45-006-126-001-01 2018 Est. T.C.V. CAMPBELL FAMILY COTTAGE LLC
Property Class: 401 5327 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	630.00	0.9579	1.0000	15000	100		1,436,835
GROUP A 15000	24.00	630.00	0.9579	1.0000	15000	50	SURPLUS: ZONING 100 ft	172,420

124 Actual Front Feet, 1.79 Total Acres Total Est. Land Value = 1,609,255

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	144	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 1955

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1586 SF Floor Area = 1586 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.24	-8.65	-0.27	1586	84,566

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
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			
WPP, Standard	27.79	24	667
(16) Deck/Balcony			
Treated Wood,Standard	6.34	480	3,043
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.70	440	8,668
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 157,270

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 94,362
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 174,569

2018 Est. T.C.V. 006-126-001-01 = 1,788,824
Est. TCV/Total Floor Area = 1127.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
895,000	895,000	895,000	254,962	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-600	0	0	5,354	0

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

45-006-126-001-10 2018 Est. T.C.V. GLOBAL CAPITAL INSIGHTS LLC
Property Class: 401 5333 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	95.39	639.31	1.0000	1.0000	15000	100		1,430,850

95 Actual Front Feet, 1.40 Total Acres Total Est. Land Value = 1,430,850

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	40	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 1987

(11) Heating System: Forced Hot Water
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	73.66	-10.40	1.47	1840	119,103

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	7.81	228	1,781
Treated Wood,Standard	6.95	584	4,059
Treated Wood,Standard	7.29	363	2,646
Treated Wood,Standard	7.75	240	1,860
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	23.23	572	13,288
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 227,844

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 170,883
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 316,133

2018 Est. T.C.V. 006-126-001-10 = 1,751,983
Est. TCV/Total Floor Area = 952.16, Most recent sale 04/24/2017 for 1,570,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
910,500	910,500	910,500	740,419	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-34,500	0	0	135,581	0

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

45-006-126-002-00 2018 Est. T.C.V. DEAN DIANE N
Property Class: 460 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	CONSERVATION EASEMENT Reason	Value
NORTHWOOD 800/F	100.28	1555.32	0.9989	1.0000	800	10	CONSERVATION EASEMENT	8,013

100 Actual Front Feet, 3.58 Total Acres Total Est. Land Value = 8,013

2018 Est. T.C.V. 006-126-002-00 = 8,013
Est. TCV/Total Floor Area = 4.35, Most recent sale 08/29/2003 for 155,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,000	4,000	4,000	4,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-126-002-05 2018 Est. T.C.V. DEAN DIANE N
Property Class: 460 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 800/F	100.28	156.32	0.9989	1.0000	800	10	CONSERVATION EASEMENT	8,013

100 Actual Front Feet, 3.60 Total Acres Total Est. Land Value = 8,013

2018 Est. T.C.V. 006-126-002-05 = 8,013
Est. TCV/Total Floor Area = 4.35, Most recent sale 03/14/2003 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
4,000	4,000	4,000	4,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-126-002-10 2018 Est. T.C.V. SMITH DENICE K & JAMES M
Property Class: 401 5500 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 800/F	200.56	1546.32	0.7570	1.0000	800	100		121,461
201 Actual Front Feet, 7.12 Total Acres					Total Est. Land Value =			121,461

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 B-5 Blt 1993

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 3324 SF Floor Area = 3996 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	83.90	-9.96	0.00	632	46,730
1	Story Siding	Crawl Space	75.92	-9.96	0.00	432	28,495
1	Story Siding	Crawl Space	75.92	-9.96	0.00	528	34,827
1	Story Siding	Crawl Space	75.92	-9.96	0.00	600	39,576
1	Story Siding	Crawl Space	83.90	-9.96	0.00	448	33,125
1	Story Siding	Crawl Space	75.92	-9.96	0.00	684	45,117
1	Story Siding	Overhang	43.46	0.00	0.00	672	29,205

