWY 600	88.00	247.50	1.0391	1.0000	600	100		54,864
88 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								54,864

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.95	1.00	179	50	801
Dock: Light posts	19.57	1.00	32	50	313

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 =					2,614

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2080 SF Floor Area = 3040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	82.58	-7.22	3.73	960	75,926
1	Story Siding	Crawl Space	52.67	-7.22	1.87	560	26,499
1	Story Siding	Mich Bsmnt.	52.67	-3.61	1.87	560	28,521

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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
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(16) Porches

WCP (1 Story), Standard	46.31	32	1,482
WPP, Standard	26.61	24	639

(16) Deck/Balcony

Treated Wood, Standard	6.25	334	2,088
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County Multiplier = 1.39 => Cost New = 201,021

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 140,715
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 246,251

2018 Est. T.C.V. 006-123-037-00 = 303,729

Est. TCV/Total Floor Area = 99.91, Most recent sale 03/19/2011 for 206,390

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
152,800	152,800	152,800	109,218	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	2,293	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,900	151,900	151,900	111,511	111,511	0	

45-006-123-038-00 2018 Est. T.C.V. GLEN LAKE PROPERTIES LLC &
 Property Class: 460 5787 W CRYSTAL VIEW RD
 Map #: 40 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4123.4123 CRYSTAL RIVER AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CRYSTL RVR 1100	100.00	169.00	1.0000	1.0000	1100	100		110,000
ACREAGE TABLE 4123			2.988 Acres		40,000	20	CONSERVATION EASEMENT	23,904
100 Actual Front Feet, 3.38 Total Acres Total Est. Land Value =								133,904

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	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C+5 Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 754 SF Floor Area = 942 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.25	Story	Siding	Crawl Space	86.16	-11.07	0.00	754	56,618

Other Additions/Adjustments	Rate	Size	Cost
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(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
Fireplace: Direct-Vented Gas 1200.00 1 1,200

(16) Porches

WCP (1 Story), Standard 19.77 264 5,219
WCP (1 Story), Standard 29.64 94 2,786

County Multiplier = 1.39 => Cost New = 103,254

Notes: NORTH WING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 82,603

Separately Depreciated Items:

(17) Garages

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

Base Cost 22.82 317 7,234
Mechanical Doors 350.00 1 350

County Multiplier = 1.39 => Cost New = 10,542

Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, Depr.Cost = 10,542

Total Depreciated Cost = 93,145

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 163,003

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1740 SF Floor Area = 1740 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story	Siding	Crawl Space	61.48	-8.44	0.00	1740	92,290

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1915.00 1 1,915

(16) Porches

WSEP (1 Story), Standard 24.97 214 5,344

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WGEP (1 Story), Standard	38.32	131	5,020
WCP (1 Story), Standard	68.08	15	1,021
(16) Deck/Balcony			
Treated Wood,Standard	6.25	517	3,231
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.55	1177	17,125
Automatic Doors	375.00	3	1,125

County Multiplier = 1.39 => Cost New = 186,581
 Notes: SOUTH WING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 138,070
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 2 = 241,622

2018 Est. T.C.V. 006-123-038-00							=	540,954
Est. TCV/Total Floor Area = 201.70, Most recent sale 10/17/2008 for 400,000								
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
271,900	271,900	271,900	247,585	2.10				
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	-1,400	0	0	5,199	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
270,500	270,500	270,500	252,784	252,784	252,784			

45-006-124-001-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		FARM RD
Map #: 42	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			415.256	Acres	4,000	100		1,661,024
		415.26	Total Acres				Total Est. Land Value =	1,661,024

2018 Est. T.C.V. 006-124-001-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-124-004-00	2018 Est. T.C.V.	FAULSTICH KENDALL P ET AL
Property Class: 402		S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> DRAIN FIELD&ROW					1	100		1
31 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			1

2018 Est. T.C.V. 006-124-004-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 04/19/1985 for 20,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

45-006-124-004-10	2018 Est. T.C.V.	DECONINCK DERIK & LISA
Property Class: 402		S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> DRAIN FIELD&ROW					1	100		1
34 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			1

2018 Est. T.C.V. 006-124-004-10	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/29/2017 for 0					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-124-004-20	2018 Est. T.C.V.	FAULSTICH GEORGE L JR &
Property Class: 402		S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> DRAIN FIELD&ROW					1	100		1
31 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			1

2018 Est. T.C.V. 006-124-004-20 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

45-006-124-004-25	2018 Est. T.C.V.	DECONINCK ARTHUR TIMOTHY & BIRUTA
Property Class: 402		5780 S DUNNS FARM RD
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> DRAIN FIELD&ROW					1	100		1
57 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			1

2018 Est. T.C.V. 006-124-004-25 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

45-006-124-004-30	2018 Est. T.C.V.	FAULSTICH GEORGE L JR &
Property Class: 401		S DUNNS FARM RD
Map #: 44	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> DRAIN FIELD&ROW					1	100		1
29 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			1

2018 Est. T.C.V. 006-124-004-30 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

45-006-124-005-00 2018 Est. T.C.V. WEICK C & MCMANUS WEICK M TRUST
 Property Class: 401 5776 S DUNNS FARM RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	100.00	295.00	0.9391	1.0000	2300	100	DUNNS FARM RD	216,000
FISHER LK "C"	17.00	295.00	0.9391	1.0000	2300	50	SURPLUS: ZONING 100 FT	18,360
117 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								234,360

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 LOG Cls C+5 Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 784 SF Floor Area = 1176 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Pine Logs	Basement	98.14	0.00	0.00	784	76,942

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Pine	w/Roof, Standard	16.50	224	3,696
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County Multiplier = 1.39 => Cost New = 128,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 115,433

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	784	8,977
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County Multiplier = 1.39 => Cost New = 12,478

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 6,239

Total Depreciated Cost = 121,672

ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 225,093

2018 Est. T.C.V. 006-124-005-00 = 461,953

Est. TCV/Total Floor Area = 392.82, Most recent sale 08/18/2014 for 575,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
281,500	281,500	281,500	280,199	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-50,500	0	-49,199	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
231,000	231,000	231,000	286,083	231,000	0

45-006-124-005-10	2018 Est. T.C.V.	DECONINCK DERIK & LISA
Property Class: 402		S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
FISHER LK "C"	100.00	291.00	0.9391	1.0000	2300	100	DUNNS FARM RD	216,000	
FISHER LK "C"	17.00	291.00	0.9391	1.0000	2300	50	SURPLUS: ZONING 100 FT	18,360	
117 Actual Front Feet, 0.78 Total Acres								Total Est. Land Value =	234,360

2018 Est. T.C.V. 006-124-005-10 = 234,360

Est. TCV/Total Floor Area = 199.29, Most recent sale 03/29/2017 for 700,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
118,100	118,100	118,100	40,489	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-900	0	0	76,711	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
117,200	117,200	117,200	41,339	117,200	0

45-006-124-007-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			96.121	Acres	4,020	100		386,424
		96.12	Total	Acres	Total	Est.	Land Value =	386,424

2018 Est. T.C.V. 006-124-007-00 = 0

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

45-006-124-011-00 2018 Est. T.C.V. SLACK DAVID B & MARY BETH
 Property Class: 401 5972 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL ROAD	100.00	225.00	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								50,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	50	483
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,983

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-5 Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1358 SF Floor Area = 1358 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.57	-8.57	0.00	1008	52,416
1	Story Siding	Crawl Space	60.57	-8.57	0.00	350	18,200

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
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	17.61	572	10,073
Common Wall: 1/2 Wall	-525.00	1	-525
Automatic Doors	375.00	1	375
Storage area over garage	3.95	572	2,259

County Multiplier = 1.39 => Cost New = 134,723

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 80,834
 ECF (4031 RURAL) 1.250 => TCV of Bldg: 1 = 101,043

2018 Est. T.C.V. 006-124-011-00 = 154,026

Est. TCV/Total Floor Area = 113.42, Most recent sale 01/28/1994 for 68,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,400	77,400	77,400	67,141	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	1,409	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
77,000	77,000	77,000	68,550	68,550	68,550

45-006-124-021-00 2018 Est. T.C.V. LAWRENCE RONALD C & DIANE S
 Property Class: 401 5883 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	443.82	0.9187	1.0000	3600	100		330,750
FISHER LK "C"	40.35	443.82	0.8732	1.0000	2300	50	SURPLUS: ZONING 100 FT	40,519
140 Actual Front Feet, 1.43 Total Acres Total Est. Land Value =								371,268

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	3200	0	0
Fencing: Wd, Solid, 5 ft.	13.85	1.00	50	0	0
Gazebo(s): Standard	1800.00	1.00	1	50	900
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 =					5,900

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1305 SF Floor Area = 1305 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.49	0.00	0.00	1030	58,185
1	Story Siding	Slab	56.49	-9.80	0.00	275	12,840

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Porches

WPP, Standard	13.06	116	1,515
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(17) Garages

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

Base Cost	17.09	676	11,553
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

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

Base Cost	15.98	648	10,355
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 147,635

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 88,581
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 163,875

2018 Est. T.C.V. 006-124-021-00 = 541,043

Est. TCV/Total Floor Area = 414.59, Most recent sale 03/03/1994 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
271,500	271,500	271,500	161,372	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	0	3,388	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
270,500	270,500	270,500	164,760	164,760	164,760	

45-006-124-022-00	2018 Est. T.C.V.	DEVARTI RICHARD & MEI SHENG
Property Class: 402		S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
RURAL ROAD	100.00	538.23	1.0000	1.0000	500	100	SIZE/EASEMENT	50,000
RURAL ROAD	91.00	538.23	1.0000	1.0000	500	50	SURPLUS/EASEMEN	22,750
191 Actual Front Feet, 2.36 Total Acres Total Est. Land Value =								72,750

2018 Est. T.C.V. 006-124-022-00	=	72,750			
Est. TCV/Total Floor Area = 55.75, Most recent sale 05/23/2003 for 0					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
36,400	36,400	36,400	15,251	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	320	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
36,400	36,400	36,400	15,571	15,571	0

45-006-124-023-00 2018 Est. T.C.V. WIESEN DANIEL J & ANNE E
 Property Class: 401 5899 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	430.81	1.0000	1.0000	3600	100		360,000
100 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =								360,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	5300	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	524	0	0
D/W/P: Flagstone/Sand	13.55	1.00	750	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1987

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1494 SF Floor Area = 2588 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	117.31	0.00	2.93	1094	131,543
1	Story Siding	Basement	76.06	0.00	1.47	120	9,304
1	Story Siding	Crawl Space	76.06	-11.01	1.47	280	18,626

Other Additions/Adjustments Rate Size Cost

(1) Exterior
Stone Veneer 11.20 125 1,400

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

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

(15) Built-Ins & Fireplaces
Appliance Allowance 2610.00 1 2,610
Fireplace: Exterior 2 Story 5875.00 1 5,875

(16) Porches
WCP (1 Story), Standard 31.10 112 3,483
WCP (1 Story), Standard 34.19 88 3,009

(16) Deck/Balcony
Treated Wood, Standard 7.29 364 2,654

(17) Carports
Comp.Shingle 8.75 192 1,680

(17) Garages
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 27.22 584 15,896
Common Wall: 1 Wall -1425.00 1 -1,425
Automatic Doors 425.00 1 425
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 17.66 1008 17,801
Automatic Doors 425.00 2 850

County Multiplier = 1.39 => Cost New = 315,982

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 236,986
ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 438,425

2018 Est. T.C.V. 006-124-023-00 = 808,425

Est. TCV/Total Floor Area = 312.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
405,800	405,800	405,800	197,812	2.10
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,600	0	4,154	0

2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT

Parcel Number: 45-006-124-023-00

404,200

404,200

404,200

201,966

201,966

201,966

45-006-124-023-10 2018 Est. T.C.V. GUILLULA TRUST
 Property Class: 401 5911 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	581.53	0.9280	1.0000	3600	100		334,084
FISHER LK "A"	34.83	581.53	0.9280	1.0000	3600	50	SURPLUS: ZOINING 100 ft	58,181
135 Actual Front Feet, 1.80 Total Acres Total Est. Land Value =								392,265

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	4.63	1.00	2100	0	0
D/W/P: Asphalt Paving	2.01	1.00	4730	0	0
Fencing: Vnyl, Slat, 4-5'	26.72	1.00	300	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 1.75 STORY Cls B Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 5425 SF Floor Area = 8496 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	111.37	-10.48	3.09	3273	340,327
1.5	Story Siding	Crawl Space	97.97	-10.48	2.63	1232	111,028
1	Story Siding	Overhang	43.46	0.00	0.00	920	39,983

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	6	27,900
2 Fixture Bath	3100.00	1	3,100

(14) Water/Sewer

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

(16) Porches

WCP (1 Story), Standard	41.90	64	2,682
CCP (1 Story), Standard	22.67	335	7,594
CCP (1 Story), Standard	35.63	95	3,385
CPP, Standard	12.75	190	2,423

(16) Deck/Balcony

Treated Wood, Standard	7.15	833	5,956
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(17) Garages

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

Base Cost	25.55	1226	31,324
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 831,500

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 823,185

Separately Depreciated Items:

Unit-in-Place Cost Items:

RES ELEVATOR	40000.00	1	40,000
County Multiplier = 1.39 =>			Cost New = 55,600
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost = 52,820

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 = 878,855

ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 1,625,881

Parcel Number: 45-006-124-023-10

Page: 2

2018 Est. T.C.V. 006-124-023-10 = 2,027,646
 Est. TCV/Total Floor Area = 238.66, Most recent sale 10/08/2014 for 865,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
808,600	808,600	808,600	808,600	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
209,600	-4,400		0	209,600	-4,400	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,013,800	1,013,800	1,013,800	1,035,180	1,013,800	0	

45-006-124-024-00 2018 Est. T.C.V. DEVARTI RICHARD & MEI SHENG
 Property Class: 401 6003 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	200.00	1.0000	1.0000	3600	100		360,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								360,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls D-10 Blt 1971

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	43.27	-7.50	0.00	1040	37,201

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	11.30	168	1,898
CPP, Standard	11.48	160	1,837

(17) Garages

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

Base Cost	16.05	576	9,245
Mechanical Doors	325.00	1	325

County Multiplier = 1.39 => Cost New = 83,415

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 45,878

ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 84,875

2018 Est. T.C.V. 006-124-024-00 = 446,375

Est. TCV/Total Floor Area = 429.21, Most recent sale 05/23/2003 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
223,500	223,500	223,500	147,049	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	3,088	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
223,200	223,200	223,200	150,137	150,137	0	

45-006-124-025-10 2018 Est. T.C.V. DUBRUL SUSAN S TRUST &
 Property Class: 401 5985 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	268.68	0.9457	1.0000	3600	100		340,467
FISHER LK "A"	25.00	268.68	0.9457	1.0000	3600	50	SURPLUS: ZONING 100 ft	42,558
125 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								383,025

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 1286 SF Floor Area = 2250 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Siding	Crawl Space	109.67	-11.48	3.25	1286	130,452

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
Separate Shower	1390.00	1	1,390

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	48.15	150	7,223
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(16) Deck/Balcony

Treated Wood, Standard	7.91	208	1,645
Treated Wood, Standard	8.22	168	1,381
Treated Wood, Standard	9.91	80	793
Treated Wood, Standard	7.72	246	1,899

(17) Garages

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

Base Cost	25.59	672	17,196
Automatic Doors	425.00	1	425
Storage area over garage	4.50	672	3,024

County Multiplier = 1.39 => Cost New = 259,142

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 207,313
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 383,530

2018 Est. T.C.V. 006-124-025-10				=	774,055
Est. TCV/Total Floor Area = 344.02, Most recent sale 04/28/2006 for 949,900					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
400,500	400,500	400,500	374,348	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-13,500	0	0	7,861	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
387,000	387,000	387,000	382,209	382,209	0

45-006-124-026-00 2018 Est. T.C.V. MCDONALD MICHAEL T & KENNA L
 Property Class: 401 5921 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	533.97	0.9554	1.0000	3600	100		343,959
FISHER LK "A"	20.00	533.97	0.9554	1.0000	3600	50	SURPLUS: ZONING 100 ft	34,396
120 Actual Front Feet, 1.47 Total Acres Total Est. Land Value =								378,355

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	720	0	0
D/W/P: 3.5 Concrete	4.04	1.00	500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1980

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1199 SF Floor Area = 2696 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	96.99	0.00	2.19	1199	118,917
1	Story Siding	Overhang	42.92	0.00	0.00	792	33,993
2	Story Siding	Overhang	86.79	0.00	0.00	53	4,600

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish							
Basement Recreation Finish	13.50		682			9,207	
Walk out Basement Door(s)	1025.00		1			1,025	

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

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

(15) Built-Ins & Fireplaces							
Appliance Allowance	2610.00		1			2,610	
Fireplace: Interior 2 Story	4800.00		1			4,800	
Fireplace: 2nd on Same Stack	3200.00		1			3,200	

(16) Porches							
WCP (1 Story), Standard	38.21		64			2,445	
WSEP (1 Story), Standard	33.46		141			4,718	
WPP, Standard	8.81		548			4,828	

(17) Garages							
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost	23.32		792			18,469	
Common Wall: 1 Wall	-1425.00		1			-1,425	
Automatic Doors	425.00		2			850	
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost	17.55		1680			29,484	
Automatic Doors	425.00		2			850	

County Multiplier = 1.39 => Cost New = 347,244

Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 263,906
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 488,225

2018 Est. T.C.V. 006-124-026-00 = 871,580

Est. TCV/Total Floor Area = 323.29, Most recent sale 09/04/2012 for 630,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
432,100	432,100	432,100	215,770	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
11,900	-8,200		0	11,900	4,531	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
435,800	435,800	435,800	232,201	232,201	232,201	

45-006-124-027-00 2018 Est. T.C.V. TRULASKE SARAH H TRUST
 Property Class: 401 5933 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	586.97	0.9554	1.0000	3600	100		343,959
FISHER LK "A"	20.00	586.97	0.9554	1.0000	3600	50	SURPLUS: ZONING 100 ft	34,396
120 Actual Front Feet, 1.62 Total Acres Total Est. Land Value =								378,355

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	120	50	1,279
Total Estimated Land Improvements True Cash Value =					1,279

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+10 Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1868 SF Floor Area = 1868 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Blt-in Gar.	38.95	0.00	2.11	1868	76,700

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath 2400.00 2 4,800

(14) Water/Sewer

Well, 50 Feet 1575.00 1 1,575

1000 Gal Septic 3085.00 1 3,085

(15) Built-Ins & Fireplaces

Fireplace: Prefab 1 Story 2200.00 1 2,200

(16) Porches

WCP (1 Story), Standard 15.20 759 11,537

WCP (1 Story), Standard 15.20 999 15,185

WPP, Standard 12.40 139 1,724

WPP, Standard 15.51 86 1,334

(17) Garages

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

Base Cost 14.55 1868 27,179

Automatic Doors 375.00 2 750

County Multiplier = 1.39 =>

Cost New = 203,035

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 192,884

ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 356,834

2018 Est. T.C.V. 006-124-027-00 = 736,468

Est. TCV/Total Floor Area = 394.25, Most recent sale 11/18/2009 for 500,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
377,100	377,100	377,100	366,559	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,900	0	1,641	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
368,200	368,200	368,200	374,256	368,200	0

45-006-124-028-00 2018 Est. T.C.V. PACZAS FAMILY LLC
 Property Class: 401 5959 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	694.78	0.9554	1.0000	3600	100		343,959
FISHER LK "A"	20.00	694.78	0.9554	1.0000	3600	50	SURPLUS: ZONING 100 ft	34,396
120 Actual Front Feet, 1.91 Total Acres Total Est. Land Value =								378,355

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1957

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	65.71	-11.16	0.00	1296	70,697

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	17.55	576	10,109
Mechanical Doors	350.00	2	700

County Multiplier = 1.43 => Cost New = 135,586

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 81,352
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 150,501

2018 Est. T.C.V. 006-124-028-00 = 531,356

Est. TCV/Total Floor Area = 410.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
266,200	266,200	266,200	90,062	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	0	1,891	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
265,700	265,700	265,700	91,953	91,953	0	

45-006-124-029-00	2018 Est. T.C.V.	TRULASKE HAGER SARA TRUST
Property Class: 402		S FISHER RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	601.05	0.9554	1.0000	3600	100		343,959
FISHER LK "A"	20.00	601.05	0.9554	1.0000	3600	50	SURPLUS: ZONING 100 ft	34,396
120 Actual Front Feet, 1.66 Total Acres								Total Est. Land Value = 378,355

2018 Est. T.C.V. 006-124-029-00 = 378,355

Est. TCV/Total Floor Area = 291.94, Most recent sale 07/31/2013 for 375,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
189,200	189,200	189,200	189,200	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
189,200	189,200	189,200	193,173	189,200	0	

45-006-124-030-00 2018 Est. T.C.V. SEEBURGER WILLIAM TRUST
 Property Class: 401 5807 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G		\$160000			160000	100		160,000
66 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								160,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 514 SF Floor Area = 514 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.01	-10.10	0.66	514	24,965

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
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(16) Porches

CGEP (1 Story), Standard	44.21	84	3,714
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County Multiplier = 1.39 => Cost New = 49,461

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 27,204
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 50,327

2018 Est. T.C.V. 006-124-030-00 = 211,827

Est. TCV/Total Floor Area = 412.11, Most recent sale 11/20/1998 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
106,100	106,100	106,100	106,100	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	-200	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
105,900	105,900	105,900	108,328	105,900	0	

45-006-124-031-00 2018 Est. T.C.V. WIESEN MATTHEW J & KATHRYN A TRUST
 Property Class: 401 5843 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	66.95	320.00	1.1055	1.0000	2900	100		214,640
67 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								214,640

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.01	1.00	3900	0	0
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 Est. for Res. Bldg: 1 Single Family 2 STORY Cls B-10 Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1393 SF Floor Area = 2786 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	123.88	-11.32	3.16	1393	161,198

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	80	972

(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	4	18,600

(14) Water/Sewer			
Well, 50 Feet	1625.00	1	1,625
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Prefab 2 Story	5395.00	1	5,395

(16) Porches			
WCP (1 Story), Standard	36.05	100	3,605
WCP (1 Story), Standard	41.40	66	2,732
WPP, Standard	11.75	320	3,760
WCP (1 Story), Standard	47.66	47	2,240
WPP, Standard	15.05	146	2,197
WSEP (1 Story), Standard	36.37	146	5,310

(17) Garages

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

Base Cost	25.55	1176	30,047
Automatic Doors	500.00	3	1,500
Storage area over garage	4.85	804	3,899

County Multiplier = 1.39 => Cost New = 354,076

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 336,372
ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 622,288

2018 Est. T.C.V. 006-124-031-00 = 841,678

Est. TCV/Total Floor Area = 302.11, Most recent sale 05/04/2009 for 270,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
437,500	437,500	437,500	382,531	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-16,700	0	8,033	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
420,800	420,800	420,800	390,564	390,564	390,564

45-006-124-033-00 2018 Est. T.C.V. MCCLELLAND MICHAEL J & COLLEEN S
 Property Class: 401 5793 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G		\$160000			160000	100		160,000
81 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								160,000

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 1.25 STORY Cls CD Blt 1890

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1476 SF Floor Area = 1476 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Cedar Logs	Slab	61.99	-9.51	0.00	708	37,156
1	Story Siding	Slab	54.54	-9.51	0.00	512	23,055
1	Story Siding	Basement	54.54	0.00	0.00	256	13,962

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.00	474	4,740

(9) Basement Finish			
Basement Recreation Finish	11.25	256	2,880
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing			
Average Fixture(s)	630.00	1	630
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
2000 Gal Septic	4750.00	1	4,750

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

(16) Porches			
CGEP (1 Story), Standard	51.40	64	3,290

(16) Deck/Balcony			
Treated Wood, Standard	6.08	472	2,870

(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	24.38	320	7,802
Common Wall: 1 Wall	-1225.00	1	-1,225
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 150,362

Notes: ORIGINAL AREA LOG WITH CEDAR BRANCH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	90,217
ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 =		166,902

2018 Est. T.C.V. 006-124-033-00	=	328,402			
Est. TCV/Total Floor Area = 222.49, Most recent sale 01/12/2016 for 300,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
164,800	164,800	164,800	164,800	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	-600	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
164,200	164,200	164,200	168,260	164,200	0

45-006-124-034-00 2018 Est. T.C.V. SMITH WILLIARD DALE & MARY JO
 Property Class: 401 5831 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	66.00	325.00	1.1095	1.0000	2900	100		212,352
66 Actual Front Feet, 0.49 Total Acres Total Est. Land Value =								212,352

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	575	0	0
D/W/P: Asphalt Paving	1.61	1.00	2800	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1925

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1354 SF Floor Area = 2132 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	100.86	0.00	0.00	778	78,469
1	Story Siding	Crawl Space	63.80	-9.02	0.00	576	31,553

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 2 Story	4650.00	1	4,650

(16) Deck/Balcony

Treated Wood, Standard	6.59	320	2,109
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(17) Garages

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

Base Cost	17.55	576	10,109
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 191,994

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 115,196

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	27.17	120	3,260
County Multiplier = 1.39 =>			4,532
Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,			4,033

Total Depreciated Cost = 119,230

ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 220,575

2018 Est. T.C.V. 006-124-034-00 = 437,927

Est. TCV/Total Floor Area = 205.41, Most recent sale 08/28/2007 for 425,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
230,700	230,700	230,700	205,071	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-11,700	0	4,306	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
219,000	219,000	219,000	209,377	209,377	0	

45-006-124-035-00 2018 Est. T.C.V. CRYSTAL HARBOR MARINA
 Property Class: 201 5664 S DUNNS FARM RD
 Map #: 43 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
	242.00	315.00	1.0000	0.0000	0	100*	CORNER RIVER LENGTH	0
2122 COMME	\$6.25/SQFT		76230	SqFt	6.25000	100		476,438

* denotes lines that do not contribute to the total acreage calculation.
 242 Actual Front Feet, 1.75 Total Acres Total Est. Land Value = 476,438

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	175	97	739
D/W/P: Crushed Rock	1.20	1.46	30750	97	52,258
Dock: Light posts	18.00	1.46	3500	97	89,221

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	44	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	44	100	0
DRAIN FIELD	0.00	1.00	1.0	44	100	0

Total Estimated Land Improvements True Cash Value = 142,217

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

Description of Occupancy: NORTH PT OF BLDG

Costs are taken from the Store, Retail cost schedules.

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

Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 56.10

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 15%

(10) Heating system: Forced Air Furnace Cost/SqFt: -3.05 85%

Combined Heating System adjustment: -2.59 100%

Adjusted Square Foot Cost for Upper Floors = 53.51

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 12 Height per Story Multiplier: 1.000

Ave. Floor Area: 2,400 Perimeter: 340 Perim. Multiplier: 1.321

Refined Square Foot Cost for Upper Floors: 70.68

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 103.199

Total Floor Area: 2,400 Base Cost New of Upper Floors = 247,677

Reproduction/Replacement Cost = 247,677

Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 75 /100/100/100/75.0

Total Depreciated Cost = 185,758

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI4/ROODA/WOOSP38L	0.84	175	1.46 1.00	50	107
/CI4/ROOC/COMSHO235A	1.81	175	1.46 1.00	50	231

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 269,840

Replacement Cost/Floor Area= 103.48 Est. TCV/Floor Area= 112.43

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

Description of Occupancy: ALONG RD

Costs are taken from the Garage, Service/Repair cost schedules.

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

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

Base Rate for Upper Floors = 28.30

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

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: 0.960

Ave. Floor Area: 2,760 Perimeter: 152 Perim. Multiplier: 1.050

Refined Square Foot Cost for Upper Floors: 28.53

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 41.649

45-006-124-036-00	2018 Est. T.C.V.	CONSUMERS ENERGY
Property Class: 301		5615 S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 3301.3301 INDUSTRIAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	120.00	1.0000	0.0000	0	100*		0
VOL III CH IND SITE			12000	SqFt	2.25000	246	RATE ADJ FOR ZONING & SIZE: DRAIN FIELD	66,420
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 66,420

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.46	1260	50	1,141
Fencing: Wire Mesh, #9	1.90	1.46	168	70	326
Fencing: Gates, Mesh, 5'	300.00	1.46	1	70	307
Total Estimated Land Improvements True Cash Value =					1,774

2018 Est. T.C.V. 006-124-036-00 = 68,194

Est. TCV/Total Floor Area = 2.97

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
34,100	34,100	34,100	8,117	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	170	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
34,100	34,100	34,100	8,287	8,287	0	

45-006-124-037-00 2018 Est. T.C.V. COOPER VERLYN F & KATHRYN B
 Property Class: 401 5815 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GROUP G		\$160000			160000	100		160,000
66 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								160,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	2000	0	0
Shed: Wood Frame	8.46	1.00	144	50	609
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 =					2,109

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	48.38	-8.40	0.66	1008	40,965

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

CGEP (1 Story), Standard	30.64	192	5,883
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(16) Deck/Balcony

Treated Wood, Standard	6.92	144	996
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County Multiplier = 1.39 => Cost New = 79,716

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,829

Separately Depreciated Items:

(17) Garages

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

Base Cost	15.03	672	10,100
County Multiplier = 1.39 =>			Cost New = 14,039
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,			Depr.Cost = 3,510

Total Depreciated Cost = 51,339

ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 94,978

2018 Est. T.C.V. 006-124-037-00 = 257,087

Est. TCV/Total Floor Area = 255.05, Most recent sale 02/16/1976 for 8,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
128,900	128,900	128,900	74,751	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	1,569	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
128,500	128,500	128,500	76,320	76,320	76,320	

45-006-124-038-00 2018 Est. T.C.V. IHME ROBERT N JR & RANAE M
 Property Class: 401 5865 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	100.00	395.74	0.9533	1.0000	2900	100		276,458
FISHER LK "C"	21.08	395.74	0.9263	1.0000	2300	50	SURPLUS: ZONING 100 ft	22,456
121 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								298,915

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	4300	0	0
Dock: Light posts	25.61	1.00	80	50	1,024
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	95	7,125
Total Estimated Land Improvements True Cash Value =					8,149

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1902 SF Floor Area = 2712 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	84.18	-10.31	0.00	1626	120,113
1	Story Siding	Crawl Space	73.35	-10.31	0.00	276	17,399
1	Story Siding	Overhang	39.68	0.00	0.00	403	15,991

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer	11.20		64				717

(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
Microwave	690.00		1				690
Self Clean Range	1535.00		1				1,535
Fireplace: Exterior 1 Story	4925.00		1				4,925
Fireplace: Direct-Vented Gas	2000.00		1				2,000

(16) Porches							
WCP (1 Story), Standard	25.13		192				4,825

(16) Deck/Balcony							
Treated Wood, Standard	6.90		733				5,058

(17) Garages

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

Base Cost	23.14		806				18,651
Common Wall: 1 Wall	-1425.00		1				-1,425
Automatic Doors	425.00		1				425

County Multiplier = 1.39 => Cost New = 288,297

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 259,467
ECF (4605 FISHER LAKE) 1.850 => TCv of Bldg: 1 = 480,015

2018 Est. T.C.V. 006-124-038-00 = 787,079

Est. TCv/Total Floor Area = 290.22, Most recent sale 05/05/2004 for 325,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
409,200	409,200	409,200	352,524	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-15,700	0	7,403	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
393,500	393,500	393,500	359,927	359,927	359,927	

45-006-124-040-00 2018 Est. T.C.V. CRYSTAL HARBOR MARINA
 Property Class: 202 S DUNNS FARM RD
 Map #: 43 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	761.00	300.00	0.6021	1.0000	3600	105	TUCKER CREEK FRONTAGE AS WELL	1,731,930
761 Actual Front Feet, 5.24 Total Acres Total Est. Land Value =								1,731,930

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.39	1366	97	6,244
Total Estimated Land Improvements True Cash Value =					6,244

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

Description of Occupancy: AT RD 100'X50'

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

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

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 5,000 Perimeter: 300 Perim. Multiplier: 0.935
 Refined Square Foot Cost for Upper Floors: 8.02

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 11.151

Total Floor Area: 5,000 Base Cost New of Upper Floors = 55,755

Reproduction/Replacement Cost = 55,755

Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 19,514

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

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

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
Total Base Cost New =						0

County Multiplier: 1.39 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0

Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 28,296
 Replacement Cost/Floor Area= 11.15 Est. TCV/Floor Area= 5.66

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2013

Description of Occupancy: SOUTH BLDG@RD 60'X65'

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

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

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.040
 Ave. Floor Area: 3,900 Perimeter: 250 Perim. Multiplier: 0.946
 Refined Square Foot Cost for Upper Floors: 8.12

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 11.282

Total Floor Area: 3,900 Base Cost New of Upper Floors = 44,001

Reproduction/Replacement Cost = 44,001

Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 15,400

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

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

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Stories Adj.	Base Cost
Total Base Cost New =						0
County Multiplier: 1.39 Architectural Multiplier: 0.00 Combined: 0.000						
Reproduction/Replacement Cost =						0
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0						
Total Depreciated Cost =						0
ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 =						22,330
Replacement Cost/Floor Area= 11.28 Est. TCV/Floor Area= 5.73						

Total Estimated True Cash Value of Commercial/Industrial Buildings = 50,626

2018 Est. T.C.V. 006-124-040-00						=	1,788,800
Est. TCV/Total Floor Area = 200.99							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
862,800	862,800	862,800	129,998	2.10			
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	31,600	0	0	2,729	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
894,400	894,400	894,400	132,727	132,727		0	

45-006-124-040-11	2018 Est. T.C.V.	GERGOSIAN EDWARD M
Property Class: 402		S DUNNS FARM RD
Map #: 43	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	100.00	324.17	0.7362	1.0000	2300	100		169,337
CREEK/WET	115.00	324.17	1.0000	1.0000	150	100		17,250
215 Actual Front Feet, 1.60 Total Acres								Total Est. Land Value = 186,587

2018 Est. T.C.V. 006-124-040-11 = 186,587

Est. TCV/Total Floor Area = 20.96

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
96,600	96,600	96,600	48,591	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,300	0	0	1,020	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
93,300	93,300	93,300	49,611	49,611	0	

45-006-124-047-00 2018 Est. T.C.V. PALEN G & L TRUST & PALEN GREGORY C
 Property Class: 401 5910 S DUNNS FARM RD
 Map #: 44 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA
 * Factors * WITH WETLANDS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	100.00	515.00	0.8823	1.0000	2900	100		255,875
FISHER LK "C"	65.00	515.00	0.8185	1.0000	2300	50	SURPLUS: ZONING 100 FT	61,181
165 Actual Front Feet, 1.95 Total Acres Total Est. Land Value =								317,056

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 CD Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 846 SF Floor Area = 1197 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	78.40	-9.16	0.00	702	48,606
1	Story Siding	Crawl Space	61.46	-9.16	0.00	144	7,531

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	31.02	208	6,452
CGEP (1 Story), Standard	70.13	36	2,525

(16) Deck/Balcony

Treated Wood, Standard	7.20	150	1,080
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(17) Garages

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

Base Cost	22.15	308	6,822
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 117,152

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 64,433
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 119,202

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

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

Ground Area = Size for Rates = 556 SF Floor Area = 556 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.54	-9.88	0.00	556	25,943

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(16) Porches

CGEP (1 Story), Standard	35.38	136	4,812
WPP, Standard	12.19	120	1,463
WPP, Standard	25.48	24	612

(16) Deck/Balcony

Treated Wood, Standard	15.04	21	316
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County Multiplier = 1.39 => Cost New = 46,801

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 25,741
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 2 = 47,620

2018 Est. T.C.V. 006-124-047-00 = 485,378

Est. TCV/Total Floor Area = 276.88, Most recent sale 11/14/1988 for 30,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
274,900	274,900	274,900	104,802	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-32,200	0	0	2,200	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
242,700	242,700	242,700	107,002	107,002	0	

45-006-124-048-00 2018 Est. T.C.V. DUNLOP PETER R & RAONA L
 Property Class: 401 5991 S FISHER RD
 Map #: 43 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	100.00	157.50	1.0000	1.0000	2300	100		230,000
100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								230,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					384

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 360 SF Floor Area = 360 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.11	-9.73	0.59	360	17,269

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
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(16) Porches

WGEP (1 Story), Standard	32.39	160	5,182
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County Multiplier = 1.39 => Cost New = 40,806

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 50/100/100/27.5, Depr.Cost = 11,222
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 20,760

2018 Est. T.C.V. 006-124-048-00 = 251,144

Est. TCV/Total Floor Area = 697.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,600	125,600	125,600	55,924	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	1,174	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
125,600	125,600	125,600	57,098	57,098	0	

45-006-124-049-00	2018 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 703		S MILLER HILL RD
Map #: 43	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT EXEMPT			40.00 Acres		8000	100		320,000
		40.00 Total Acres			Total Est.		Land Value =	320,000

2018 Est. T.C.V. 006-124-049-00	=	0
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Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

45-006-124-051-00 2018 Est. T.C.V. DUPONT OLIVIA J TRUST
 Property Class: 401 5976 S DUNNS FARM RD
 Map #: 44 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA
 * Factors * WITH WETLANDS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	1000.10	0.8452	1.0000	3600	100		304,256
FISHER LK "C"	96.00	1000.10	0.7640	1.0000	2300	50	SURPLUS: ZONING 100 ft	84,346
196 Actual Front Feet, 4.50 Total Acres Total Est. Land Value =								388,602

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Gazebo(s): Standard	1800.00	1.00	1	50	900
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					8,400

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1925

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 649 SF Floor Area = 649 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Crawl Space	69.80	-9.82	-1.63	649	37,869

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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: Wood Stove	1125.00	1	1,125

(16) Porches

WGEP (1 Story), Standard	43.42	96	4,168
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(16) Deck/Balcony

Treated Wood, Standard	8.37	84	703
Treated Wood, Standard	10.15	48	487

County Multiplier = 1.39 => Cost New = 74,807

Notes: CABIN1

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 41,144
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 76,116

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls B-10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2256 SF Floor Area = 4071 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	92.93	-10.12	2.37	2256	192,166
1	Story Siding	Overhang	44.97	0.00	0.00	687	30,894

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer	9.45	300	2,835
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	1	4,650
2 Fixture Bath	3100.00	1	3,100

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
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Parcel Number: 45-006-124-051-00

Page: 2

Fireplace: Exterior 1 Story	5525.00	1	5,525
(16) Porches			
WCP (1 Story), Standard	23.12	371	8,578
WGEP (1 Story), Standard	52.91	152	8,042
WCP (1 Story), Standard	34.18	112	3,828
(16) Deck/Balcony			
Treated Wood, Standard	8.63	165	1,424
Treated Wood, Standard	19.83	20	397
Wood Balcony	27.25	120	3,270
(17) Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.55	1375	35,131
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000
County Multiplier = 1.39 =>		Cost New =	434,466
Notes: RESIDENCE			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,		Depr.Cost =	391,019
ECF (4605 FISHER LAKE)		1.850 => TCV of Bldg: 2 =	723,385

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1925

(11) Heating System: Wall/Floor Furnace							
Ground Area = Size for Rates = 673 SF Floor Area = 673 SF.							
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.95	-9.73	-1.63	673	36,066
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: Wood Stove			1125.00			1	1,125
(16) Porches							
WGEP (1 Story), Standard			35.36			144	5,092
(16) Deck/Balcony							
Treated Wood, Standard			8.55			77	658
County Multiplier = 1.39 =>		Cost New =				62,531	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,		Depr.Cost =				34,392	
ECF (4605 FISHER LAKE)		1.850 => TCV of Bldg: 3 =				63,625	

2018 Est. T.C.V. 006-124-051-00						=	1,260,128
Est. TCV/Total Floor Area = 233.66, Most recent sale 11/22/1994 for 335,000							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
634,600	634,600	634,600	593,580	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment		Losses	
0	-4,500	0	0	12,465		0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-		PRE/MBT	
630,100	630,100	630,100	606,045	606,045		527,259	

45-006-124-053-00 2018 Est. T.C.V. LINSON CM & LINSON AD & JOHNSON JHC
 Property Class: 401 5960 S DUNNS FARM RD
 Map #: 44 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	43.00	515.00	1.2349	1.0000	2900	100		153,992
43 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								153,992

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.59	1.00	80	50	384
Total Estimated Land Improvements True Cash Value =					384

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1950

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 611 SF Floor Area = 755 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Pine Logs	Slab	78.52	-10.68	0.61	575	39,359
1	Story Siding	Slab	55.00	-10.68	0.48	36	1,613

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
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(16) Porches

WPP, Standard	12.73	112	1,426
WPP, Standard	27.51	21	578

County Multiplier = 1.39 => Cost New = 69,333

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 50/100/100/27.5, Depr.Cost = 19,067
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 35,273

2018 Est. T.C.V. 006-124-053-00 = 189,649

Est. TCV/Total Floor Area = 251.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,500	113,500	113,500	67,161	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-18,700	0	0	1,410	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,800	94,800	94,800	68,571	68,571	68,571	

45-006-124-054-00 2018 Est. T.C.V. BRAMMER LAWRENCE F TRUSTEE
 Property Class: 401 5940 S DUNNS FARM RD
 Map #: 44 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "B"	100.00	513.00	0.9515	1.0000	2900	100		275,936
FISHER LK "C"	22.00	513.00	0.9235	1.0000	2300	50	SURPLUS: ZONING 100 ft	23,366
122 Actual Front Feet, 1.44 Total Acres Total Est. Land Value =								299,301

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	3200	0	0
D/W/P: 3.5 Concrete	3.44	1.00	150	0	0
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 Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1965

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 2280 SF Floor Area = 2280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.36	-7.86	-0.27	2280	116,804

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
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(16) Porches

WGEP (1 Story), Standard	27.70	300	8,310
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(17) Garages

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

Base Cost	22.38	588	13,159
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

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

Base Cost	10.91	2400	26,184
Common Wall: 1 Wall	-975.00	1	-975
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 241,989

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 169,392
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 313,376

2018 Est. T.C.V. 006-124-054-00 = 617,427

Est. TCV/Total Floor Area = 270.80

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
340,400	340,400	340,400	136,872	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-31,700	0	2,874	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
308,700	308,700	308,700	139,746	139,746	0