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
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
(16) Porches			
WSEP (1 Story), Standard	38.28	128	4,900
WPP, Standard	30.49	27	823
(16) Deck/Balcony			
Treated Wood,Standard	7.79	304	2,368
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.55	1020	26,061
Automatic Doors	500.00	3	1,500
Storage area over garage	4.85	688	3,337
Class:B Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	32.60	420	13,692

County Multiplier = 1.39 => Cost New = 452,349

Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 379,973

Separately Depreciated Items:

(16) Porches			
WCP (1 Story), Standard	58.97	32	1,887
County Multiplier = 1.39 =>		Cost New =	2,623
Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,		Depr.Cost =	2,439
		Total Depreciated Cost =	382,412

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 669,221

2018 Est. T.C.V. 006-126-002-10 = 800,682
Est. TCV/Total Floor Area = 200.37, Most recent sale 05/30/1997 for 268,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
402,700	402,700	402,700	240,343	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,400	0	0	5,047	0

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

Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-126-002-20 2018 Est. T.C.V. SEWARD RICHARD R
Property Class: 460 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4114.4114 LAKE MICH NORTHWOODS SUNSET

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 130K					130000	100		130,000
373 Actual Front Feet, 12.32 Total Acres					Total Est. Land Value =			130,000

2018 Est. T.C.V. 006-126-002-20 = 130,000
Est. TCV/Total Floor Area = 32.53, Most recent sale 05/03/2004 for 365,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
65,000	65,000	65,000	49,839	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1,046	0

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

45-006-126-002-25 2018 Est. T.C.V. MCCURTIES JANICE M
Property Class: 401 5338 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 800/F	100.00	403.53	0.8247	1.0000	800	100		65,974
NORTHWOOD 800/F	61.92	403.53	0.8247	1.0000	800	50	SURPLUS: ZONING	20,425

162 Actual Front Feet, 1.50 Total Acres Total Est. Land Value = 86,399

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 5	5000.00	1.00	1.0	100	5,000

Total Estimated Land Improvements True Cash Value = 7,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2033 SF Floor Area = 2033 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.62	-10.11	1.85	2033	130,844

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
Dishwasher	790.00	1	790
Garbage Disposal	285.00	1	285
Microwave	690.00	1	690
Fireplace: Exterior 1 Story	4925.00	1	4,925
(16) Porches			
CCP (1 Story), Standard	34.87	80	2,790
WGEP (1 Story), Standard	42.96	196	8,420
(16) Deck/Balcony			
Treated Wood,Standard	7.26	387	2,810
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	26.30	624	16,411
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 253,320

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 215,322

Separately Depreciated Items:

Local Cost Items:

GENERATOR	3000.00	1	3,000

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 2,910

Total Depreciated Cost = 218,232
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 381,906

2018 Est. T.C.V. 006-126-002-25 = 475,805
Est. TCV/Total Floor Area = 234.04, Most recent sale 12/27/2005 for 425,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
254,900	254,900	254,900	235,989	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-17,000	0	0	1,911	0

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

45-006-126-002-26 2018 Est. T.C.V. HALIK ROBERT M & LAURA L TRUST
Property Class: 402 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 800/F	200.00	303.00	0.7579	1.0000	800	100		121,257
200 Actual Front Feet, 1.39 Total Acres					Total Est. Land Value =			121,257

2018 Est. T.C.V. 006-126-002-26 = 121,257
Est. TCV/Total Floor Area = 59.64, Most recent sale 12/10/1999 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,600	60,600	60,600	48,864	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,026	0

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

45-006-126-002-28 2018 Est. T.C.V. GORDON DANIEL A & MARGURITE M
Property Class: 402 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 800/F	200.00	303.00	0.7579	1.0000	800	100		121,257
200 Actual Front Feet, 1.39 Total Acres					Total Est. Land Value =			121,257

2018 Est. T.C.V. 006-126-002-28 = 121,257
Est. TCV/Total Floor Area = 59.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,600	60,600	60,600	48,864	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,026	0

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

45-006-126-002-30 2018 Est. T.C.V. DEAN HOWARD & DIANE
Property Class: 460 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 800/F	200.00	1580.00	0.7579	1.0000	800	10	CONSERVATION EASEMENT	12,126

200 Actual Front Feet, 7.25 Total Acres Total Est. Land Value = 12,126

2018 Est. T.C.V. 006-126-002-30 = 12,126
Est. TCV/Total Floor Area = 5.96, Most recent sale 08/08/2003 for 320,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,100	6,100	6,100	6,100	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-126-002-40 2018 Est. T.C.V. SEWARD RICHARD R
Property Class: 402 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4114.4114 LAKE MICH NORTHWOODS SUNSET

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C 130K				130000	100			130,000
347 Actual Front Feet, 9.56 Total Acres					Total Est. Land Value =			130,000

2018 Est. T.C.V. 006-126-002-40 = 130,000
Est. TCV/Total Floor Area = 63.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
65,000	65,000	65,000	38,606	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	810	0

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

45-006-126-003-00 2018 Est. T.C.V. ANDERSON PETER F TRUST
Property Class: 460 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4126 NORTHWOOD AREA			21.000	Acres	10,000	100		210,000
		21.00	Total Acres		Total Est. Land Value =			210,000

2018 Est. T.C.V. 006-126-003-00 = 210,000
Est. TCV/Total Floor Area = 103.30, Most recent sale 07/08/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
105,000	105,000	105,000	105,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-126-004-01 2018 Est. T.C.V. CALL PATRICK & PAMELA
Property Class: 401 5493 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	486.50	0.9840	1.0000	15000	100		1,476,059
GROUP A 15000	8.38	486.50	0.9840	1.0000	15000	50	SURPLUS: ZONING 100 ft	61,825

108 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = 1,537,884

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	4875	0	0
D/W/P: 4in Ren. Conc.	6.02	1.00	1080	0	0
Fencing: Wrought iron	13.02	1.00	50	50	326
Dock: Light posts	28.34	1.00	756	50	10,713

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.5	100	15,000

Total Estimated Land Improvements True Cash Value = 26,039

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 = 2080 SF Floor Area = 3120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Basement	105.91	0.00	2.63	2080	225,763

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	400	4,860
(9) Basement Finish			
Basement Living Finish	22.75	2000	45,500
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	5	23,250
(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	2	8,250
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: 2nd on Same Stack	3500.00	2	7,000
Fireplace: Exterior 2 Story	6600.00	1	6,600
(16) Porches			
WCP (1 Story), Standard	23.83	325	7,745
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	27.63	846	23,375
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 511,788
Notes: "HAND SCRAPED" ASH FLOORS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 501,552

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 = 504,402
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 933,144

2018 Est. T.C.V. 006-126-004-01 = 2,497,067
Est. TCV/Total Floor Area = 800.34

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,251,300	1,251,300	1,251,300	1,071,928	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,800	0	0	22,510	0
2018 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative		Tentative	Tentative	Tentative	Tentative	Tentative

45-006-126-004-10 2018 Est. T.C.V. SKOGSBERGH JAMES H TRUSTEE
Property Class: 401 5485 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	522.72	1.0000	1.0000	15000	100		1,500,000

100 Actual Front Feet, 1.20 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: 4in Ren. Conc.	6.02	1.00	800	0	0
D/W/P: Crushed Rock	1.33	1.00	1800	0	0
Shed: Wood Frame	17.40	1.00	84	50	731
Dock: Light posts	28.34	1.00	144	50	2,040

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 = 12,771

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2014

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2998 SF Floor Area = 5861 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	113.57	-10.48	3.09	2998	318,328
1	Story Siding	Overhang	43.46	0.00	0.00	600	26,076
0.5	Story Siding	Overhang	19.45	0.00	0.00	29	564

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	5	23,250
(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
Fireplace: 2nd on Same Stack	3500.00	1	3,500
Fireplace: Wood Stove	2425.00	1	2,425
(16) Porches			
CPP, Standard	13.98	148	2,069
CPP, Standard	8.65	1443	12,482
CCP (1 Story), Standard	57.20	33	1,888
(16) Deck/Balcony			
Wood Balcony	27.25	116	3,161
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	31.83	621	19,766
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 607,741

Local Cost Items:

GENERATOR	3000.00	1	3,000

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 598,526
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,107,273