45-006-125-001-00	2018 Est. T.C.V.	GLEN EDEN LLC
Property Class: 401		4615 W NORTHWOOD DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	294.00	728.41	0.8060	1.0000	15000	100		3,554,423
FISHER LK3200	100.00	382.62	1.0000	1.0000	3200	100	FISHER LAKE	320,000
294 Actual Front Feet, 5.79 Total Acres Total Est. Land Value =								3,874,423

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.41	1.00	808	0	0
Shed: Wood Frame	19.07	1.00	50	50	477
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	2.0	100	3,000
LAND IMPROVEMENTS 10	10000.00	1.00	3.0	100	30,000
Total Estimated Land Improvements True Cash Value =					33,477

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1351 SF Floor Area = 1351 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.82	-9.03	1.92	528	29,943
1	Story Siding	Basement	63.82	0.00	1.92	823	54,104

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	200	2,050

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches			
CCP (1 Story), Standard	49.04	32	1,569
WCP (1 Story), Standard	45.75	36	1,647

(17) Garages

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

Base Cost	10.13	1152	11,670
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.39 => Cost New = 154,266

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/ 50/100/30.0, Depr.Cost = 46,280
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 85,618

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 320 SF Floor Area = 320 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	85.35	-12.47	1.92	320	23,936

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	20	205

(13) Plumbing			
Average Fixture(s)	760.00	1	760

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches			
WCP (1 Story), Standard	66.55	16	1,065

(16) Deck/Balcony
 Treated Wood,Standard 9.42 66 622

County Multiplier = 1.39 => Cost New = 45,005

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/ 50/100/30.0, Depr.Cost = 13,501
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 24,978

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls B Blt 2000

(11) Heating System: Forced Heat & Cool
 Ground Area = Size for Rates = 3929 SF Floor Area = 7434 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	121.69	-10.48	3.51	3080	353,338
1.5	Story Siding	Crawl Space	98.11	-10.48	2.63	849	76,631

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 12.15 400 4,860

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
2 Fixture Bath	3100.00	1	3,100
Extra Sink	875.00	1	875

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches
 CCP (1 Story), Standard 40.92 64 2,619

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

Base Cost	Rate	Size	Cost
Base Cost	21.61	841	18,174
Common Wall: 1 Wall	-1450.00	1	-1,450
Automatic Doors	500.00	2	1,000
Storage area over garage	4.85	420	2,037

County Multiplier = 1.39 => Cost New = 665,856

Notes: 4551 MAIN RESIDENCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 599,271
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 1,108,651

2018 Est. T.C.V. 006-125-001-00 = 5,127,147

Est. TCV/Total Floor Area = 563.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
2,568,000	2,568,000	2,568,000	1,991,245	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,400	0	41,816	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
2,563,600	2,563,600	2,563,600	2,033,061	2,033,061	0	

45-006-125-002-00 2018 Est. T.C.V. WELLS CLIFFORD & MARY REV LIV TRUST
 Property Class: 401 4413 W GLEN EDEN DR
 Map #: 47 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	90.00	275.88	1.0267	1.0837	6000	100		600,836
90 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								600,836

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 800 SF Floor Area = 800 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	51.10	-8.95	0.48	800	34,104

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
Separate Shower	580.00	1	580

(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

County Multiplier = 1.39 => Cost New = 61,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 33,782
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 62,498

2018 Est. T.C.V. 006-125-002-00 = 665,834

Est. TCV/Total Floor Area = 832.29, Most recent sale 05/23/2010 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
309,900	309,900	309,900	293,864	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	23,000	0	6,171	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
332,900	332,900	332,900	300,035	300,035	0	

45-006-125-003-00 2018 Est. T.C.V. GASS JUDITH E & GASS MARY ELLEN
 Property Class: 401 4411 W GLEN EDEN DR
 Map #: 47 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
FISHER LK3200	200.00	297.41	1.0000	1.0000	3200	100		640,000
FISHER LK3200	90.00	297.41	1.0000	1.0000	3200	50	SURPLUS & EXCESS	144,000
290 Actual Front Feet, 1.98 Total Acres Total Est. Land Value =								784,000

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 Blt 1965

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1265 SF Floor Area = 1265 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.48	-9.18	0.00	1265	69,955

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	10.37	271	2,810
CPP, Standard	15.73	96	1,510
WPP, Standard	11.72	160	1,875

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

Base Cost	17.25	600	10,350
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 141,690

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 85,014
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 157,276

2018 Est. T.C.V. 006-125-003-00						=	942,776
Est. TCV/Total Floor Area = 745.28							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
472,000	472,000	472,000	267,257	2.10			
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-600	0	5,612	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
471,400	471,400	471,400	272,869	272,869	0		

45-006-125-004-00	2018 Est. T.C.V.	GORDON DANIEL A & MARGUERITE
Property Class: 402		W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
FISHER LK "C"	100.00	248.00	0.6444	1.0000	2300	100		148,211
RURAL 600/FF	50.00	248.00	1.0000	1.0000	600	50	SURPLUS: ZONING & PURC	15,000
RURAL 600/FF	150.00	306.60	1.0000	1.0000	600	100		90,000
300 Actual Front Feet, 1.91 Total Acres								Total Est. Land Value = 253,211

2018 Est. T.C.V. 006-125-004-00 = 253,211

Est. TCV/Total Floor Area = 200.17, Most recent sale 08/28/2009 for 600,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
130,800	130,800	130,800	128,546	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,200	0	-1,946	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
126,600	126,600	126,600	131,245	126,600	0

45-006-125-005-00	2018 Est. T.C.V.	HALEY EDNA JANE
Property Class: 402		W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CREEK/WET	50.00	200.00	1.0000	1.0000	150	100		7,500
50 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =
								7,500

2018 Est. T.C.V. 006-125-005-00 = 7,500

Est. TCV/Total Floor Area = 5.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
3,800	3,800	3,800	382	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	8	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
3,800	3,800	3,800	390	390	0	

45-006-125-005-10	2018 Est. T.C.V.	JJ&P REAL ESTATE LLC
Property Class: 401		4405 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	100.00	274.30	0.8065	1.0000	2300	100		185,497
FISHER LK "C"	71.19	274.30	0.8065	1.0000	2300	50	SURPLUS: ZONING 100 ft	66,028
171 Actual Front Feet, 1.08 Total Acres								Total Est. Land Value = 251,524

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	25.61	1.00	160	50	2,049
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 =					3,549

2018 Est. T.C.V. 006-125-005-10 = 255,073

Est. TCV/Total Floor Area = 201.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
423,700	423,700	423,700	179,574	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,000	291,200	0	1,179	123,417	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
127,500	127,500	127,500	57,336	57,336	0	

45-006-125-005-20	2018 Est. T.C.V.	GORDON DANIEL A & MARGUERITE
Property Class: 402		W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W GLEN EDEN DR	100.00	326.70	1.0000	1.0000	1200	100		120,000
W GLEN EDEN DR	40.00	326.76	1.0000	1.0000	1200	50	SURPLUS: ZONING 100 ft	24,000
140 Actual Front Feet, 1.05 Total Acres								Total Est. Land Value = 144,000

2018 Est. T.C.V. 006-125-005-20 = 144,000

Est. TCV/Total Floor Area = 113.83, Most recent sale 08/28/2009 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
72,000	72,000	72,000	72,000	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
72,000	72,000	72,000	73,512	72,000	0

45-006-125-006-00	2018 Est. T.C.V.	HAGERTY COTTAGE LLC
Property Class: 402		W GLEN EDEN DR
Map #: 47	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	219.54	0.9212	1.0236	6000	100	565,724
GRADE"D"	6000	38.89	219.54	0.9212	1.0236	6000	50 SURPLUS: ZONING 100 ft	110,005
139 Actual Front Feet, 0.70 Total Acres								Total Est. Land Value = 675,730

2018 Est. T.C.V. 006-125-006-00 = 675,730

Est. TCV/Total Floor Area = 534.17, Most recent sale 03/11/2010 for 775,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
330,100	330,100	330,100	330,100	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,800	0	0	6,932	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
337,900	337,900	337,900	337,032	337,032	0

45-006-125-008-00 2018 Est. T.C.V. HALEY JANE G TRUST
 Property Class: 401 4541 W GLEN EDEN DR
 Map #: 47 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	184.74	0.8750	1.0000	15000	100		1,312,455
GROUP A 15000	95.00	184.74	0.8750	1.0000	15000	50	SURPLUS: ZONING 100 ft	623,416
195 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								1,935,871

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Landscaping: Spreading Plants	0.63	1.00	10000	0	0
D/W/P: Asphalt Paving	1.61	1.00	6500	0	0
D/W/P: 4in Concrete	3.61	1.00	535	0	0
Shed: Wood Frame	8.12	1.00	574	50	2,330
Shed: Wood Frame	9.48	1.00	225	50	1,067
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 =					10,898

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 1991

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 3293 SF Floor Area = 4116 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	82.39	0.00	1.78	1960	164,973
1.25	Story Siding	Crawl Space	82.39	-9.43	1.78	1333	99,628

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	300	3,645

(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, 150 Feet	4475.00	1	4,475
1000 Gal Septic	3850.00	1	3,850

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 1 Story	4575.00	1	4,575

(16) Porches			
CPP, Standard	30.25	25	756
CPP, Standard	34.21	20	684

(16) Deck/Balcony			
Treated Wood, Standard	8.06	240	1,934

(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	31.33	648	20,302
Stone Veneer	12.15	72	875
Automatic Doors	500.00	2	1,000
Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	12.54	768	9,631
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 467,435

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 373,948
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 691,803

2018 Est. T.C.V. 006-125-008-00 = 2,638,572

Est. TCV/Total Floor Area = 641.05, Most recent sale 09/02/2005 for 3,100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,321,800	1,321,800	1,321,800	1,052,587	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,500	0	0	22,104	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	

Parcel Number: 45-006-125-008-00

Page: 2

1,319,300	1,319,300	1,319,300	1,074,691	1,074,691	0
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45-006-125-009-00	2018 Est. T.C.V.	SMITH BARBARA JEAN TRUST
Property Class: 401		4515 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	276.00	0.9457	1.0000	3600	100		340,467
FISHER LK "C"	25.00	276.00	0.9146	1.0000	2300	50	SURPLUS: ZONING 100 ft	26,295
125 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								366,762

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	19.57	1.00	80	50	783
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 =					3,283

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.22	-7.63	0.00	1692	78,830

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard 23.85 150 3,578

(16) Deck/Balcony

Treated Wood, Standard 5.98 509 3,044

(17) Garages

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

Base Cost 15.69 678 10,638
Automatic Doors 375.00 2 750

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

Base Cost 14.95 392 5,860

County Multiplier = 1.39 =>

Cost New = 157,195

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 102,177
ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 189,027

2018 Est. T.C.V. 006-125-009-00 = 559,072

Est. TCV/Total Floor Area = 330.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
280,400	280,400	280,400	279,089	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-900	0	411	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
279,500	279,500	279,500	284,949	279,500	279,500	

45-006-125-010-00	2018 Est. T.C.V.	4973 NORTHWOOD LLC
Property Class: 402		W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4114.4114 LAKE MICH NORTHWOODS SUNSET

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOODS	1400	102.001	200.00	0.9960	1.0000	1400	100	142,236
ACREAGE TABLE 4114			2.760 Acres		21,739	100		60,000
102 Actual Front Feet, 5.57 Total Acres								Total Est. Land Value = 202,236

2018 Est. T.C.V. 006-125-010-00 = 202,236

Est. TCV/Total Floor Area = 119.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
101,100	101,100	101,100	73,751	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,548	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
101,100	101,100	101,100	75,299	75,299	0	

45-006-125-011-00 2018 Est. T.C.V. GORDON DAVID S & PENELOPE P
 Property Class: 401 6095 S FISHER RD
 Map #: 46,45 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	824.74	0.9036	1.0000	3600	100		325,297
FISHER LK "A"	50.00	842.74	0.9036	1.0000	3600	50	SURPLUS: ZONING 100 ft	81,324
150 Actual Front Feet, 2.86 Total Acres Total Est. Land Value =								406,621

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	2000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-5 Blt 1965

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.66	-8.09	0.00	1680	84,958

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	16.66	80	1,333
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(17) Garages

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

Base Cost	15.61	754	11,770
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

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

Base Cost	17.55	576	10,109
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 169,551

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 101,731
ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 188,202

2018 Est. T.C.V. 006-125-011-00 = 597,323

Est. TCV/Total Floor Area = 355.55, Most recent sale 09/21/2012 for 610,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
299,300	299,300	299,300	296,845	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	1,855	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
298,700	298,700	298,700	303,078	298,700	0	

45-006-125-012-00 2018 Est. T.C.V. GORDON PENELOPE PATTON TRUST
 Property Class: 401 4985 W NORTHWOOD DR
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	343.38	0.9355	1.0000	15000	50	INTEREST SPLIT	701,649
GROUP A 15000	39.54	343.38	0.9355	1.0000	15000	25	SURPLUS&INT SPLIT	138,726
140 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								840,375

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 1979

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 2162 SF Floor Area = 2162 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.76	-8.37	-0.28	1490	80,624
1	Story Siding	Crawl Space	62.76	-8.37	-0.28	672	36,362

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	13.06	32	418
Treated Wood, Standard	6.95	220	1,529

(17) Garages

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

Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 202,943

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/ 50/39.5, Depr.Cost = 80,162

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 148,300

2018 Est. T.C.V. 006-125-012-00 = 993,675

Est. TCV/Total Floor Area = 459.61, Most recent sale 05/05/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
497,400	497,400	497,400	186,020	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	3,906	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
496,800	496,800	496,800	189,926	189,926	0	

45-006-125-012-01 2018 Est. T.C.V. MEYERS ANN P
 Property Class: 401 4985 W NORTHWOOD DR
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	343.38	0.9355	1.0000	15000	50	INTEREST SPLIT	701,649
GROUP A 15000	39.54	343.38	0.9355	1.0000	15000	25	SURPLUS & INTEREST SPLIT	138,726
140 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								840,375

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 1979

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 2162 SF Floor Area = 2162 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.76	-8.37	-0.28	1490	80,624
1	Story Siding	Crawl Space	62.76	-8.37	-0.28	672	36,362

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	13.06	32	418
Treated Wood, Standard	6.95	220	1,529

(17) Garages

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

Base Cost	19.20	576	11,059
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 =>

Cost New = 202,943

Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/ 50/39.5, Depr.Cost = 80,162

Economic Depreciation because of: INTEREST SPLIT

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 148,300

2018 Est. T.C.V. 006-125-012-01 = 993,675

Est. TCV/Total Floor Area = 459.61

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
497,400	497,400	497,400	186,021	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	3,906	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
496,800	496,800	496,800	189,927	189,927	0	

45-006-125-013-00	2018 Est. T.C.V.	SELBY BENJAMIN J & CAROLYN L
Property Class: 402		S FISHER RD
Map #: 46,45	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	850.00	1.0000	1.0000	3600	100		360,000
100 Actual Front Feet, 1.95 Total Acres								Total Est. Land Value = 360,000

2018 Est. T.C.V. 006-125-013-00 = 360,000

Est. TCV/Total Floor Area = 166.51

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
180,000	180,000	180,000	55,818	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	1,172	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
180,000	180,000	180,000	56,990	56,990	56,990		

45-006-125-014-00 2018 Est. T.C.V. TITUSKIN WILLIAM & ELIZABETH
 Property Class: 401 6121 S FISHER RD
 Map #: 46,45 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	900.00	1.0000	1.0000	3600	100		360,000
100 Actual Front Feet, 2.07 Total Acres Total Est. Land Value =								360,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1278 SF Floor Area = 1278 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.37	-9.16	-0.27	1278	70,213

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
 Fireplace: Interior 1 Story 3250.00 1 3,250

(16) Deck/Balcony

Treated Wood,Standard 7.00 210 1,470

(17) Garages

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

Base Cost 10.91 1200 13,092
 Automatic Doors 375.00 2 750

County Multiplier = 1.39 => Cost New = 135,157

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 87,852
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 162,526

2018 Est. T.C.V. 006-125-014-00 = 525,026

Est. TCV/Total Floor Area = 410.82

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
263,100	263,100	263,100	104,446	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	2,193	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
262,500	262,500	262,500	106,639	106,639	106,639	

45-006-125-015-00	2018 Est. T.C.V.	MERRIMAN DAVID D ESTATE
Property Class: 402		S DUNNS FARM RD
Map #:	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> DRAIN FIELD&ROW					1	100		1
4019 SEC 1 ROW \$0/A			2.23 Acres		0	100		0
			2.23 Total Acres				Total Est. Land Value =	1

2018 Est. T.C.V. 006-125-015-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 02/13/1984 for 2,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	0	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
0	0	0	0	0	0	

45-006-125-015-10	2018 Est. T.C.V.	LATTIMORE NINA B
Property Class: 402		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4019.4019 RURAL ACREAGE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> DRAIN FIELD&ROW					1	100		1
59 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =			1

2018 Est. T.C.V. 006-125-015-10	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/05/1984 for 1					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-125-017-00 2018 Est. T.C.V. 4973 NORTHWOOD LLC
 Property Class: 401 4973 W NORTHWOOD DR
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	341.42	0.8842	1.0000	15000	100		1,326,346
GROUP A 15000	85.00	341.42	0.8842	1.0000	15000	50	SURPLUS: ZONING 100 ft	563,697
185 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =								1,890,043

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.98	1.00	296	50	1,921
Shed: Wood Frame	15.05	1.00	163	50	1,227
Dock: Light posts	28.34	1.00	720	50	10,202
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 =					23,349

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 1979

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 2418 SF Floor Area = 4120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	127.08	-10.98	3.41	1702	203,406
1	Story Siding	Crawl Space	82.49	-10.98	1.71	716	52,426

Other Additions/Adjustments Rate Size Cost

(13) Plumbing							
Average Fixture(s)		1475.00			1	1,475	
3 Fixture Bath		4650.00			3	13,950	

(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			2	10,700	
Fireplace: Exterior 2 Story		6600.00			1	6,600	

(16) Porches							
CCP (1 Story), Standard		44.45			50	2,223	
WPP, Standard		14.60			160	2,336	
CCP (1 Story), Standard		38.02			76	2,890	

(16) Deck/Balcony							
Treated Wood, Standard		7.15			841	6,013	
Treated Wood, Standard		11.22			63	707	

(17) Garages							
Class: B Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost		25.55			2522	64,437	
Mechanical Doors		425.00			4	1,700	
Storage area over garage		4.85			2018	9,787	

County Multiplier = 1.39 => Cost New = 541,647

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 406,235

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 = 409,085

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 756,807

2018 Est. T.C.V. 006-125-017-00 = 2,670,199

Est. TCV/Total Floor Area = 648.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,337,800	1,337,800	1,337,800	1,052,381	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,700	0	0	22,100	0	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,335,100	1,335,100	1,335,100	1,074,481	1,074,481	0

45-006-125-018-00 2018 Est. T.C.V. MARTIN VAN W & SHARON C
 Property Class: 401 4859 W NORTHWOOD DR
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	336.94	0.9221	1.0000	15000	100		1,383,162
GROUP A 15000	50.00	336.94	0.9221	1.0000	15000	50	SURPLUS: ZONING 100 ft	345,790
ROAD FRONT 1000	150.00	1071.93	1.0000	1.0000	1000	100	ACROSS STREET	150,000
150 Actual Front Feet, 4.85 Total Acres Total Est. Land Value =								1,878,952

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 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 A Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2786 SF Floor Area = 4876 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	172.68	-12.48	0.00	2786	446,317

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 14.80 300 4,440

(13) Plumbing
 Average Fixture(s) 1950.00 1 1,950
 3 Fixture Bath 6150.00 1 6,150
 2 Fixture Bath 4100.00 1 4,100
 Separate Shower 1880.00 1 1,880

(14) Water/Sewer
 Well, 100 Feet 3550.00 1 3,550
 1000 Gal Septic 4225.00 1 4,225

(15) Built-Ins & Fireplaces
 Appliance Allowance 5650.00 1 5,650
 Fireplace: Interior 2 Story 5975.00 1 5,975
 Fireplace: Exterior 1 Story 6225.00 1 6,225

(16) Porches
 CCP (1 Story), Standard 33.20 184 6,109
 CCP (1 Story), Standard 58.22 45 2,620
 CSEP (1 Story), Standard 34.14 299 10,208
 CCP (1 Story), Standard 23.77 568 13,501
 WPP, Standard 21.79 72 1,569

(17) Garages
 Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)
 Base Cost 11.87 864 10,256
 Mechanical Doors 350.00 1 350

County Multiplier = 1.39 => Cost New = 743,754

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 632,191
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,169,553

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls A Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 0 SF Floor Area = 468 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	85.18	0.00	0.00	468	39,864

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 1950.00 1 1,950

(17) Garages
 Class:A Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 38.18 936 35,736

Automatic Doors	675.00	2	1,350			
County Multiplier = 1.39 =>				Cost New =	109,672	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,				Depr.Cost =	93,221	
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 2	=		172,459	
<hr/>						
2018 Est. T.C.V. 006-125-018-00				=	3,230,964	
Est. TCV/Total Floor Area = 604.60						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,660,100	1,660,100	1,660,100	657,015	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-44,600	0	0	13,797	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,615,500	1,615,500	1,615,500	670,812	670,812	0	