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls B Blt 2014

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 692 SF Floor Area = 692 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	56.23	0.00	0.00	692	38,911

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
(16) Porches			
CCP (1 Story), Standard	65.08	24	1,562
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	26.65	923	24,598
Automatic Doors	500.00	1	500
Mechanical Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 93,785
Notes: DETACHED GARAGE WITH SECOND FLOOR LIVING ROOM, SLEEPING AREA AND BATHROOM WITH SHOWER.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 92,847
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 171,767

2018 Est. T.C.V. 006-126-004-10 = 2,791,811
Est. TCV/Total Floor Area = 426.04, Most recent sale 11/10/2010 for 1,400,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,406,200	1,406,200	1,406,200	1,189,994	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-10,300	0	0	24,989	0

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

45-006-126-006-00 2018 Est. T.C.V. ANDERSON PETER F TRUST
Property Class: 401 5551 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	200.00	570.00	0.8706	1.0000	15000	100		2,611,652

200 Actual Front Feet, 2.62 Total Acres Total Est. Land Value = 2,611,652

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Brick on Sand	9.39	1.00	780	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000

Total Estimated Land Improvements True Cash Value = 10,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 1956

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 3083 SF Floor Area = 3083 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.34	-7.66	0.00	3083	162,412

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 1 Story	3875.00	4	15,500
(16) Deck/Balcony			
Treated Wood,Standard	6.45	400	2,580
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	13.59	1008	13,699
Mechanical Doors	350.00	2	700
Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	10.13	2016	20,422
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.39 => Cost New = 318,064

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 206,742
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 382,472

2018 Est. T.C.V. 006-126-006-00 = 3,004,124
Est. TCV/Total Floor Area = 974.42, Most recent sale 07/07/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,503,400	1,503,400	1,503,400	1,287,399	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,300	0	0	27,035	0

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

45-006-126-007-00 2018 Est. T.C.V. FRANK EDMUND H & EUSTACIA SU TRUST
Property Class: 401 5383 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	595.41	0.9212	1.0000	15000	100		1,381,856
GROUP A 15000	50.71	595.41	0.9212	1.0000	15000	50	SURPLUS: ZONING 100'	350,370

151 Actual Front Feet, 2.06 Total Acres Total Est. Land Value = 1,732,226

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 1.5 STORY Cls BC Blt 1960

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2299 SF Floor Area = 3124 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	87.64	-9.77	2.77	1649	132,975
1	Story Siding	Crawl Space	71.49	-9.77	1.85	650	41,321

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875
Fireplace: Direct-Vented Gas	2000.00	1	2,000
(16) Porches			
WCP (1 Story), Standard	34.31	87	2,985
WPP, Standard	14.04	139	1,952
WPP, Standard	8.50	978	8,313
(16) Deck/Balcony			
Treated Wood,Standard	10.53	67	706
Treated Wood,Standard	14.51	33	479
Wood Balcony	23.50	16	376
Wood Balcony	23.50	16	376
(17) Carports			
Comp.Shingle	8.75	240	2,100
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	22.00	528	11,616
Mechanical Doors	400.00	1	400

County Multiplier = 1.39 => Cost New = 316,472

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 205,707
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 380,558

2018 Est. T.C.V. 006-126-007-00 = 2,118,187
Est. TCV/Total Floor Area = 678.04, Most recent sale 12/24/1999 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,060,500	1,060,500	1,060,500	808,601	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,400	0	0	16,980	0

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

45-006-126-008-00 2018 Est. T.C.V. RINKER MARILYN POWELL PERSONAL
Property Class: 401 5365 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	588.00	1.0000	1.0000	15000	100		1,500,000

100 Actual Front Feet, 1.35 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 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 1994

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 3260 SF Floor Area = 3548 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	66.12	-8.03	2.11	2896	174,339
1	Story Siding	Crawl Space	62.91	-8.03	2.11	364	20,744
1	Story Siding	Overhang	33.59	0.00	0.00	288	9,674