45-006-125-019-00 2018 Est. T.C.V. SMITH DEAN E JR & MILDRED ANNE
 Property Class: 401 6141 S FISHER RD
 Map #: 46,45 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	850.87	0.8895	1.0000	3600	100		320,227
FISHER LK "A"	59.73	850.87	0.8895	1.0000	3600	50	SURPLUS: ZONING 100 ft	95,631
160 Actual Front Feet, 3.12 Total Acres Total Est. Land Value =								415,858

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2471 SF Floor Area = 3488 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Pine Logs	Crawl Space	100.41	-9.58	2.77	2033	190,289
1	Story Siding	Crawl Space	70.88	-9.58	1.85	438	27,660

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	11.20	200	2,240
(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 2 Story	5875.00	1	5,875
(16) Porches			
WCP (1 Story), Standard	33.03	98	3,237
WCP (1 Story), Standard	21.00	360	7,560
(16) Deck/Balcony			
Treated Wood, Standard	6.90	998	6,886
(17) Garages			
Class:D Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	15.95	1271	20,272
Automatic Doors	350.00	2	700
Storage area over garage	3.75	1142	4,283

County Multiplier = 1.39 => Cost New = 398,070

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 338,360
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 625,966

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

Description of Occupancy: MORTON POLE

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

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 0	Height per Story Multiplier: 0.960
Ave. Floor Area: 1,620	Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 7.92	

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 11.009

Parcel Number: 45-006-125-019-00

Page: 2

45-006-125-020-00 2018 Est. T.C.V. BELLOWS RANDALL F & JEFFREY A
 Property Class: 401 4873 W NORTHWOOD DR
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	307.85	0.8894	1.0000	15000	100		1,334,079
GROUP A 15000	79.70	307.85	0.8894	1.0000	15000	50	SURPLUS: ZONING 100 ft	531,631
180 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								1,865,710

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1946

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 3156 SF Floor Area = 3156 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.37	-7.30	-0.27	3156	157,169

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: Interior 1 Story	3250.00	2	6,500
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CCP (1 Story), Standard	19.59	316	6,190
CPP, Standard	10.04	301	3,022
CPP, Standard	18.89	57	1,077
WSEP (2 Story), Standard	51.40	117	6,014

(16) Deck/Balcony

Treated Wood, Standard	6.10	954	5,819
Treated Wood, Standard	8.35	98	818

(17) Garages

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

Base Cost	20.17	419	8,451
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 292,902

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 187,457
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 346,796

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 872 SF Floor Area = 872 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.06	-9.09	0.00	872	45,318

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CCP (1 Story), Standard	46.45	33	1,533
CPP, Standard	11.54	179	2,066

County Multiplier = 1.39 => Cost New = 70,836

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 42,502
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 78,628

2018 Est. T.C.V. 006-125-020-00 = 2,298,634

Est. TCV/Total Floor Area = 570.66, Most recent sale 06/26/1984 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,143,700	1,143,700	1,143,700	391,423	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
7,100	-1,500	0	7,100	8,219	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,149,300	1,149,300	1,149,300	406,742	406,742	0	

45-006-125-021-00 2018 Est. T.C.V. SELBY BEMJAMIN J & CAROLYN L
 Property Class: 401 6161 S FISHER RD
 Map #: 46,45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	790.27	0.8939	1.0000	3600	100		321,815
FISHER LK "A"	56.60	790.27	0.8939	1.0000	3600	50	SURPLUS: ZOINING 100 ft	91,069
157 Actual Front Feet, 2.84 Total Acres Total Est. Land Value =								412,884

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	120	50	1,279
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 =					3,779

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C+10 Blt 1940

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1896 SF Floor Area = 2370 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	76.87	-9.06	2.67	1896	133,630

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Brick Veneer 8.25 136 1,122

(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
 CCP (1 Story), Standard 65.76 17 1,118
 WPP, Standard 15.40 88 1,355

(16) Deck/Balcony
 Treated Wood,Standard 7.70 132 1,016
 Treated Wood,Standard 7.39 160 1,182
 Treated Wood,Standard 6.79 252 1,711
 Treated Wood,Standard 8.53 91 776

(17) Carports
 Comp.Shingle 7.85 225 1,766
 Comp.Shingle 7.85 225 1,766

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 25.85 225 5,816
 Mechanical Doors 350.00 1 350

County Multiplier = 1.39 => Cost New = 230,351

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 172,763
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 319,612

2018 Est. T.C.V. 006-125-021-00 = 736,275

Est. TCV/Total Floor Area = 310.66, Most recent sale 09/26/1997 for 430,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
369,300	369,300	369,300	132,656	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,200	0	2,785	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
368,100	368,100	368,100	135,441	135,441	135,441	

45-006-125-022-00 2018 Est. T.C.V. LANPHIER FAMILY TRUST
 Property Class: 401 4927 W NORTHWOOD DR
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	172.45	0.9544	1.0000	15000	100		1,431,563
GROUP A 15000	26.30	172.45	0.9544	1.0000	15000	50	SURPLUS: ZONING 100 ft	188,251
126 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								1,619,814

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	1000	0	0
D/W/P: Flagstone/Sand	15.20	1.00	500	0	0
D/W/P: 4in Ren. Conc.	6.02	1.00	560	0	0
D/W/P: Flagstone/Sand	15.20	1.00	160	0	0
Shed: Wood Frame	13.90	1.00	219	50	1,522
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 =					11,522

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2743 SF Floor Area = 3429 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	92.96	-10.69	0.00	2743	225,667

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
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
1000 Gal Septic	3850.00	1	3,850

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 1 Story	4575.00	1	4,575
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches			
WCP (1 Story), Standard	55.96	36	2,015
WCP (1 Story), Standard	55.96	36	2,015
CPP, Standard	13.11	178	2,334
CPP, Standard	18.12	79	1,431
CSEP (1 Story), Standard	39.63	115	4,557
CPP, Standard	8.65	930	8,045

(16) Deck/Balcony			
Roof Cover Only, Standard	15.20	160	2,432
Wood Balcony	27.25	100	2,725

(17) Garages			
Class: B Exterior: Pole Foundation: 42 Inch (Unfinished)			
Base Cost	16.01	2047	32,772
Automatic Doors	500.00	3	1,500
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	36.24	467	16,924
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 478,493

Notes: 2015 REBUILD STUDS, ROOF STRUCTURE, FOUNDATION, MANY ORIGINAL FLOOR BOARDS REMAIN.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =	454,568
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 =		840,951

2018 Est. T.C.V. 006-125-022-00 = 2,472,287

Est. TCV/Total Floor Area = 720.99, Most recent sale 02/07/2014 for 2,750,000

Parcel Number: 45-006-125-022-00

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2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,239,200	1,239,200	1,239,200	1,171,953	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,100	0	0	24,611	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,236,100	1,236,100	1,236,100	1,196,564	1,196,564	0	

45-006-125-023-00 2018 Est. T.C.V. WARNES ELSIE M TRUST
 Property Class: 401 6069 S FISHER RD
 Map #: 46,45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "A"	100.00	500.00	1.0000	1.0000	3600	100		360,000
100 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =								360,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.15	1.00	100	50	508
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 =					3,008

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1400 SF Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.82	-8.02	-0.21	880	41,879
1	Story Siding	Slab	55.82	-9.64	-0.21	520	23,904

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.00	300	2,400

(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

(16) Deck/Balcony			
Treated Wood, Standard	7.59	120	911

County Multiplier = 1.39 => Cost New = 106,452

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 68,129

Separately Depreciated Items:

(17) Garages

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

Base Cost	10.46	1200	12,552
Automatic Doors	375.00	1	375
County Multiplier = 1.39 =>			Cost New = 17,969
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost = 16,890

Total Depreciated Cost = 85,020

ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 157,287

2018 Est. T.C.V. 006-125-023-00 = 520,295

Est. TCV/Total Floor Area = 371.64, Most recent sale 12/30/2009 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
260,700	260,700	260,700	259,007	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	0	1,093	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
260,100	260,100	260,100	264,446	260,100	0	

45-006-125-023-10 2018 Est. T.C.V. MELVILLE DOUGLAS A & MARJORIE
 Property Class: 401 6067 S FISHER RD
 Map #: 46 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FISHER LK "C"	92.00	240.00	1.0000	1.0000	2300	100		211,600
92 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =								211,600

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-5 Blt 1920

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.23	-8.24	0.00	1132	57,721
1	Story Siding	Slab	59.23	-10.16	0.00	440	21,591

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
Fireplace: Wood Stove	1350.00	1	1,350

(16) Deck/Balcony

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

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

Base Cost	11.14	840	9,358
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 148,728

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 89,237

Separately Depreciated Items:

Square footage # 2 is depreciated at 95 %Good...	Base Cost Was =	21,591
County Multiplier = 1.39 =>	Cost New =	30,011
Phy/Ab.+hy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,	Depr.Cost =	10,504
ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1	=	184,520

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

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	70.23	-11.97	-0.71	576	33,149

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

Fireplace: Wood Stove	1125.00	1	1,125
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(16) Porches

CCP (1 Story), Standard	44.63	36	1,607
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County Multiplier = 1.39 => Cost New = 50,750

Parcel Number: 45-006-125-023-10

Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 30,450
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 2 = 56,332

2018 Est. T.C.V. 006-125-023-10 = 454,952
 Est. TCV/Total Floor Area = 211.80

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
228,300	228,300	228,300	108,289	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	2,274	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
227,500	227,500	227,500	110,563	110,563	0

45-006-125-024-00 2018 Est. T.C.V. MORLEY DAVID L & CHERYL P
 Property Class: 401 4727 W NORTHWOOD DR
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	350.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								1,500,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.01	1.00	3500	0	0
D/W/P: Flagstone/Sand	15.20	1.00	600	0	0
Fencing: Vnyl, Slat, 6'	29.41	1.00	80	0	0
Retaining Wall: Brick, 12 in.	24.89	1.00	20	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 1 STORY Cls B Blt 2015

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2337 SF Floor Area = 4300 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	118.63	-11.16	3.09	2337	258,379
1	Story Siding	Overhang	44.77	0.00	0.00	210	9,402

Other Additions/Adjustments Rate Size Cost

(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: Raised Hearth	425.00	1	425

(16) Porches

CGEP (1 Story), Standard	34.99	446	15,606
CCP (1 Story), Standard	37.14	83	3,083
CCP (1 Story), Standard	30.95	128	3,962
CPP, Standard	23.13	45	1,041

(17) Garages

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

Base Cost	25.55	1065	27,211
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	3	1,500

County Multiplier = 1.39 => Cost New = 496,802

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 486,866

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 = 489,716

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 905,975

2018 Est. T.C.V. 006-125-024-00 = 2,415,475

Est. TCV/Total Floor Area = 561.74, Most recent sale 04/11/2014 for 840,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,215,600	1,215,600	1,215,600	1,007,837	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-7,900	0	0	21,164	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
Parcel Number: 45-006-125-024-00						Page: 2

1,207,700	1,207,700	1,207,700	1,029,001	1,029,001	0
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45-006-125-025-00 2018 Est. T.C.V. HENRY DICK L & LOIS A REVOCABLE
 Property Class: 401 4548 W NORTHWOOD DR
 Map #: 46 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

Description	Frontage	Depth	* Factors *		EFFECTIVE FRONTAGE		Reason	Value
			Front	Depth	Rate	%Adj.		
FISHER LK "B"	400.00	464.98	0.6944	1.0000	2900	100		805,547
RURAL ROAD	30.00	464.98	1.0000	1.0000	500	50	SURPLUS: ZONING 100 ft	7,500
430 Actual Front Feet, 4.59 Total Acres Total Est. Land Value =								813,047

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-5 Blt 1940

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 2276 SF Floor Area = 2276 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.40	-9.38	0.00	2276	107,018

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 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) Porches
 WPP, Standard 14.97 96 1,437

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

Base Cost	13.50	1152	15,552
Automatic Doors	375.00	1	375
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 193,289

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 115,973
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 214,550

2018 Est. T.C.V. 006-125-025-00 = 1,035,097

Est. TCV/Total Floor Area = 454.79

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
560,000	560,000	560,000	193,887	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-42,500	0	4,071	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
517,500	517,500	517,500	197,958	197,958	197,958	

45-006-125-025-10	2018 Est. T.C.V.	TUBERGEN PROPERTIES LLC
Property Class: 402		W NORTHWOOD DR
Map #: 46	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4114.4114 LAKE MICH NORTHWOODS SUNSET

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOODS	1400	300.00	282.90	0.7765	1.0000	1400	100	326,146
NORTHWOODS	1400	54.15	282.90	0.7765	1.0000	1400	50 SURPLUS: ZONING 100 ft	29,435
354 Actual Front Feet, 2.30 Total Acres								Total Est. Land Value = 355,581

2018 Est. T.C.V. 006-125-025-10 = 355,581

Est. TCV/Total Floor Area = 156.23, Most recent sale 06/03/2016 for 400,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
177,800	177,800	177,800	177,800	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
177,800	177,800	177,800	181,533	177,800	0

45-006-125-025-20	2018 Est. T.C.V.	TUBERGEN JERRY L LIVING TRUST
Property Class: 402		W NORTHWOOD DR
Map #: 46	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4114.4114 LAKE MICH NORTHWOODS SUNSET

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOODS	1400	300.00	297.63	0.7811	1.0000	1400	100	328,060
NORTHWOODS	1400	43.94	297.63	0.7811	1.0000	1400	50 SURPLUS: ZONING 100 ft	24,025
344 Actual Front Feet, 2.35 Total Acres								Total Est. Land Value = 352,084

2018 Est. T.C.V. 006-125-025-20 = 352,084

Est. TCV/Total Floor Area = 154.69, Most recent sale 10/27/2005 for 350,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
176,000	176,000	176,000	63,050	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	1,324	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
176,000	176,000	176,000	64,374	64,374	0

45-006-125-026-00 2018 Est. T.C.V. MILLER ELAINE L REVOCABLE TRUST
 Property Class: 401 4805 W NORTHWOOD DR
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.33	325.62	0.9993	1.0000	15000	100		1,503,999
100 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								1,503,999

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	148	0	0
D/W/P: Crushed Rock	1.29	1.00	1800	0	0
D/W/P: Flagstone/Sand	13.55	1.00	70	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1927

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1537 SF Floor Area = 2241 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	92.99	-10.93	0.00	672	55,144
1	Story Siding	Crawl Space	75.75	-10.93	0.00	440	28,521
1	Story Siding	Crawl Space	75.75	-10.93	0.00	425	27,549
1	Story Siding	Overhang	41.07	0.00	0.00	368	15,114

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 11.20 174 1,949

(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
 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
 WCP (1 Story), Standard 67.15 20 1,343

(16) Deck/Balcony
 Treated Wood, Standard 7.00 532 3,724
 Treated Wood, Standard 8.48 144 1,221

(17) Garages

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

Base Cost 29.17 496 14,468
 Automatic Doors 425.00 1 425

County Multiplier = 1.39 => Cost New = 240,522

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 204,444
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 378,221

2018 Est. T.C.V. 006-125-026-00 = 1,887,220

Est. TCV/Total Floor Area = 842.13, Most recent sale 05/18/1990 for 330,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
945,000	945,000	945,000	276,257	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,400	0	0	5,801	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
943,600	943,600	943,600	282,058	282,058	0

45-006-125-027-00 2018 Est. T.C.V. BELLOWS RANDALL F & JEFFREY A
 Property Class: 402 W NORTHWOOD DR
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4114.4114 LAKE MICH NORTHWOODS SUNSET

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOODS	1400	200.00	1050.00	0.8326	1.0000	1400	100	233,115
NORTHWOODS	1400	50.00	1050.00	0.8326	1.0000	1400	50 SURPLUS: ZONING 100 ft	29,139
250 Actual Front Feet, 6.03 Total Acres Total Est. Land Value =								262,254

2018 Est. T.C.V. 006-125-027-00 = 262,254

Est. TCV/Total Floor Area = 117.03, Most recent sale 06/26/1984 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
131,100	131,100	131,100	40,489	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	850	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
131,100	131,100	131,100	41,339	41,339	0	

45-006-125-028-00 2018 Est. T.C.V. BRACKEN THE LLC
 Property Class: 401 4461 W GLEN EDEN DR
 Map #: 47 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	100.00	270.31	0.9429	1.0000	10000	100		942,862
BIG GLEN B 10K	21.67	270.31	0.9429	1.0000	10000	50	SURPLUS: ZONING 100 ft	102,145
122 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								1,045,007

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.01	1.00	6500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B+5 Blt 1998

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2127 SF Floor Area = 3968 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	135.62	-11.96	0.00	1556	192,415
1.5	Story Siding	Crawl Space	109.28	-11.96	0.00	571	55,570

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior Stone Veneer	12.15	168	2,041
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(13) Plumbing Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
2 Fixture Bath	3100.00	1	3,100

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

(15) Built-Ins & Fireplaces Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 2 Story	6600.00	1	6,600

(16) Porches WSEP (1 Story), Standard	29.35	270	7,925
WCP (1 Story), Standard	27.32	198	5,409

(17) Garages

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

Base Cost	33.23	320	10,634
Mechanical Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 419,354

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 377,418
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 698,224

2018 Est. T.C.V. 006-125-028-00 = 1,753,231

Est. TCV/Total Floor Area = 441.84, Most recent sale 08/30/1991 for 249,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
879,100	879,100	879,100	444,986	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,500	0	0	9,344	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
876,600	876,600	876,600	454,330	454,330	0	

45-006-125-030-00 2018 Est. T.C.V. AYLSWORTH GLENN T & KATHY ANN
 Property Class: 401 4467 W GLEN EDEN DR
 Map #: 47 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	312.02	0.9417	1.0000	15000	100		1,412,617
BIG GLEN B 10K	35.00	312.02	0.9139	1.0000	10000	50	SURPLUS: ZONING 100 ft	159,933
135 Actual Front Feet, 0.97 Total Acres Total Est. Land Value =								1,572,550

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	2000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+10 Blt 1947

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 2108 SF Floor Area = 2748 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	104.29	-8.82	2.44	640	62,662
1	Story Siding	Crawl Space	65.92	-8.82	1.22	1468	85,614

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	27.57	305	8,409
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(16) Deck/Balcony

Treated Wood, Standard	8.69	85	739
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(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.12	648	11,742
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.55	1183	17,213
Automatic Doors	375.00	2	750
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	22.92	396	9,076
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 294,631

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 191,510
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 354,293

2018 Est. T.C.V. 006-125-030-00 = 1,936,843

Est. TCV/Total Floor Area = 704.82, Most recent sale 10/01/1987 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
969,700	969,700	969,700	328,657	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	6,901	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
968,400	968,400	968,400	335,558	335,558	335,558

45-006-125-031-00 2018 Est. T.C.V. DOYLE JAMES N REV TRUST &
 Property Class: 401 4445 W GLEN EDEN DR
 Map #: 47 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	100.00	362.55	0.9243	1.0000	10000	100		924,309
GRADE"C" 8000	30.00	362.55	0.9489	1.0000	8000	50	SURPLUS: ZONING 100 ft	113,866
130 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								1,038,174

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1946

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2945 SF Floor Area = 4221 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Pine Logs	Crawl Space	79.77	-8.11	3.16	832	62,250
2	Story Pine Logs	Crawl Space	99.72	-8.11	4.21	216	20,697
1	Story Pine Logs	Slab	62.12	-10.31	2.11	1253	67,562
2	Story Siding	Crawl Space	100.65	-8.11	4.21	644	62,307

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 50 513

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

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

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Interior 1 Story 3250.00 1 3,250
 Fireplace: Exterior 2 Story 4650.00 1 4,650

(16) Porches
 WPP, Standard 19.51 48 936
 WGEP (1 Story), Standard 28.53 275 7,846

(16) Deck/Balcony
 Treated Wood,Standard 8.30 100 830
 Treated Wood,Standard 6.90 230 1,587

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 16.54 660 10,916
 Common Wall: 1 Wall -1025.00 1 -1,025
 Automatic Doors 375.00 1 375
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 13.50 1160 15,660
 Mechanical Doors 350.00 1 350

County Multiplier = 1.39 => Cost New = 379,108

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 322,241
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 596,147

2018 Est. T.C.V. 006-125-031-00 = 1,639,321

Est. TCV/Total Floor Area = 388.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
821,800	821,800	821,800	380,139	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,100	0	7,982	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
819,700	819,700	819,700	388,121	388,121	0	

45-006-125-032-00	2018 Est. T.C.V.	NORTHWOOD GL LLC
Property Class: 401		4685 W NORTHWOOD DR
Map #: 47,46	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	257.88	0.9564	1.0000	15000	100		1,434,529
GROUP A 15000	25.00	257.88	0.9564	1.0000	15000	50	SURPLUS: ZONING 100 ft	179,316
125 Actual Front Feet, 0.74 Total Acres Total Est. Land Value =								1,613,845

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1950

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1368 SF Floor Area = 2040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.05	-9.90	-0.30	1272	76,129
1	Story Siding	Crawl Space	70.05	-9.90	-0.30	96	5,746
1	Story Siding	Overhang	36.99	0.00	0.00	672	24,857

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	80	820

(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
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches			
CPP, Standard	28.54	24	685

(16) Deck/Balcony			
Treated Wood, Standard	6.43	417	2,681
Treated Wood, Standard	6.74	270	1,820

County Multiplier = 1.39 => Cost New = 179,377

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,	Depr.Cost =	132,739
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 =		245,567

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls BC Blt 1999

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

Ground Area = Size for Rates = 806 SF Floor Area = 1410 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	120.87	-13.07	-1.67	806	85,541

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
Separate Shower	1390.00	1	1,390

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Wood Stove	2000.00	1	2,000

Parcel Number: 45-006-125-032-00

Page: 2

(16) Deck/Balcony				
Pine	w/Roof,Standard	60.50	15	908
Treated Wood,Standard		7.51	298	2,238

(17) Garages

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

Base Cost	21.54	672	14,475
Automatic Doors	425.00	1	425
Storage area over garage	4.50	336	1,512

County Multiplier = 1.39 => Cost New = 170,057

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,	Depr.Cost =	154,752
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 =		286,291

2018 Est. T.C.V. 006-125-032-00	=	2,153,203
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Est. TCV/Total Floor Area = 624.12, Most recent sale 10/28/1998 for 640,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,078,500	1,078,500	1,078,500	497,055	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	0	10,438	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,076,600	1,076,600	1,076,600	507,493	507,493	0	

45-006-125-033-00	2018 Est. T.C.V.	GLEN EDEN LLC
Property Class: 401		4513 W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	261.09	0.9181	1.0000	15000	100		1,377,101
GROUP A 15000	53.33	261.09	0.9181	1.0000	15000	50	SURPLUS: ZONING 100 ft	367,204
153 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								1,744,305

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	840	50	8,950
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 =					18,950

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2597 SF Floor Area = 2597 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.35	-8.35	2.11	2021	117,440
1	Story Siding	Slab	64.35	-10.55	2.11	576	32,204

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		10.25				50	513

(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) Deck/Balcony

Pine w/Roof, Standard		16.50				202	3,333
Treated Wood, Standard		6.41				441	2,827
Treated Wood, Standard		6.10				838	5,112
Treated Wood, Standard		7.62				138	1,052

County Multiplier = 1.39 => Cost New = 245,460

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 220,914
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 408,691

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C+5 Blt 1940

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 490 SF Floor Area = 490 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	83.91	-12.41	2.01	490	36,020

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer		10.25				40	410

(13) Plumbing

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

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

(16) Porches

CCP (1 Story), Standard		61.14				20	1,223
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(16) Deck/Balcony

Parcel Number: 45-006-125-033-00

Page: 2

Treated Wood,Standard	6.93	225	1,559
(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	22.32	453	10,111
Mechanical Doors	350.00	1	350
County Multiplier = 1.39 =>		Cost New =	78,150
Phy./Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =	50,797
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 2 =	93,975

2018 Est. T.C.V. 006-125-033-00		=	2,265,921		
Est. TCV/Total Floor Area = 734.02					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,139,300	1,139,300	1,139,300	503,027	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-6,300	0	0	10,563	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,133,000	1,133,000	1,133,000	513,590	513,590	0

45-006-125-034-00 2018 Est. T.C.V. SOUTHWELL PETERSON AMY
 Property Class: 401 4529 W GLEN EDEN DR
 Map #: 47 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	275.00	0.8801	1.0000	15000	100		1,320,126
BACK LOT\$725/FF	89.40	253.00	1.0000	1.0000	725	50	SURPLUS & INTERIOR LOT	32,408
189 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =								1,352,533

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	15.52	1.00	144	50	1,118
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 =					3,618

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2164 SF Floor Area = 2308 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	83.66	0.00	0.00	2020	168,993
2	Story Siding	Basement	128.91	0.00	0.00	144	18,563

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 1475.00 1 1,475

(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) Porches

WCP (1 Story), Standard 33.09 119 3,938
WCP (1 Story), Standard 36.55 96 3,509

(16) Deck/Balcony

Treated Wood,Standard 10.47 76 796
Treated Wood,Standard 7.15 764 5,463

(17) Garages

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

Base Cost 23.99 792 19,000
Automatic Doors 500.00 1 500

County Multiplier = 1.39 => Cost New = 333,407

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 256,723
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 474,938

2018 Est. T.C.V. 006-125-034-00 = 1,831,089

Est. TCV/Total Floor Area = 793.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
917,300	917,300	917,300	340,247	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	7,145	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
915,500	915,500	915,500	347,392	347,392	347,392	

45-006-125-035-00	2018 Est. T.C.V.	HALEY FAMILY LTD PARTNERSHIP
Property Class: 402		W GLEN EDEN DR
Map #: 47	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	274.43	0.9935	1.0000	15000	100		1,490,205
BIG GLEN B 10K	3.33	274.43	0.9902	1.0000	10000	50	SURPLUS: ZONING 100 ft	16,487
103 Actual Front Feet, 0.65 Total Acres								Total Est. Land Value = 1,506,692

2018 Est. T.C.V. 006-125-035-00 = 1,506,692

Est. TCV/Total Floor Area = 652.81

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
753,300	753,300	753,300	191,134	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	4,013	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
753,300	753,300	753,300	195,147	195,147	0	

45-006-125-036-00 2018 Est. T.C.V. KELLY ESTHER A ET AL
 Property Class: 401 4499 W GLEN EDEN DR
 Map #: 47 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	93.33	353.77	1.0000	1.0000	15000	10	INTEREST SPLIT	140,000
93 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								140,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1940

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.72	-10.30	0.00	1182	72,598

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 100 1,025

(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 1 Story 3250.00 1 3,250
 Fireplace: Exterior 1 Story 3875.00 1 3,875

(16) Porches
 CPP, Standard 12.57 159 1,999

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.23 792 12,062
 Stone Veneer 10.25 96 984
 Mechanical Doors 350.00 1 350

County Multiplier = 1.39 => Cost New = 150,958

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/ 10/7.0, Depr.Cost = 10,567
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 19,549

2018 Est. T.C.V. 006-125-036-00 = 162,049

Est. TCV/Total Floor Area = 137.10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
81,100	81,100	81,100	25,886	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-100	0	0	543	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
81,000	81,000	81,000	26,429	26,429	0	

45-006-125-036-01 2018 Est. T.C.V. SHOOK KATHERINE K LIVING TRUST
 Property Class: 401 4499 W GLEN EDEN DR
 Map #: 47 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	93.33	353.77	1.0000	1.0000	15000	20	INTEREST SPLIT	279,999
93 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								279,999

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1940

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.72	-10.30	0.00	1182	72,598

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer	10.25		100				1,025

(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 1 Story	3250.00		1				3,250
Fireplace: Exterior 1 Story	3875.00		1				3,875

(16) Porches							
CPP, Standard	12.57		159				1,999

(17) Garages

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

Base Cost	15.23		792				12,062
Stone Veneer	10.25		96				984
Mechanical Doors	350.00		1				350

County Multiplier = 1.39 => Cost New = 150,958

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/ 20/14.0, Depr.Cost = 21,134
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 39,098

2018 Est. T.C.V. 006-125-036-01 = 321,597

Est. TCV/Total Floor Area = 272.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,900	160,900	160,900	67,129	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	1,409	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,800	160,800	160,800	68,538	68,538	0	

45-006-125-036-02 2018 Est. T.C.V. PATTERSON JAMES S
 Property Class: 401 4499 W GLEN EDEN DR
 Map #: 47 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	93.33	353.77	1.0000	1.0000	15000	50	INTEREST SPLIT	699,975
93 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								699,975

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1940

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.72	-10.30	0.00	1182	72,598

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 100 1,025

(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 1 Story 3250.00 1 3,250
 Fireplace: Exterior 1 Story 3875.00 1 3,875

(16) Porches
 CPP, Standard 12.57 159 1,999

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.23 792 12,062
 Stone Veneer 10.25 96 984
 Mechanical Doors 350.00 1 350

County Multiplier = 1.39 => Cost New = 150,958

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/ 50/35.0, Depr.Cost = 52,835
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 97,746

2018 Est. T.C.V. 006-125-036-02 = 800,221

Est. TCV/Total Floor Area = 677.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
400,500	400,500	400,500	159,836	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	3,356	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
400,100	400,100	400,100	163,192	163,192	0	

45-006-125-036-03 2018 Est. T.C.V. KELLY BARBARA JANE
 Property Class: 401 4499 W GLEN EDEN DR
 Map #: 47 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	93.33	353.77	1.0000	1.0000	15000	20	INTEREST SPLIT	279,999
93 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								279,999

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1940

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.72	-10.30	0.00	1182	72,598

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 10.25 100 1,025

(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 1 Story 3250.00 1 3,250
 Fireplace: Exterior 1 Story 3875.00 1 3,875

(16) Porches
 CPP, Standard 12.57 159 1,999

(17) Garages
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 15.23 792 12,062
 Stone Veneer 10.25 96 984
 Mechanical Doors 350.00 1 350

County Multiplier = 1.39 => Cost New = 150,958

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/ 20/14.0, Depr.Cost = 21,134
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 39,098

2018 Est. T.C.V. 006-125-036-03 = 321,597

Est. TCV/Total Floor Area = 272.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
160,900	160,900	160,900	67,129	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-100	0	1,409	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
160,800	160,800	160,800	68,538	68,538	0	

45-006-125-037-15 2018 Est. T.C.V. NEUROTH HANS G & LINDA L
 Property Class: 402 S DUNNS FARM RD
 Map #: 48 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4030V.4030V - SECTION 30

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
\$1300/FF	0.00	900.00	1.0000	1.0000	1300	100		0
\$1300/FF	0.00	900.00	1.0000	1.0000	1300	50	SURPLUS: ZONING 100'	0
SECTION 30 1.0			151654 SqFt	1.00000	100			151,654
SECTION 30 .30			151654 SqFt	0.30000	100			45,496
		6.96	Total Acres		Total Est. Land Value =			197,150

2018 Est. T.C.V. 006-125-037-15 = 197,150

Est. TCV/Total Floor Area = 492.88, Most recent sale 12/01/1997 for 100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
98,600	98,600	98,600	84,453	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	1,773	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
98,600	98,600	98,600	86,226	86,226	0	

45-006-125-037-20 2018 Est. T.C.V. NEUROTH HANS G & LINDA L
 Property Class: 402 S DUNNS FARM RD
 Map #: 48 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4030V.4030V - SECTION 30

* Factors * 130'X700'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$1300/FF	100.00	700.00	0.9365	1.0000	1300	100		121,747
\$1300/FF	30.00	700.00	0.9365	1.0000	1300	50	SURPLUS: ZONING 100'	18,262
130 Actual Front Feet, 2.09 Total Acres Total Est. Land Value =								140,009

2018 Est. T.C.V. 006-125-037-20 = 140,009

Est. TCV/Total Floor Area = 350.02, Most recent sale 03/08/2013 for 155,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
70,000	70,000	70,000	69,621	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	379	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
70,000	70,000	70,000	71,083	70,000	0

45-006-125-037-25 2018 Est. T.C.V. PARTALIS WILLIAM A & BRIDGIT E
 Property Class: 401 6149 S DUNNS FARM RD
 Map #: 48 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4030V.4030V - SECTION 30

* Factors * 255' X 725'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GLEN VIEW	135000				135000	100		135,000
255 Actual Front Feet, 4.30 Total Acres Total Est. Land Value =								135,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.12	1.00	472	50	1,916
Shed: Wood Frame	8.12	1.00	480	50	1,949
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 =					5,365

Cost Est. for Res. Bldg: 1 A-Frame 1.25 STORY Cls Average+10 Blt 1970

(11) Heating System: No Heating/Cooling

(Heating system cost adjusted in area(s): 1)

Ground Area = Size for Rates = 1827 SF Floor Area = 2284 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	44.57	-11.40	-5.50	1827	50,553

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 2 Story	3825.00	1	3,825

(16) Porches

WCP (1 Story), Shallow	26.57	64	1,700
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County Multiplier = 1.39 => Cost New = 93,045

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 55,827
 ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.500 => TCV of Bldg: 1 = 83,740

2018 Est. T.C.V. 006-125-037-25 = 224,105

Est. TCV/Total Floor Area = 98.12, Most recent sale 06/10/2010 for 195,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
110,900	110,900	110,900	110,900	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,200	0	0	1,200	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
112,100	112,100	112,100	113,228	112,100		0

45-006-125-037-30	2018 Est. T.C.V.	HOOK FAMILY LTD PARTNERSHIP
Property Class: 402		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4030V.4030V - SECTION 30

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$1300/FF	100.00	600.00	1.0000	1.0000	1300	100		130,000
100 Actual Front Feet, 1.38 Total Acres								Total Est. Land Value = 130,000

2018 Est. T.C.V. 006-125-037-30 = 130,000

Est. TCV/Total Floor Area = 56.92

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
65,000	65,000	65,000	21,292	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	447	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
65,000	65,000	65,000	21,739	21,739	0	

45-006-125-038-00 2018 Est. T.C.V. HOOK FAMILY LTD PARTNERSHIP
 Property Class: 401 6163 S DUNNS FARM RD
 Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030V.4030V - SECTION 30

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$1300/FF	100.00	660.00	1.0000	1.0000	1300	100		130,000
100 Actual Front Feet, 1.51 Total Acres Total Est. Land Value =								130,000

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	1200	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					1,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1980

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2068 SF Floor Area = 2068 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.06	-8.87	2.11	1568	92,982
1	Story Siding	Slab	66.06	-11.09	2.11	500	28,540

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish							
Basement Recreation Finish		11.45			288		3,298
Walk out Basement Door(s)		775.00			1		775

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

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

(15) Built-Ins & Fireplaces							
Appliance Allowance		1915.00			1		1,915
Fireplace: Interior 1 Story		3250.00			1		3,250
Fireplace: 2nd on Same Stack		2650.00			1		2,650
Fireplace: Wood Stove		1350.00			1		1,350

(16) Porches							
WPP, Standard		7.13			672		4,791

(16) Deck/Balcony							
Treated Wood, Standard		6.92			227		1,571

County Multiplier = 1.39 => Cost New = 208,593

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 156,445
 ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.500 => TCV of Bldg: 1 = 234,668

2018 Est. T.C.V. 006-125-038-00 = 366,168

Est. TCV/Total Floor Area = 177.06, Most recent sale 02/04/1980 for 19,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
180,000	180,000	180,000	102,038	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,100	0	0	2,142	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
183,100	183,100	183,100	104,180	104,180	0	

45-006-125-039-00 2018 Est. T.C.V. HOUGHTON MATTHEW & BARBARA B
 Property Class: 401 6185 S DUNNS FARM RD
 Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030V.4030V - SECTION 30

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G> GLEN VIEW			135000		100			135,000
300 Actual Front Feet, 4.54 Total Acres Total Est. Land Value =								135,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1470 SF Floor Area = 2205 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	84.23	0.00	0.00	1470	123,818

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 2 Story	4650.00	1	4,650

(16) Porches

WGEP (1 Story), Standard	29.02	260	7,545
WPP, Standard	10.49	210	2,203

(17) Garages

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

Base Cost	22.67	322	7,300
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

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

Base Cost	18.95	480	9,096
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 229,554

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 126,255
 ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.500 => TCV of Bldg: 1 = 189,382

2018 Est. T.C.V. 006-125-039-00 = 326,882

Est. TCV/Total Floor Area = 148.25, Most recent sale 06/13/1975 for 58,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
160,900	160,900	160,900	97,432	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	2,500	0	2,046	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
163,400	163,400	163,400	99,478	99,478	99,478

45-006-125-040-00 2018 Est. T.C.V. BROWN CALVIN R JR & JOANN S
 Property Class: 401 6254 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	372.73	0.9693	1.0000	8000	100	775,446
GRADE"C"	8000	16.87	372.73	0.9693	1.0000	8000	50 SURPLUS: ZONING 100 ft	65,397
117 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								840,843

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
	0.00	1.00	0.0	100	0
Total Estimated Land Improvements True Cash Value =					10,000

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

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = Size for Rates = 2271 SF Floor Area = 4980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Crawl Space	148.50	-11.23	19.93	1806	283,903
1	Story Siding	Crawl Space	83.09	-11.23	8.59	465	37,409

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 12.15 100 1,215

(13) Plumbing
 Average Fixture(s) 1475.00 1 1,475
 3 Fixture Bath 4650.00 2 9,300
 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
 2000 Gal Septic 6050.00 1 6,050

(15) Built-Ins & Fireplaces
 Appliance Allowance 4125.00 1 4,125
 Fireplace: Interior 1 Story 4575.00 1 4,575
 Fireplace: Two Sided 6450.00 1 6,450
 Fireplace: Exterior 2 Story 6600.00 1 6,600

(16) Porches
 CCP (1 Story), Standard 37.77 78 2,946
 WSEP (1 Story), Standard 26.46 404 10,690
 WPP, Standard 9.60 737 7,075
 WPP, Standard 11.86 309 3,665

(16) Deck/Balcony
 Treated Wood, Standard 9.73 99 963
 Treated Wood, Standard 8.03 245 1,967
 Wood Balcony 27.25 97 2,643

(17) Garages
 Class:B Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 31.42 643 20,203
 Automatic Doors 500.00 2 1,000
 Storage area over garage 4.85 321 1,557

County Multiplier = 1.39 => Cost New = 587,021

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 528,319
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 977,390

2018 Est. T.C.V. 006-125-040-00 = 1,828,233

Est. TCV/Total Floor Area = 367.12, Most recent sale 03/10/1995 for 355,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
945,000	945,000	945,000	774,115	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-30,900	0	16,256	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
914,100	914,100	914,100	790,371	790,371	0

45-006-125-041-00 2018 Est. T.C.V. ELEANOR HOUSE LLC
 Property Class: 401 6350 S DUNNS FARM RD
 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
GROUP D 4500/	100.00	280.00	0.6156	1.0000	4500	100		277,007
DUNNS 275	300.00	280.00	0.6156	1.0000	275	100		50,785
400 Actual Front Feet, 2.57 Total Acres Total Est. Land Value =								327,792

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.48	1.00	352	50	1,492
Total Estimated Land Improvements True Cash Value =					1,492

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1953

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1682 SF Floor Area = 1682 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Basement	69.19	0.00	2.11	1682	119,927

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer 8.25 50 413

(9) Basement Finish

Basement Recreation Finish 11.45 1682 19,259

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

Fireplace: Exterior 2 Story 4650.00 1 4,650

(16) Porches

CPP, Standard 10.60 250 2,650

(16) Deck/Balcony

Treated Wood, Standard 8.14 108 879

Treated Wood, Standard 6.71 280 1,879

(17) Carports

Comp.Shingle 7.85 600 4,710

County Multiplier = 1.43 => Cost New = 246,283

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 165,010

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 305,268

2018 Est. T.C.V. 006-125-041-00 = 634,552

Est. TCV/Total Floor Area = 377.26

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
318,300	318,300	318,300	307,745	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	6,462	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
317,300	317,300	317,300	314,207	314,207	0	

45-006-125-042-00	2018 Est. T.C.V.	BENGSTON HARRIET P TRUST
Property Class: 402		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4030V.4030V - SECTION 30

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$200/FF	300.00	385.00	0.7192	1.0000	200	100		43,153
300 Actual Front Feet, 2.65 Total Acres Total Est. Land Value =								43,153

2018 Est. T.C.V. 006-125-042-00 = 43,153

Est. TCV/Total Floor Area = 25.66, Most recent sale 01/20/2017 for 57,250

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
28,100	28,100	28,100	28,100	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,500	0	0	-6,500	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
21,600	21,600	21,600	28,690	21,600	0		

45-006-125-044-00 2018 Est. T.C.V. COLBATH LAND MANAGEMENT TRUST
 Property Class: 401 6280 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	270.14	0.9503	1.0000	8000	100	760,277
GRADE"C"	8000	29.00	270.14	0.9503	1.0000	8000	50 SURPLUS: ZONING 100 ft	110,240
129 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								870,518

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 945 SF Floor Area = 945 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	71.48	-9.93	-0.27	945	57,910

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) Porches

WGEP (1 Story), Standard	36.83	144	5,304
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County Multiplier = 1.39 => Cost New = 105,012

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 57,757
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 106,850

2018 Est. T.C.V. 006-125-044-00 = 979,868

Est. TCV/Total Floor Area = 1036.90

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
490,300	490,300	490,300	391,224	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	0	8,215	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
489,900	489,900	489,900	399,439	399,439	0	

45-006-125-044-10 2018 Est. T.C.V. MALLERY JOHN & CENCI ADRIENNE A
 Property Class: 401 6283 S DUNNS FARM RD
 Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030V.4030V - SECTION 30

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
500/FF	100.00	226.15	1.0000	1.0000	500	100		50,000
500/FF	84.00	226.15	1.0000	1.0000	500	50	SURPLUS: ZONING 100 ft	21,000
184 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								71,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	22	0	0
D/W/P: 3.5 Concrete	3.20	1.00	16	0	0
D/W/P: 3.5 Concrete	3.20	1.00	40	0	0
D/W/P: 3.5 Concrete	3.20	1.00	24	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1900

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1185 SF Floor Area = 1671 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Mich Bsmnt.	57.45	-4.19	-0.21	699	37,082
2	Story Siding	Mich Bsmnt.	90.09	-4.19	-0.43	486	41,538

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard 25.19 360 9,068

(16) Deck/Balcony

Treated Wood, Standard 12.51 32 400
Treated Wood, Standard 12.37 33 408

(17) Garages

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

Base Cost 20.67 360 7,441
Mechanical Doors 350.00 1 350

County Multiplier = 1.39 =>

Cost New = 145,816

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 80,199

ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.500 => TCV of Bldg: 1 = 120,298

2018 Est. T.C.V. 006-125-044-10 = 192,798

Est. TCV/Total Floor Area = 115.38, Most recent sale 07/25/2007 for 205,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
94,800	94,800	94,800	94,480	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,600	0	1,920	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
96,400	96,400	96,400	96,464	96,400	0

45-006-125-044-20	2018 Est. T.C.V.	LAFEBVRE JAMES F
Property Class: 402		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030V.4030V - SECTION 30

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$450/FF	100.00	274.90	1.0000	1.0000	450	100	CORNER/MILLER HILL	45,000
\$450/FF	84.15	274.90	1.0000	1.0000	450	50	SURPLUS: ZONING	18,934
184 Actual Front Feet, 1.16 Total Acres								Total Est. Land Value = 63,934

2018 Est. T.C.V. 006-125-044-20 = 63,934

Est. TCV/Total Floor Area = 38.26, Most recent sale 12/15/2011 for 62,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,000	32,000	32,000	32,000	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,000	32,000	32,000	32,672	32,000	0	

45-006-125-044-30	2018 Est. T.C.V.	HARANG JEAN-PAUL
Property Class: 402		S MILLER HILL RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030V.4030V - SECTION 30

	* Factors *				MLS 100*368			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$200/FF	100.00	365.00	1.0000	1.0000	200	100		20,000
100 Actual Front Feet, 0.84 Total Acres								Total Est. Land Value = 20,000

2018 Est. T.C.V. 006-125-044-30 = 20,000

Est. TCV/Total Floor Area = 11.97, Most recent sale 06/08/2012 for 20,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	10,000	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	10,210	10,000	0	

45-006-125-044-40	2018 Est. T.C.V.	BURNS MARY
Property Class: 402		S MILLER HILL RD
Map #: 48	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4030V.4030V - SECTION 30

	* Factors *				MLS 100*368			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$200/FF	100.00	365.00	1.0000	1.0000	200	100		20,000
100 Actual Front Feet, 0.84 Total Acres					Total Est. Land Value =			20,000

2018 Est. T.C.V. 006-125-044-40 = 20,000

Est. TCV/Total Floor Area = 11.97, Most recent sale 10/31/2011 for 22,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
10,000	10,000	10,000	10,000	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
10,000	10,000	10,000	10,210	10,000	0	

45-006-125-045-00	2018 Est. T.C.V.	MARTIN VAN W & SHARON C
Property Class: 402		4833 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	300.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								1,500,000

2018 Est. T.C.V. 006-125-045-00 = 1,500,000

Est. TCV/Total Floor Area = 897.67, Most recent sale 07/30/2015 for 1,600,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
750,000	750,000	750,000	706,300	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	14,832	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
750,000	750,000	750,000	721,132	721,132	0		

45-006-125-046-00 2018 Est. T.C.V. POPOFF STEVEN & KATHLEEN ET AL
 Property Class: 401 6002 S FISHER RD
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL ROAD	150.00	550.00	1.0000	1.0000	500	100		75,000
RURAL ROAD	50.00	550.00	1.0000	1.0000	500	50	SURPLUS: ZONING & WETLAND	12,500
200 Actual Front Feet, 2.52 Total Acres Total Est. Land Value =								87,500

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 MODULAR Cls C Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1272 SF Floor Area = 1908 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	82.04	-9.17	0.00	816	59,462
1.5	Story Siding	Crawl Space	82.04	-9.17	0.00	456	33,229

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	52.07	26	1,354
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(16) Deck/Balcony

Treated Wood, Standard	6.69	288	1,927
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(17) Garages

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

Base Cost	14.42	898	12,949
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 172,819

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 138,255
 ECF (4031 RURAL) 1.200 => TCV of Bldg: 1 = 165,906

2018 Est. T.C.V. 006-125-046-00 = 254,906

Est. TCV/Total Floor Area = 133.60, Most recent sale 09/06/1990 for 16,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
121,100	121,100	121,100	93,905	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,400	0	1,972	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
127,500	127,500	127,500	95,877	95,877	0

45-006-125-046-10	2018 Est. T.C.V.	MILLER KEITH & ELAINE
Property Class: 402		W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4114.4114 LAKE MICH NORTHWOODS SUNSET

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOODS	1400	100.00	885.00	0.9533	1.0000	1400	100	133,465
NORTHWOODS	1400	27.00	885.00	0.9533	1.0000	1400	50 SURPLUS: ZONING 100 ft	18,018
127 Actual Front Feet, 2.58 Total Acres								Total Est. Land Value = 151,483

2018 Est. T.C.V. 006-125-046-10 = 151,483

Est. TCV/Total Floor Area = 79.39, Most recent sale 08/09/1990 for 16,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,700	75,700	75,700	20,238	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	424	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,700	75,700	75,700	20,662	20,662	0

45-006-125-046-20	2018 Est. T.C.V.	KLINE KEITH K
Property Class: 402		W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4114.4114 LAKE MICH NORTHWOODS SUNSET

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOODS	1400	100.00	900.00	0.9564	1.0000	1400	100	133,889
NORTHWOODS	1400	25.00	900.00	0.9564	1.0000	1400	50 SURPLUS: ZONING 100 ft	16,736
125 Actual Front Feet, 2.58 Total Acres								Total Est. Land Value = 150,626

2018 Est. T.C.V. 006-125-046-20 = 150,626

Est. TCV/Total Floor Area = 78.94, Most recent sale 09/08/1995 for 36,250

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,300	75,300	75,300	21,735	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	456	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
75,300	75,300	75,300	22,191	22,191	0

45-006-125-046-30 2018 Est. T.C.V. BECK JAMES A & DEBORAH L
 Property Class: 401 6100 S FISHER RD
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL ROAD	200.00	278.08	1.0000	1.0000	500	100		100,000
RURAL ROAD	34.00	278.08	1.0000	1.0000	500	50	SURPLUS: ZONING 100 ft	8,500
234 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								108,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C+10 Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1572 SF Floor Area = 2724 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	99.51	0.00	3.70	1536	158,531
1	Story Siding	Overhang	36.24	0.00	0.00	36	1,305

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	640	6,560

(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

(16) Porches			
WCP (1 Story), Standard	31.01	81	2,512
WPP, Standard	16.43	72	1,183
WPP, Standard	20.49	45	922

(16) Deck/Balcony			
Treated Wood, Standard	6.60	316	2,086

County Multiplier = 1.39 => Cost New = 263,242

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 236,918
ECF (4605 FISHER LAKE) 1.850 => TCv of Bldg: 1 = 438,298

2018 Est. T.C.V. 006-125-046-30 = 551,798

Est. TCv/Total Floor Area = 202.57, Most recent sale 06/27/2007 for 460,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
282,400	282,400	282,400	221,886	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,500	0	4,659	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
275,900	275,900	275,900	226,545	226,545	226,545	

45-006-125-046-40 2018 Est. T.C.V. STRAUSS THOMAS R & KAREN L TRUST
 Property Class: 401 4780 W NORTHWOOD DR
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4114.4114 LAKE MICH NORTHWOODS SUNSET

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOODS 1400	100.00	644.10	0.9811	1.0000	1400	100		137,357
NORTHWOODS 1400	10.00	644.10	0.9811	1.0000	1400	50	SURPLUS: ZONING 100 ft	6,868
110 Actual Front Feet, 1.63 Total Acres Total Est. Land Value =								144,224

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	66	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	0.7	97	1,019
Total Estimated Land Improvements True Cash Value =					1,019

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2016

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1498 SF Floor Area = 2247 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	94.73	-11.00	2.77	1498	129,577

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 11.20 160 1,792

(13) Plumbing
 Average Fixture(s) 1120.00 1 1,120
 3 Fixture Bath 3525.00 2 7,050
 2 Fixture Bath 2350.00 1 2,350

(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: Exterior 2 Story 5875.00 1 5,875

(16) Porches
 WSEP (1 Story), Standard 25.97 290 7,531
 WCP (1 Story), Standard 35.70 75 2,678
 WCP (1 Story), Standard 37.07 69 2,558
 CCP (1 Story), Standard 35.91 73 2,621
 CPP, Standard 21.48 47 1,010

(17) Garages
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 27.67 560 15,495
 Automatic Doors 425.00 2 850

County Multiplier = 1.39 => Cost New = 264,610

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 259,318
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 453,806

2018 Est. T.C.V. 006-125-046-40 = 599,049

Est. TCV/Total Floor Area = 266.60, Most recent sale 05/04/2007 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
303,500	303,500	303,500	295,347	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,000	0	4,153	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
299,500	299,500	299,500	301,549	299,500	299,500

45-006-125-046-50	2018 Est. T.C.V.	HALEY JOHN R & CARRIE C
Property Class: 402		W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4114.4114 LAKE MICH NORTHWOODS SUNSET

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOODS	1400	100.00	660.00	0.9500	1.0000	1400	100	133,005
NORTHWOODS	1400	29.21	660.00	0.9500	1.0000	1400	50 SURPLUS: ZONING 100 ft	19,425
129 Actual Front Feet, 1.96 Total Acres								Total Est. Land Value = 152,431

2018 Est. T.C.V. 006-125-046-50 = 152,431

Est. TCV/Total Floor Area = 67.84, Most recent sale 10/16/2015 for 130,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
76,200	76,200	76,200	65,887	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	1,383	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
76,200	76,200	76,200	67,270	67,270	0

45-006-125-047-00 2018 Est. T.C.V. HALEY JOHN R & CARRIE C
 Property Class: 401 4769 W NORTHWOOD DR
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	296.73	0.9980	1.0000	15000	100		1,497,018
GROUP A 15000	1.00	296.73	0.9980	1.0000	15000	50	SURPLUS: ZONING 100 ft	7,485
101 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								1,504,503

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 1.25 STORY Cls C Blt 1935

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2040 SF Floor Area = 2550 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	69.18	-8.09	0.00	2040	124,624

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Wood Stove	1350.00	2	2,700

(16) Porches

CCP (1 Story), Standard	52.82	26	1,373
WPP, Standard	11.27	176	1,984
CPP, Standard	18.68	59	1,102

(17) Garages

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

Base Cost	18.02	657	11,839
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 225,155

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 146,350
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 270,748

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D+10 Blt 0

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

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.07	-12.00	0.00	560	28,039

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	525.00	1	525
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County Multiplier = 1.39 => Cost New = 39,704

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 21,837
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 40,399

2018 Est. T.C.V. 006-125-047-00 = 1,817,150

Est. TCV/Total Floor Area = 584.29, Most recent sale 09/21/2012 for 1,427,200

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
909,700	909,700	909,700	739,391	2.10

2018 New Eq. Additions Tax Adjustment Losses

Parcel Number: 45-006-125-047-00 Page: 2

	0	-1,100	0	0	15,527	0
2018 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	908,600	908,600	908,600	754,918	754,918	0

45-006-125-047-10 2018 Est. T.C.V. POLMAN KIM STRAUSS
 Property Class: 401 4745 W NORTHWOOD DR
 Map #: 45 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	287.67	0.9980	1.0000	15000	100		1,497,018
GROUP A 15000	1.00	287.67	0.9980	1.0000	15000	50	SURPLUS: ZONING 100 ft	7,485
101 Actual Front Feet, 0.67 Total Acres Total Est. Land Value =								1,504,503

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-5 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2272 SF Floor Area = 3976 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	111.40	-10.67	2.93	2272	235,516

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Security System	5490.00	1	5,490
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	19.75	744	14,694
WSEP (1 Story), Standard	31.30	220	6,886
WCP (1 Story), Standard	22.19	436	9,675
WPP, Standard	15.43	136	2,098

County Multiplier = 1.39 => Cost New = 433,970

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 390,573
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 722,561

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls B Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 720 SF Floor Area = 1260 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Blt-in Gar.	97.76	0.00	3.09	720	72,612

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
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(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
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(16) Porches

WPP, Standard	19.90	70	1,393
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(17) Garages

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

Base Cost	26.23	960	25,181
Automatic Doors	500.00	2	1,000

(17) Basement Garages

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

Parcel Number: 45-006-125-047-10

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County Multiplier = 1.39 => Cost New = 152,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 147,687
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 273,221

2018 Est. T.C.V. 006-125-047-10 = 2,505,285

Est. TCV/Total Floor Area = 478.47

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,256,200	1,256,200	1,256,200	793,036	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,600	0	0	16,653	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,252,600	1,252,600	1,252,600	809,689	809,689	753,011	

45-006-125-048-00 2018 Est. T.C.V. TUBERGEN JERRY L LIVING TRUST
 Property Class: 401 4645 W NORTHWOOD DR
 Map #: 47,46 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	205.00	350.00	0.8663	1.0000	15000	100		2,663,755
205 Actual Front Feet, 1.65 Total Acres Total Est. Land Value =								2,663,755

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	364	0	0
D/W/P: Crushed Rock	1.29	1.00	2500	0	0
D/W/P: Flagstone/Sand	13.55	1.00	1000	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 GARAGE Cls BC Blt 2015

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1828 SF Floor Area = 914 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
0.5	Story Siding	Overhang	16.71	0.00	0.00	1828	30,546

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior Stone Veneer	11.20	100	1,120
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(14) Water/Sewer Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	5650.00	1	5,650

(16) Porches CCP (1 Story), Standard	23.00	244	5,612
WPP, Standard	11.44	242	2,768

(16) Deck/Balcony Wood Balcony	23.50	36	846
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(17) Garages

Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	20.95	2070	43,367
Automatic Doors	425.00	2	850
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.35	688	17,441
Mechanical Doors	400.00	1	400

County Multiplier = 1.39 => Cost New = 155,193

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 153,641
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 284,236

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 4165 SF Floor Area = 4165 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.35	0.00	1.85	2009	139,023
1	Story Siding	Crawl Space	67.35	-9.08	1.85	2156	129,619

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing 3 Fixture Bath	3525.00	-1	-3,525
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County Multiplier = 1.39 => Cost New = 368,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 364,827
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 674,930
 60 % Completed => Est. True Cash Value 2018 = 404,958

2018 Est. T.C.V. 006-125-048-00 = 3,360,449

Est. TCV/Total Floor Area = 661.64, Most recent sale 10/26/2005 for 3,150,000

2017 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 45-006-125-048-00

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1,535,600	1,535,600	1,535,600	1,075,942	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	146,000	-1,400	0	146,000	22,594	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	1,680,200	1,680,200	1,680,200	1,244,536	1,244,536	0

45-006-125-050-00	2018 Est. T.C.V.	KRUEGER JOHN ET AL
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4125.4125 BIG GLEN LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ACREAGE TABLE 4125			10.000		8,000	17	INTSPLIT 50%WET	13,600
		10.00	Total Acres		Total Est.		Land Value =	13,600

2018 Est. T.C.V. 006-125-050-00 = 13,600

Est. TCV/Total Floor Area = 2.68, Most recent sale 12/18/2006 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
6,800	6,800	6,800	4,220	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	88	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
6,800	6,800	6,800	4,308	4,308	0		

45-006-125-050-01	2018 Est. T.C.V.	GLEN CREST LLC
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4125.4125 BIG GLEN LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ACREAGE TABLE 4125			10.000		8,000	17	INTSPLIT 50%WET	13,600
		10.00	Total Acres		Total Est.		Land Value =	13,600

2018 Est. T.C.V. 006-125-050-01 = 13,600

Est. TCV/Total Floor Area = 2.68

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,800	6,800	6,800	4,071	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	85	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	4,156	4,156	0	

45-006-125-050-02	2018 Est. T.C.V.	MORLEY MARY L
Property Class: 402		S DUNNS FARM RD
Map #: 49	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4125.4125 BIG GLEN LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ACREAGE TABLE 4125			10.000		8,000	17	INTSPLIT 50%WET	13,600
		10.00	Total Acres		Total Est.		Land Value =	13,600

2018 Est. T.C.V. 006-125-050-02 = 13,600

Est. TCV/Total Floor Area = 2.68

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
6,800	6,800	6,800	6,800	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
6,800	6,800	6,800	6,942	6,800	0	

45-006-125-051-00 2018 Est. T.C.V. OLIVER DIANE K TRUST
 Property Class: 401 6696 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
GRADE"C"	8000	100.00	304.92	0.9913	1.0000	8000	100	793,079
GRADE"C"	8000	4.44	0.00	0.9913	1.0000	8000	50 SURPLUS: ZONING 100 ft	17,606
104 Actual Front Feet, 0.70 Total Acres Total Est. Land Value =								810,686

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	6.02	1.00	308	0	0
D/W/P: Asphalt Paving	2.01	1.00	1200	0	0
Dock: Light posts	28.34	1.00	288	50	4,081
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	2.0	100	20,000
Total Estimated Land Improvements True Cash Value =					24,081

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2011

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2359 SF Floor Area = 4150 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	104.25	0.00	2.63	2359	252,130
1	Story Siding	Overhang	44.71	0.00	0.00	611	27,318

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	9.45	2400	22,680
Walk out Basement Door(s)	1125.00	2	2,250

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

(14) Water/Sewer			
Well, 50 Feet	1625.00	1	1,625
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Prefab 1 Story	4660.00	1	4,660
Fireplace: Prefab 2 Story	5395.00	1	5,395
Fireplace: Direct-Vented Gas	2575.00	1	2,575

(16) Porches			
CCP (1 Story), Standard	38.91	72	2,802
WPP, Standard	11.87	308	3,656
WSEP (1 Story), Standard	30.81	231	7,117

(17) Garages

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

Base Cost	25.55	1221	31,197
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

Unit-in-Place Cost Items:

RES ELEVATOR	40000.00	1	40,000
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County Multiplier = 1.39 => Cost New = 599,373

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 569,405

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	15.95	1993	31,788
County Multiplier = 1.39 =>			Cost New = 44,186
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 22,093

Total Depreciated Cost = 591,498

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,094,271

2018 Est. T.C.V. 006-125-051-00					=	1,929,038
Est. TCV/Total Floor Area = 464.83, Most recent sale 06/16/2009 for 0						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
979,600	979,600	979,600	828,109	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-15,100	0	0	17,390	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
964,500	964,500	964,500	845,499	845,499	0	

45-006-125-052-00 2018 Est. T.C.V. MORLEY MARY L & JAY P
 Property Class: 401 6744 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	
GRADE"C"	8000	100.00	305.68	0.9741	1.0000	8000	100	20' BLUFF/ROCKY	779,308
GRADE"C"	8000	14.00	305.68	0.9741	1.0000	8000	50	SURPLUS: ZONING 100 ft	54,552
114 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								833,859	

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	500	0	0
D/W/P: 3.5 Concrete	3.44	1.00	104	0	0
D/W/P: Flagstone/Sand	10.98	1.00	100	0	0
D/W/P: Flagstone/Sand	10.98	1.00	694	0	0
Dock: Light posts	21.31	1.00	256	50	2,728
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	0	0
Total Estimated Land Improvements True Cash Value =					10,228

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 566 SF Floor Area = 566 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	76.66	-13.35	0.00	566	35,833

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 760.00 1 760

(15) Built-Ins & Fireplaces

Appliance Allowance 1915.00 1 1,915

(17) Garages

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

Base Cost	17.17	730	12,534
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 =>

Cost New = 71,436

Notes: HOUSE AT GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 39,290
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 72,686

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2267 SF Floor Area = 3318 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.80	0.00	2.77	2103	190,469
1	Story Siding	Overhang	38.67	0.00	0.00	164	6,342

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 3 10,575

(14) Water/Sewer

Well, 100 Feet 3050.00 1 3,050
1000 Gal Septic 3550.00 2 7,100

(15) Built-Ins & Fireplaces

Appliance Allowance 2610.00 1 2,610
Fireplace: Interior 2 Story 4800.00 1 4,800
Fireplace: 2nd on Same Stack 3200.00 1 3,200

(16) Porches

CCP (2 Story), Standard 34.51 135 4,659
CCP (1 Story), Standard 26.39 164 4,328
CCP (1 Story), Standard 25.85 174 4,498

(17) Garages

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

Base Cost	22.66	857	19,420
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 363,617

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 359,981

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 = 362,831

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 671,237

2018 Est. T.C.V. 006-125-052-00 = 1,588,010

Est. TCV/Total Floor Area = 408.86, Most recent sale 08/27/2015 for 483,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
488,900	488,900	488,900	427,371	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
304,200	900	0	304,200	8,974	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
794,000	794,000	794,000	740,545	740,545	0	

45-006-125-053-00 2018 Est. T.C.V. FORD DOW KAREN & FRED C
 Property Class: 401 6766 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
GRADE"C"	8000	100.00	369.39	0.9643	1.0000	8000	100	771,444
GRADE"C"	8000	19.93	369.39	0.9643	1.0000	8000	50 SURPLUS: ZONING 100 ft	76,874
120 Actual Front Feet, 1.02 Total Acres Total Est. Land Value =								848,318

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.46	1.00	228	50	1,078
Dock: Light posts	21.31	1.00	840	50	8,950
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	2.0	100	4,000
Total Estimated Land Improvements True Cash Value =					19,028

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C Blt 1930

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1988 SF Floor Area = 3188 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	95.48	-8.14	3.83	720	65,642
1	Story Siding	Crawl Space	60.35	-8.14	1.92	308	16,672
1.5	Story Siding	Basement	76.92	0.00	2.87	960	76,598

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	100	1,025

(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 2 Story	4650.00	1	4,650

(16) Porches			
WCP (1 Story), Standard	18.20	360	6,552
WSEP (1 Story), Standard	32.96	112	3,692
WPP, Standard	10.43	214	2,232

(16) Deck/Balcony			
Treated Wood, Standard	8.40	96	806
Wood Balcony	17.50	80	1,400

(17) Garages

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

Base Cost	21.48	676	14,520
Automatic Doors	425.00	1	425
Storage area over garage	4.50	676	3,042

County Multiplier = 1.39 => Cost New = 289,283

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 173,570

Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood, Standard	7.52	145	1,090
County Multiplier = 1.39 =>			Cost New = 1,516
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,			Depr.Cost = 1,470

Total Depreciated Cost =		175,040
ECF (4134 BIG GLEN)	1.850 => TCV of Bldg: 1 =	323,824

2018 Est. T.C.V. 006-125-053-00 = 1,191,170

Est. TCV/Total Floor Area = 373.64, Most recent sale 04/29/2008 for 0

Parcel Number: 45-006-125-053-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
596,800	596,800	596,800	319,357	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	0	6,706	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
595,600	595,600	595,600	326,063	326,063	326,063	

45-006-125-054-00 2018 Est. T.C.V. OUZOUNIAN MICHAEL & ROGERS PATRICIA
 Property Class: 401 6776 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
GRADE"C"	8000	100.00	375.20	0.9224	1.0000	8000	100	737,916
GRADE"C"	8000	49.77	375.20	0.9224	1.0000	8000	50 SURPLUS: ZONING 100 ft	183,618
150 Actual Front Feet, 1.29 Total Acres Total Est. Land Value =								921,534

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	660	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 2 STORY Cls BC Blt 1948

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1661 SF Floor Area = 2319 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	115.32	0.00	2.93	522	61,727
1.5	Story Siding	Basement	91.80	0.00	2.19	272	25,565
1	Story Siding	Slab	74.80	-12.55	1.47	323	20,582
1	Story Siding	Basement	74.80	0.00	1.47	544	41,491

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	13.50	1610	21,735

(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

(16) Porches			
WCP (1 Story), Standard	48.30	40	1,932

(16) Deck/Balcony			
Treated Wood, Standard	7.52	294	2,211
Treated Wood, Standard	8.67	131	1,136
Treated Wood, Standard	6.95	588	4,087

(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	22.90	480	10,992
Mechanical Doors	400.00	1	400
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	21.10	576	12,154
Mechanical Doors	400.00	1	400

County Multiplier = 1.39 => Cost New = 308,288

Notes: HOUSE AT WATER. 1948 ORIGINAL & 1991 ADDITION

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,	Depr.Cost =	228,133
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 =		422,047

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C+10 Blt 1925

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1114 SF Floor Area = 1200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	76.24	-10.45	2.11	1114	75,641
1	Story Siding	Overhang	38.27	0.00	0.00	86	3,291

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Parcel Number: 45-006-125-054-00

Page: 2

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) Porches			
WGEP (1 Story), Standard	26.06	370	9,642
County Multiplier = 1.39 =>		Cost New =	143,600
Notes: HOUSE AT ROAD			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/ 50/100/27.5,		Depr.Cost =	39,490
ECF (4134 BIG GLEN)	1.850 =>	TCV of Bldg: 2 =	73,056

2018 Est. T.C.V. 006-125-054-00		=	1,424,137
Est. TCV/Total Floor Area = 404.70, Most recent sale 07/31/2017 for 1,550,000			
2017 Assessed	MBOR	S.E.V.	Base for Cap
703,400	703,400	703,400	505,410
			2.10
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment
10,400	-1,700	10,400	196,290
2018 Assessed	MBOR	S.E.V.	Capped
712,100	712,100	712,100	526,423
			->Taxable<-
			PRE/MBT
			462,865

45-006-125-055-00 2018 Est. T.C.V. WALLACE CAROLYN J TRUST
 Property Class: 401 6752 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
GRADE"C" 8000	66.50	291.75	1.0850	1.0000	8000	100		577,228
67 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								577,228

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	25.61	1.00	520	50	6,659
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 =					11,659

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1915

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2761 SF Floor Area = 4993 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	107.61	-9.29	3.70	1466	149,561
2	Story Siding	Basement	107.61	0.00	3.70	766	85,263
1	Story Siding	Slab	69.92	-10.74	1.85	529	32,285

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 11.20 160 1,792

(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 2 Story 5875.00 2 11,750
 Fireplace: Direct-Vented Gas 2000.00 1 2,000

(16) Porches
 WCP (1 Story), Standard 35.35 78 2,757
 WPP, Standard 18.19 72 1,310
 WPP, Standard 18.42 70 1,289

(16) Deck/Balcony
 Treated Wood,Standard 6.99 536 3,747
 Wood Balcony 23.50 32 752

(17) Garages

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

Base Cost	23.62	688	16,251
Automatic Doors	425.00	2	850
Storage area over garage	4.50	264	1,188

County Multiplier = 1.39 => Cost New = 456,164

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 342,123
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 632,927

2018 Est. T.C.V. 006-125-055-00 = 1,221,814

Est. TCV/Total Floor Area = 244.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
613,200	613,200	613,200	322,260	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	6,767	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
610,900	610,900	610,900	329,027	329,027	329,027

45-006-125-056-00 2018 Est. T.C.V. 6726 DUNNS FARM LLC
 Property Class: 401 6726 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
GRADE"C" 8000	100.00	262.30	0.9760	1.0000	8000	100		780,793
GRADE"C" 8000	12.92	262.30	0.9760	1.0000	8000	50	SURPLUS: ZONING 100 ft	50,439
113 Actual Front Feet, 0.68 Total Acres Total Est. Land Value =								831,232

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
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					12,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1928

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1370 SF Floor Area = 2454 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	119.04	0.00	3.70	1084	133,050
1	Story Siding	Crawl Space	77.15	-11.29	1.85	286	19,365

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 11.20 120 1,344

(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
 Oven 1235.00 1 1,235
 Fireplace: Interior 2 Story 4800.00 1 4,800
 Fireplace: Prefab 1 Story 3630.00 1 3,630

(16) Porches
 CGEP (1 Story), Standard 33.84 396 13,401
 CPP, Standard 21.14 48 1,015

(17) Garages
 Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 26.05 360 9,378
 Mechanical Doors 400.00 1 400
 Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 20.29 625 12,681

County Multiplier = 1.39 => Cost New = 297,674

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 193,488
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 357,953

2018 Est. T.C.V. 006-125-056-00 = 1,201,685

Est. TCV/Total Floor Area = 489.68

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
602,100	602,100	602,100	344,438	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,300	0	7,233	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
600,800	600,800	600,800	351,671	351,671	0	

45-006-125-057-00 2018 Est. T.C.V. WILLIAMS JOHN & ANDROMEDA
 Property Class: 401 6710 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
GRADE"C" 8000	63.00	343.53	1.0968	1.0000	8000	100		552,793
63 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								552,793

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
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 =					5,704

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1437 SF Floor Area = 3034 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	136.95	-12.50	3.51	996	127,448
1	Story Siding	Crawl Space	88.82	-12.50	1.76	441	34,433
1	Story Siding	Overhang	48.13	0.00	0.00	601	28,926

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
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

(16) Deck/Balcony

Treated Wood, Standard	7.15	844	6,035
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County Multiplier = 1.39 => Cost New = 325,180

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 292,662

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	46.91	48	2,252
County Multiplier = 1.39 =>			Cost New = 3,130
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost = 2,942

(17) Garages

Class:B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	30.03	601	18,048
Automatic Doors	500.00	2	1,000
County Multiplier = 1.39 =>			Cost New = 26,477
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,			Depr.Cost = 24,888

Total Depreciated Cost = 320,492

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 592,910

2018 Est. T.C.V. 006-125-057-00 = 1,151,407

Est. TCV/Total Floor Area = 379.50, Most recent sale 06/27/2016 for 1,325,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
571,800	571,800	571,800	571,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	3,900	0	3,900	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
575,700	575,700	575,700	583,807	575,700	0	

45-006-125-058-00 2018 Est. T.C.V. CAMPBELL/LINCOLN LLC
 Property Class: 401 6720 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
GRADE"C" 8000	66.50	235.81	1.0850	1.0000	8000	100		577,228
67 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								577,228

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					11,500

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

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = Size for Rates = 1917 SF Floor Area = 4848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Basement	232.93	0.00	22.12	1917	488,931
1	Story Siding	Overhang	74.06	0.00	0.00	56	4,147

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	14.80	200	2,960

(13) Plumbing			
Average Fixture(s)	1950.00	1	1,950
3 Fixture Bath	6150.00	3	18,450

(14) Water/Sewer			
Well, 100 Feet	3550.00	1	3,550
1000 Gal Septic	4225.00	1	4,225

(15) Built-Ins & Fireplaces			
Appliance Allowance	5650.00	1	5,650
Fireplace: Exterior 1 Story	6225.00	1	6,225
Fireplace: Exterior 2 Story	7400.00	1	7,400

(16) Porches			
CCP (1 Story), Standard	36.87	136	5,014
CCP (1 Story), Standard	51.96	56	2,910

(17) Garages

Class:A Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	54.48	360	19,613
Automatic Doors	675.00	1	675
Class:A Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	44.40	576	25,574
Automatic Doors	675.00	2	1,350
Storage area over garage	6.25	576	3,600

County Multiplier = 1.39 => Cost New = 837,092

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 711,528
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,316,327

2018 Est. T.C.V. 006-125-058-00 = 1,905,055

Est. TCV/Total Floor Area = 392.96, Most recent sale 08/16/2000 for 300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
996,300	996,300	996,300	490,914	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-43,800	0	10,309	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
952,500	952,500	952,500	501,223	501,223	0	

45-006-125-059-00 2018 Est. T.C.V. SUTHERLAND ELIZABETH ANN TRUST
 Property Class: 401 6071 S FISHER RD
 Map #: 45,46 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL ROAD	86.00	263.00	1.0000	1.0000	500	100		43,000
FISHER LK "C"	10.00	0.00	1.0000	1.0000	2300	50	SHARED ACCESS	11,500
96 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								54,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Vnyl, 2 Rail	8.74	1.00	80	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 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,983

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1468 SF Floor Area = 2171 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.99	-8.83	0.00	765	41,432
2	Story Siding	Crawl Space	99.59	-8.83	0.00	703	63,804

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
Fireplace: Wood Stove	1350.00	1	1,350

(17) Garages

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

Base Cost	13.75	987	13,571
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 191,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 115,065
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 212,871

2018 Est. T.C.V. 006-125-059-00 = 270,354

Est. TCV/Total Floor Area = 124.53

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
135,900	135,900	135,900	91,600	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	1,923	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
135,200	135,200	135,200	93,523	93,523	93,523	

45-006-125-060-00 2018 Est. T.C.V. CASTLE LIVING TRUST
 Property Class: 401 6091 S FISHER RD
 Map #: 45,46 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4605.4605 FISHER LAKE AREA

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RURAL ROAD	86.33	302.75	1.0000	1.0000	500	100		43,167
FISHER LK "C"	10.00	0.00	1.0000	1.0000	2300	50	SUBJECT TO EASE	11,500
96 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =								54,667

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.75	1.00	126	50	615
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 =					3,115

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1746 SF Floor Area = 1746 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.01	-7.56	-0.21	873	40,368
1	Story Siding	Slab	54.01	-9.13	-0.21	873	38,997

Other Additions/Adjustments Rate Size Cost

(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
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(16) Porches

CCP (1 Story), Standard	40.39	43	1,737
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County Multiplier = 1.39 => Cost New = 122,266

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,473
 ECF (4605 FISHER LAKE) 1.850 => TCV of Bldg: 1 = 147,025

2018 Est. T.C.V. 006-125-060-00 = 204,807

Est. TCV/Total Floor Area = 117.30

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
102,900	102,900	102,900	83,572	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	1,755	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
102,400	102,400	102,400	85,327	85,327	0	

45-006-125-061-00 2018 Est. T.C.V. HAGERTY COTTAGE LLC
 Property Class: 401 4483 W GLEN EDEN DR
 Map #: 47 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	200.00	280.78	0.8429	1.0000	15000	100		2,528,681
BIG GLEN B 10K	35.04	280.78	0.7739	1.0000	10000	50	SURPLUS: ZONING 100 ft	135,568
235 Actual Front Feet, 1.51 Total Acres Total Est. Land Value =								2,664,248

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1941

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1842 SF Floor Area = 1842 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	67.05	-11.37	0.00	1842	102,563

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
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

CPP, Standard	14.10	120	1,692
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(16) Deck/Balcony

Treated Wood, Standard	6.65	300	1,995
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(17) Garages

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

Base Cost	19.70	440	8,668
Mechanical Doors	350.00	2	700

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

Base Cost	36.39	730	26,565
Mechanical Doors	550.00	1	550
Storage area over garage	6.25	365	2,281

County Multiplier = 1.39 => Cost New = 223,927

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 134,356
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 248,559

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1970

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 440 SF Floor Area = 440 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	73.69	-12.78	-3.52	440	25,252

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Extra Toilet	645.00	1	645
Extra Sink	395.00	1	395

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.39 => Cost New = 38,512

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/ 50/100/27.5, Depr.Cost = 10,591
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 19,593

2018 Est. T.C.V. 006-125-061-00 = 2,942,400

Est. TCV/Total Floor Area = 1289.40

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,472,200	1,472,200	1,472,200	1,162,926	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	24,421	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,471,200	1,471,200	1,471,200	1,187,347	1,187,347	0	

45-006-125-062-00 2018 Est. T.C.V. MCDONALD JOSEPH F & ASHLEY A
 Property Class: 401 4709 W NORTHWOOD DR
 Map #: 47,46 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	215.00	0.9642	1.0000	15000	100		1,446,289
GROUP A 15000	20.00	215.00	0.9642	1.0000	15000	50	SURPLUS: ZONING 100 ft	144,629
120 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								1,590,918

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 2017

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 4126 SF Floor Area = 4762 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	78.71	-10.48	0.00	2853	194,660
1.5	Story Siding	Crawl Space	97.74	-10.48	0.00	1273	111,082

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	400	4,860

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
2 Fixture Bath	3100.00	5	15,500

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 1 Story	4575.00	1	4,575
Fireplace: Exterior 1 Story	5525.00	1	5,525

(16) Porches

CCP (1 Story), Standard	19.33	565	10,921
CCP (1 Story), Standard	35.13	99	3,478

(17) Garages

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

Base Cost	25.55	1080	27,594
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 558,461

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 552,876
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,022,821

2018 Est. T.C.V. 006-125-062-00 = 2,613,739

Est. TCV/Total Floor Area = 548.87, Most recent sale 06/03/2016 for 2,100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
852,300	852,300	852,300	852,300	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
455,000	-400	455,000	-400	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,306,900	1,306,900	1,306,900	1,325,198	1,306,900	0	

45-006-125-063-00	2018 Est. T.C.V.	SIDEWIND PROPERTIES LLC
Property Class: 401		4787 W NORTHWOOD DR
Map #: 45	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	300.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								1,500,000

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 Blt 1962

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1750 SF Floor Area = 1750 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.44	-8.43	-0.27	1750	92,295

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	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	69.62	14	975
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County Multiplier = 1.39 => Cost New = 149,258

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	89,555
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 =		165,676

2018 Est. T.C.V. 006-125-063-00 = 1,667,176

Est. TCV/Total Floor Area = 952.67, Most recent sale 10/29/2015 for 1,700,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
834,200	834,200	834,200	790,652	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	16,603	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
833,600	833,600	833,600	807,255	807,255	0	

45-006-125-064-00 2018 Est. T.C.V. STOUTLAND PAGE O & SMITH WENDIN D
 Property Class: 401 6374 S DUNNS FARM RD
 Map #: 48 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	275.00	0.8677	1.0000	4500	100		390,464
GROUP D 4500/	50.00	275.00	0.8677	1.0000	4500	50	SURPLUS >100' ZONING	97,616
DUNNS 275	150.00	320.00	0.8677	1.0000	275	100		35,792
150 Actual Front Feet, 2.05 Total Acres Total Est. Land Value =								523,872

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 616 SF Floor Area = 616 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Basement	68.93	0.00	-2.31	616	41,038

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

Well, 100 Feet	2550.00	1	2,550
2000 Gal Septic	4750.00	1	4,750

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Porches

CGEP (1 Story), Standard	43.60	100	4,360
WCP (1 Story), Standard	20.32	213	4,328
WPP, Standard	8.49	353	2,997

(16) Deck/Balcony

Treated Wood, Standard	7.49	126	944
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County Multiplier = 1.39 => Cost New = 96,969

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 53,333
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 98,666

2018 Est. T.C.V. 006-125-064-00 = 625,038

Est. TCV/Total Floor Area = 1014.67, Most recent sale 09/14/2016 for 617,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
307,000	307,000	307,000	307,000	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
5,800	-300	0	5,800	-300	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
312,500	312,500	312,500	319,247	312,500	0	

45-006-125-068-00	2018 Est. T.C.V.	BENGSTON HARRIET P TRUST
Property Class: 402		S DUNNS FARM RD
Map #: 48	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4030V.4030V - SECTION 30

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
\$200/FF	100.00	382.00	0.8855	1.0000	200	100		17,709
\$200/FF	50.00	382.00	0.8855	1.0000	200	50	SURPLUS: ZONING 100 ft	4,427
150 Actual Front Feet, 1.31 Total Acres								Total Est. Land Value = 22,137

2018 Est. T.C.V. 006-125-068-00 = 22,137

Est. TCV/Total Floor Area = 35.94, Most recent sale 01/20/2017 for 57,250

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,900	14,900	14,900	14,900	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,800	0	0	-3,800	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
11,100	11,100	11,100	15,212	11,100	0	

45-006-125-068-10 2018 Est. T.C.V. CHESTERFIELD LINDA & DAVID TRUST
 Property Class: 401 6364 S DUNNS FARM RD
 Map #: 48 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	230.87	0.8723	1.0000	4500	100		392,535
GROUP D 4500/	47.75	230.87	0.8723	1.0000	4500	50	SURPLUS: ZONING 100 ft	93,718
148 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								486,252

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B-10 Blt 1953

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1798 SF Floor Area = 1798 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Basement	76.97	0.00	-0.46	1798	137,565

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

Basement Living Finish	22.75	1789	40,700
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	4	18,600
2 Fixture Bath	3100.00	1	3,100

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
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(16) Deck/Balcony

Treated Wood, Standard	7.15	802	5,734
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(17) Garages

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

Base Cost	29.59	718	21,246
Automatic Doors	500.00	1	500

County Multiplier = 1.43 => Cost New = 344,730

Notes: PB14-0087 PHASE 1 BATH (WAS KITCHENNETTE) 75SQFT.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	258,547
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 =		478,312

2018 Est. T.C.V. 006-125-068-10 = 972,064

Est. TCV/Total Floor Area = 540.64, Most recent sale 07/15/2005 for 925,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
487,700	487,700	487,700	427,392	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,700	0	8,975	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
486,000	486,000	486,000	436,367	436,367	0	

45-006-125-069-00 2018 Est. T.C.V. WORSLEY DONALD E & CAROL E
 Property Class: 401 6410 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
GROUP D 4500/	100.00	559.00	0.7846	1.0000	4500	100		353,063
GROUP D 4500/	100.00	559.00	0.7846	1.0000	4500	50	SURPLUS: ZONING 100 ft	176,531
200 Actual Front Feet, 2.57 Total Acres Total Est. Land Value =								529,594

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls B Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1559 SF Floor Area = 2806 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 80%	110.13	0.00	3.51	1559	177,165

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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
Jacuzzi Tub	7360.00	1	7,360
Fireplace: Prefab 1 Story	4660.00	1	4,660

(16) Porches

WPP, Standard	13.40	200	2,680
WPP, Standard	21.10	60	1,266
WPP, Standard	18.78	84	1,578

(16) Deck/Balcony

Treated Wood, Standard	9.61	104	999
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(17) Garages

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

Base Cost	24.65	624	15,382
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 327,469

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,	Depr.Cost =	212,855
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 =		393,782

2018 Est. T.C.V. 006-125-069-00 = 933,376

Est. TCV/Total Floor Area = 332.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
468,100	468,100	468,100	357,680	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,400	0	7,511	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
466,700	466,700	466,700	365,191	365,191	365,191	

45-006-125-069-10 2018 Est. T.C.V. DARLINGTON ALBERT C JR &
 Property Class: 401 6388 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
GROUP D 4500/	100.00	250.00	0.7846	1.0000	4500	100		353,063
DUNNS 275	100.00	354.00	0.7846	1.0000	275	100		21,576
200 Actual Front Feet, 1.39 Total Acres Total Est. Land Value =								374,639

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 1979

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 932 SF Floor Area = 932 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	83.04	0.00	1.47	932	78,763

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	Rate	Size	Cost
	76.75	50	3,838

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
	8.03	190	1,526
Treated Wood, Standard	7.48	304	2,274

County Multiplier = 1.39 => Cost New = 145,826

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 107,911

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
	9.80	84	823
County Multiplier = 1.39 =>			Cost New = 1,144
Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,			Depr.Cost = 1,018

Total Depreciated Cost = 108,929

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 201,519

2018 Est. T.C.V. 006-125-069-10 = 581,158

Est. TCV/Total Floor Area = 623.56

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
291,300	291,300	291,300	277,092	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-700	0	5,818	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
290,600	290,600	290,600	282,910	282,910	0	

45-006-125-070-00 2018 Est. T.C.V. STEAD ROBERT R
 Property Class: 401 6450 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
GROUP D 4500/	100.00	276.00	0.7847	1.0000	4500	100		353,131
GROUP D 4500/	99.89	276.00	0.7847	1.0000	4500	50	SURPLUS: ZONING 100 ft	176,371
200 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								529,502

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1948

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2157 SF Floor Area = 2157 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.77	-8.77	0.00	1761	100,377
1	Story Siding	Basement	65.77	0.00	0.00	396	26,045

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish							
Basement Living Finish	17.25		396			6,831	
Walk out Basement Door(s)	775.00		1			775	

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

(14) Water/Sewer							
Well, 100 Feet	2700.00		1			2,700	
2000 Gal Septic	5000.00		1			5,000	

(15) Built-Ins & Fireplaces							
Appliance Allowance	1915.00		1			1,915	
Fireplace: Exterior 1 Story	3875.00		1			3,875	

(16) Porches							
WCP (1 Story), Standard	34.80		60			2,088	
WPP, Standard	8.30		433			3,594	

(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost	21.85		616			13,460	
Automatic Doors	375.00		2			750	

County Multiplier = 1.39 => Cost New = 243,763

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 170,634
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 315,674

2018 Est. T.C.V. 006-125-070-00 = 855,176

Est. TCV/Total Floor Area = 396.47, Most recent sale 12/09/1992 for 100

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
428,700	428,700	428,700	302,542	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	0	6,353	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
427,600	427,600	427,600	308,895	308,895	0	

45-006-125-070-10	2018 Est. T.C.V.	PYRAMID POINT PARTNERS LLC
Property Class: 402		S DUNNS FARM RD
Map #: 49	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
DUNNS 275	100.00	427.00	0.8063	1.0000	275	100		22,173
DUNNS 275	85.00	427.00	0.8063	1.0000	275	50	SURPLUS: ZONING 100 ft	9,423
185 Actual Front Feet, 1.81 Total Acres								Total Est. Land Value = 31,596

2018 Est. T.C.V. 006-125-070-10 = 31,596

Est. TCV/Total Floor Area = 14.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
15,800	15,800	15,800	15,800	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
15,800	15,800	15,800	16,131	15,800	0

45-006-125-071-00 2018 Est. T.C.V. UNGER TIMOTHY J & SUSAN J TNC
 Property Class: 401 6516 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
GROUP D 4500/	100.00	275.00	0.7792	1.0000	4500	100		350,624
GROUP D 4500/	104.00	275.00	0.7792	1.0000	4500	50	SURPLUS: ZONING 100 ft	182,325
204 Actual Front Feet, 1.29 Total Acres Total Est. Land Value =								532,949

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	1870	0	0
Shed: Wood Frame	13.76	1.00	137	50	943
Dock: Light posts	25.61	1.00	1376	50	17,620
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	3.0	100	30,000
BOAT HOIST	2000.00	1.00	2.0	100	4,000
Total Estimated Land Improvements True Cash Value =					52,563

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1971

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 3150 SF Floor Area = 3150 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.02	0.00	1.47	1480	104,325
1	Story Siding	Crawl Space	69.02	-9.08	1.47	1670	102,555

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Security System	4575.00	1	4,575
Fireplace: Interior 1 Story	4100.00	2	8,200
Fireplace: Wood Stove	2000.00	1	2,000
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

WPP, Standard	19.79	58	1,148
WPP, Standard	8.50	1097	9,325

(16) Deck/Balcony

Treated Wood, Standard	8.18	172	1,407
Treated Wood, Standard	8.04	189	1,520
Treated Wood, Standard	7.52	294	2,211

(17) Garages

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

Base Cost	22.89	832	19,044
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>

Cost New = 388,733

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,

Depr.Cost = 291,550

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1480	19,980
County Multiplier = 1.39 =>			Cost New = 27,772
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,			Depr.Cost = 6,943

Total Depreciated Cost = 298,493

ECF (4134 BIG GLEN)

1.850 => TCV of Bldg: 1 = 552,212

Est. TCV/Total Floor Area = 361.18, Most recent sale 06/10/2003 for 1,340,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
570,800	570,800	570,800	533,236	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,900	0	0	11,197	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
568,900	568,900	568,900	544,433	544,433		0

45-006-125-072-00 2018 Est. T.C.V. GRABER JON PAUL & GLORIA SUE
 Property Class: 401 6490 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
GROUP D 4500/	100.00	280.00	0.9965	1.0000	4500	100		448,436
GROUP D 4500/	1.00	280.00	0.9965	1.0000	4500	50	SURPLUS: ZONING 100 ft	2,242
101 Actual Front Feet, 0.65 Total Acres Total Est. Land Value =								450,678

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2003

(11) Heating System: Forced Heat & Cool, Air Conditioning

Ground Area = Size for Rates = 2379 SF Floor Area = 3560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	102.61	0.00	12.87	2363	272,879
1	Story Siding	Overhang	44.67	0.00	0.00	16	715

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	50	608

(9) Basement Finish			
Basement Recreation Finish	15.95	2363	37,690

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

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: Exterior 2 Story	6600.00	1	6,600

(16) Porches			
CCP (1 Story), Standard	38.91	72	2,802
WCP (1 Story), Standard	37.17	91	3,382
WPP, Standard	13.55	195	2,642
WPP, Standard	20.62	64	1,320

(16) Deck/Balcony			
Treated Wood, Standard	12.36	48	593

(17) Garages

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

Base Cost	25.55	1172	29,945
Common Wall: 1/2 Wall	-950.00	1	-950
Automatic Doors	500.00	3	1,500
Storage area over garage	4.85	586	2,842

County Multiplier = 1.39 => Cost New = 541,707

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 487,536
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 901,942

2018 Est. T.C.V. 006-125-072-00 = 1,362,620

Est. TCV/Total Floor Area = 382.76, Most recent sale 09/16/1992 for 172,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
684,600	684,600	684,600	483,836	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,300	0	10,160	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
681,300	681,300	681,300	493,996	493,996	493,996

45-006-125-073-00 2018 Est. T.C.V. LUBIG FREDERICK M & KATHLEEN A
 Property Class: 401 6494 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
GROUP D 4500/	100.00	270.00	0.9965	1.0000	4500	100		448,436
GROUP D 4500/	1.00	270.00	0.9965	1.0000	4500	50	SURPLUS: ZONING 100 ft	2,242
101 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								450,678

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 BI-LEVEL Cls BC Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2213 SF Floor Area = 2609 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	74.59	-9.87	0.00	1817	117,596
Bi-Level	Siding	Bi-Lev.100%	89.69	0.00	0.00	396	35,517

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

(15) Built-Ins & Fireplaces							
Appliance Allowance		2610.00		1		2,610	
Fireplace: Two Sided		5800.00		1		5,800	
Fireplace: Prefab 1 Story		3630.00		1		3,630	

(16) Porches							
CCP (1 Story), Standard		45.30		44		1,993	

(16) Deck/Balcony							
Treated Wood,Standard		7.40		324		2,398	

(17) Garages							
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost		26.36		438		11,546	
Common Wall: 1 Wall		-1425.00		1		-1,425	
Automatic Doors		425.00		1		425	

County Multiplier = 1.39 => Cost New = 265,956

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 199,467
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 369,013

2018 Est. T.C.V. 006-125-073-00 = 824,691

Est. TCV/Total Floor Area = 316.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
413,700	413,700	413,700	251,403	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,400	0	0	5,279	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
412,300	412,300	412,300	256,682	256,682	256,682	

45-006-125-074-00 2018 Est. T.C.V. WARE DONALD R TRUST &
 Property Class: 401 6482 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
GROUP D 4500/	100.00	278.00	0.9382	1.0000	4500	100		422,181
GROUP D 4500/	20.00	278.00	0.9382	1.0000	4500	50	SURPLUS: ZONING 100 ft	42,218
120 Actual Front Feet, 0.77 Total Acres Total Est. Land Value =								464,400

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 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					8,163

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2459 SF Floor Area = 2459 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.88	-7.70	0.00	2459	125,852

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	7.65	517	3,955
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(17) Garages

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

Base Cost	17.18	729	12,524
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 219,781

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 131,869
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 243,957

2018 Est. T.C.V. 006-125-074-00 = 716,520

Est. TCV/Total Floor Area = 291.39

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
359,100	359,100	359,100	300,237	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	0	6,304	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
358,300	358,300	358,300	306,541	306,541	0	

45-006-125-074-20	2018 Est. T.C.V.	PYRAMID POINT PARTNERS LLC
Property Class: 402		S DUNNS FARM RD
Map #: 49	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
DUNNS 275	100.00	309.00	0.9382	1.0000	275	100		25,800
DUNNS 275	20.00	309.00	0.9382	1.0000	275	50	SURPLUS: ZONING 100 ft	2,580
120 Actual Front Feet, 0.85 Total Acres								Total Est. Land Value = 28,380

2018 Est. T.C.V. 006-125-074-20 = 28,380

Est. TCV/Total Floor Area = 11.54

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
14,200	14,200	14,200	14,200	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
14,200	14,200	14,200	14,498	14,200	0	

45-006-125-075-00 2018 Est. T.C.V. ROSE MARCIA L TRUST
 Property Class: 401 6564 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
GROUP D 4500/	100.00	280.00	0.9965	1.0000	4500	100		448,436
GROUP D 4500/	1.00	280.00	0.9965	1.0000	4500	50	SURPLUS: ZONING 100 ft	2,242
101 Actual Front Feet, 0.65 Total Acres Total Est. Land Value =								450,678

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B+10 Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1935 SF Floor Area = 2556 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	93.41	-12.78	1.93	1314	108,484
2	Story Siding	Crawl Space	143.98	-12.78	3.86	621	83,872

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	7.20	583	4,198
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(17) Garages

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

Base Cost	26.65	528	14,071
Common Wall: 1 Wall	-1450.00	1	-1,450
Mechanical Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 329,326

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 263,460
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 487,402

2018 Est. T.C.V. 006-125-075-00 = 945,580

Est. TCV/Total Floor Area = 369.95

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
474,500	474,500	474,500	298,674	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	0	6,272	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
472,800	472,800	472,800	304,946	304,946	304,946	

45-006-125-076-00 2018 Est. T.C.V. WILLE THOMAS R & SALLY A
 Property Class: 401 6538 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
GROUP D 4500/	100.00	280.00	0.9965	1.0000	4500	100		448,436
GROUP D 4500/	1.00	280.00	0.9965	1.0000	4500	50	SURPLUS: ZONING 100 ft	2,242
101 Actual Front Feet, 0.65 Total Acres Total Est. Land Value =								450,678

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.01	1.00	200	0	0
D/W/P: Crushed Rock	1.33	1.00	2100	0	0
Shed: Wood Frame	19.56	1.00	38	50	372
Shed: Wood Frame	18.09	1.00	70	50	633
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 =					11,005

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B-10 Blt 1971

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 3057 SF Floor Area = 3057 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	72.23	0.00	1.41	3057	225,117

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 1 Story	4575.00	2	9,150

(16) Porches

WPP, Standard	9.60	696	6,682
WCP (1 Story), Standard	28.87	172	4,966
CCP (1 Story), Standard	61.70	27	1,666
WPP, Standard	9.78	585	5,721
WPP, Standard	9.67	629	6,082

(16) Deck/Balcony

Treated Wood, Standard	8.37	193	1,615
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(17) Garages

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

Base Cost	25.98	679	17,640
Common Wall: 1 Wall	-1900.00	1	-1,900
Mechanical Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 416,152

Phy./Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 291,307
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 538,917

2018 Est. T.C.V. 006-125-076-00 = 1,000,600

Est. TCV/Total Floor Area = 327.31, Most recent sale 09/27/1999 for 655,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
502,200	502,200	502,200	407,211	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	8,551	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
500,300	500,300	500,300	415,762	415,762	0

45-006-125-077-00 2018 Est. T.C.V. PATTON CHARLES L II
 Property Class: 401 6600 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
GROUP D 4500/	104.00	268.00	0.9864	1.0000	4500	100		461,620
DUNNS 275	120.00	617.00	0.9382	1.0000	275	100	SURPLUS & ACROSS STREET	30,960
224 Actual Front Feet, 2.34 Total Acres Total Est. Land Value =								492,580

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 STORY Cls CD Blt 1928

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2302 SF Floor Area = 2302 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.00	-7.03	1.87	2302	107,826

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450

(16) Porches

CGEP (1 Story), Standard	25.47	392	9,984
CPP, Standard	18.85	50	943
CPP, Standard	18.43	54	995

(17) Garages

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

Base Cost	17.82	506	9,017
Common Wall: 1/2 Wall	-500.00	1	-500
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 197,213

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 108,467
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 200,664

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1928

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

Ground Area = Size for Rates = 504 SF Floor Area = 504 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.37	-10.15	0.00	504	24,303

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.39 => Cost New = 36,227

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 19,925
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 36,861

2018 Est. T.C.V. 006-125-077-00 = 735,105

Est. TCV/Total Floor Area = 261.98

2017 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 45-006-125-077-00

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	368,400	368,400	368,400	234,513	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	4,924	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	367,600	367,600	367,600	239,437	239,437	227,465

45-006-125-078-00 2018 Est. T.C.V. LANPIER ROBERT C
 Property Class: 401 6630 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
GRADE"D"	6000	400.00	250.00	0.6806	1.0574	6000	100	1,727,199
GRADE"D"	6000	66.00	250.00	0.6806	1.0574	6000	50 SURPLUS: ZONING 100 ft	142,494
DUNNS 275	415.00	524.82	0.5835	1.0000	275	100		66,596
466 Actual Front Feet, 7.67 Total Acres Total Est. Land Value =								1,936,288

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.29	1.00	2400	0	0
Shed: Wood Frame	15.43	1.00	80	50	617
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					15,617

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1928

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 3409 SF Floor Area = 6314 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	96.19	-9.08	-0.73	2014	173,969
2	Story Siding	Basement	105.55	0.00	-0.83	1395	146,084

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	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
Garbage Disposal	285.00	1	285
Fireplace: Exterior 2 Story	5875.00	2	11,750

(16) Porches

CGEP (1 Story), Standard	28.92	555	16,051
CPP, Standard	11.59	220	2,550
CCP (1 Story), Standard	21.60	306	6,610
WCP (1 Story), Standard	24.57	204	5,012
CCP (1 Story), Standard	40.24	54	2,173
CCP (1 Story), Standard	37.96	64	2,429

(17) Garages

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

Base Cost	20.99	1016	21,326
Automatic Doors	425.00	3	1,275

County Multiplier = 1.39 =>

Cost New = 573,436

Notes: RESIDENCE & 3DOORGARAGEACROSS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 470,218
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 869,903

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1110 SF Floor Area = 1110 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.96	-9.51	0.00	1110	62,660

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, 200 Feet	4975.00	1	4,975	
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	54.24	24	1,302	
County Multiplier = 1.39 =>		Cost New =	111,681	
Notes: SOUTH HOUSE AT ROAD				
Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0,	Depr.Cost =	71,476		
ECF (4134 BIG GLEN)	1.850 => TCV of Bldg: 2 =	132,231		

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls C Blt 1933

(11) Heating System: Forced Air w/o Ducts
Ground Area = Size for Rates = 0 SF Floor Area = 860 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Overhang 49.33 0.00 0.00 860 42,424

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
Average Fixture(s) 760.00 1 760

(16) Porches
WPP, Standard 8.78 364 3,196

(16) Deck/Balcony
Treated Wood, Standard 6.45 400 2,580

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Finished)
Base Cost 18.81 860 16,177
Mechanical Doors 350.00 1 350

County Multiplier = 1.39 => Cost New = 91,026
Notes: BOAT HOUSE WITH BUNK HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 58,257
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 107,775

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007
Description of Occupancy: NEW SPORTS COURT 2007

Costs are taken from the Tennis Club cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Excellent Percent Adj: +0

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0.00

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

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 0.000

Total Floor Area: 0 Base Cost New of Upper Floors = 0
Reproduction/Replacement Cost = 0
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI17/SPOC/PLATP/METOWDMSFLH	46500.00	1	1.36 1.00	100	63,240
ECF (4134 BIG GLEN)	1.400 => TCV of Bldg: 1 =				88,536

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

Description of Occupancy: NEW 2007 - ATTACHED TO COURT

Parcel Number: 45-006-125-078-00

Page: 3

Costs are taken from the Clubhouse cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 88.20

Adjusted Square Foot Cost for Upper Floors = 88.20

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 1.060
 Ave. Floor Area: 416 Perimeter: 84 Perim. Multiplier: 1.406
 Refined Square Foot Cost for Upper Floors: 131.45

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 182.715

Total Floor Area: 416 Base Cost New of Upper Floors = 76,010
 Reproduction/Replacement Cost = 76,010
 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
 Total Depreciated Cost = 70,689

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 2 = 98,964
 Replacement Cost/Floor Area= 182.72 Est. TCV/Floor Area= 237.90

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2007
 Description of Occupancy: BOAT STORAGE WITH 5 DOORS

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

Adjusted Square Foot Cost for Upper Floors = 16.75

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 0.960
 Ave. Floor Area: 2,448 Perimeter: 212 Perim. Multiplier: 1.193
 Refined Square Foot Cost for Upper Floors: 19.18

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 26.665

Total Floor Area: 2,448 Base Cost New of Upper Floors = 65,276
 Reproduction/Replacement Cost = 65,276
 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
 Total Depreciated Cost = 60,707

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 3 = 84,989
 Replacement Cost/Floor Area= 26.66 Est. TCV/Floor Area= 34.72

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 2008
 Description of Occupancy: STORAGE-PLANNED AS TRAIN ROOM

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

Adjusted Square Foot Cost for Upper Floors = 16.75

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 12 Height per Story Multiplier: 0.960
 Ave. Floor Area: 792 Perimeter: 112 Perim. Multiplier: 1.426
 Refined Square Foot Cost for Upper Floors: 22.93

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 31.873

Total Floor Area: 792 Base Cost New of Upper Floors = 25,243
 Reproduction/Replacement Cost = 25,243
 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
 Total Depreciated Cost = 23,476

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 4 = 32,867
 Parcel Number: 45-006-125-078-00 Page: 4

Replacement Cost/Floor Area= 31.87 Est. TCV/Floor Area= 41.50

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0
 Description of Occupancy: TENNIS COURT

Costs are taken from the Tennis Club cost schedules.

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

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0.00

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

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

Total Floor Area: 0 Base Cost New of Upper Floors = 0
 Reproduction/Replacement Cost = 0
 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0
 Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	3.55	7200	1.46 1.00	95	35,452

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 5 = 49,632

Total Estimated True Cash Value of Commercial/Industrial Buildings = 354,988

2018 Est. T.C.V. 006-125-078-00 = 3,416,802

Est. TCV/Total Floor Area = 286.16, Most recent sale 05/15/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,662,800	1,662,800	1,662,800	1,267,126	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	45,600	0	26,609	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,708,400	1,708,400	1,708,400	1,293,735	1,293,735	983,239	

45-006-125-079-00	2018 Est. T.C.V.	GLEN CREST LLC
Property Class: 401		6684 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
GRADE"C" 8000	100.00	260.00	0.9642	1.0000	8000	100		771,354
GRADE"C" 8000	20.00	260.00	0.9642	1.0000	8000	50	SURPLUS: ZONING 100 ft	77,135
120 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value = 848,489

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 550 SF Floor Area = 1100 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	121.89	-11.46	-0.54	550	60,440

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 2 Story	3825.00	1	3,825

(16) Porches

CGEP (1 Story), Standard	39.04	132	5,153
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County Multiplier = 1.39 => Cost New = 110,474

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 66,284
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 122,626

2018 Est. T.C.V. 006-125-079-00 = 976,115

Est. TCV/Total Floor Area = 887.38

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
488,500	488,500	488,500	213,236	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-400	0	4,477	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
488,100	488,100	488,100	217,713	217,713	0	

45-006-125-080-00 2018 Est. T.C.V. HALEY FAMILY LTD PARTNERSHIP
 Property Class: 401 4475 W GLEN EDEN DR
 Map #: 47 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	93.33	290.30	1.0000	1.0000	15000	100		1,400,000
93 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								1,400,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	16.80	1.00	48	50	403
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 =					5,403

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1997

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1823 SF Floor Area = 3190 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	103.57	-10.42	0.00	1823	169,812

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (1 Story), Standard	26.89	256	6,884
WCP (1 Story), Standard	31.10	112	3,483

(16) Deck/Balcony

Treated Wood, Standard	6.98	540	3,769
Treated Wood, Standard	15.38	28	431
Treated Wood, Standard	9.85	82	808

County Multiplier = 1.39 => Cost New = 283,639

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 226,911
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 419,786

2018 Est. T.C.V. 006-125-080-00 = 1,825,189

Est. TCV/Total Floor Area = 572.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
927,300	927,300	927,300	319,398	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-14,700	0	0	6,707	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
912,600	912,600	912,600	326,105	326,105	0	