Other Additions/Adjustments	Rate	Size	Cost
(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
Fireplace: Interior 2 Story	3825.00	1	3,825
(16) Deck/Balcony			
Treated Wood,Standard	6.10	736	4,490
(16) Breezeways			
Frame Wall,Finished	27.75	98	2,720
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	22.65	576	13,046
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 340,373

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 272,299

Separately Depreciated Items:

(16) Porches			
CPP, Standard	25.52	32	817

County Multiplier = 1.39 => Cost New = 1,135
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 1,101

Total Depreciated Cost = 273,400
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 505,790

2018 Est. T.C.V. 006-126-008-00 = 2,015,790
Est. TCV/Total Floor Area = 568.15

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,016,100	1,016,100	1,016,100	408,876	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-8,200	0	0	8,586	0

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

45-006-126-009-00 2018 Est. T.C.V. MOORE ANNABEL
Property Class: 401 5347 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	589.00	1.0000	1.0000	15000	100		1,500,000

100 Actual Front Feet, 1.35 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: 4in Ren. Conc.	4.21	1.00	594	0	0
D/W/P: Patio Blocks	8.13	1.00	196	0	0
D/W/P: Patio Blocks	8.13	1.00	21	0	0
D/W/P: Patio Blocks	8.13	1.00	400	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 B Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2620 SF Floor Area = 5624 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	125.83	0.00	3.51	2620	338,871
1	Story Siding	Overhang	44.14	0.00	0.00	384	16,950

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	80	972
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
(14) Water/Sewer			
Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	2	10,700
(16) Porches			
WCP (1 Story), Standard	27.92	188	5,249
WCP (1 Story), Standard	23.39	348	8,140
(16) Deck/Balcony			
Treated Wood,Standard	12.00	50	600
Treated Wood,Standard	7.67	344	2,638
Treated Wood,Standard	8.54	176	1,503
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	28.71	768	22,049
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 608,990
Notes: RESIDENCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 548,091
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,013,968

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls BC Blt 2008

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 718 SF Floor Area = 718 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	48.23	0.00	0.00	683	32,941
1	Story Siding	Overhang	48.23	0.00	0.00	13	627
1	Story Siding	Overhang	48.23	0.00	0.00	22	1,061

Other Additions/Adjustments	Rate	Size	Cost

(1) Exterior			
Stone Veneer	11.20	214	2,397
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(16) Porches			
WCP (1 Story), Standard	51.06	36	1,838
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.53	676	17,258
Common Wall: 1/2 Wall	-725.00	1	-725
Automatic Doors	425.00	2	850
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.56	674	17,227
Common Wall: 1/2 Wall	-725.00	1	-725
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 108,760
Notes: 2ND_DWELLING WITH GARAGES

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 103,322
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 191,146

2018 Est. T.C.V. 006-126-009-00 = 2,712,614
Est. TCV/Total Floor Area = 427.72, Most recent sale 04/25/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,360,600	1,360,600	1,360,600	854,096	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,300	0	0	17,936	0

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

45-006-126-010-10 2018 Est. T.C.V. WINDWARD FAMILY COTTAGE LLC
Property Class: 401 5301 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	200.00	700.00	0.8680	1.0000	15000	100		2,603,886
GROUP A 15000	3.00	700.00	0.8680	1.0000	15000	50	SURPLUS: ZONING 100 ft	19,529

203 Actual Front Feet, 3.26 Total Acres Total Est. Land Value = 2,623,416

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	90	0	0
Dock: Light posts	21.31	1.00	510	50	5,434

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
BOAT HOIST	2000.00	1.00	1.0	100	2,000

Total Estimated Land Improvements True Cash Value = 7,434

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C+10 Blt 1965

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 2975 SF Floor Area = 3727 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	72.96	-8.05	-0.38	2975	191,977
0.5 Story	Siding	Overhang	15.88	0.00	0.00	17	270

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	2	7,750
(16) Porches			
CCP (1 Story), Standard	22.77	191	4,349
WCP (1 Story), Standard	35.85	55	1,972
(16) Deck/Balcony			
Treated Wood,Standard	6.10	1581	9,644
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	21.70	624	13,541
Automatic Doors	375.00	1	375
Storage area over garage	3.95	264	1,043

County Multiplier = 1.39 => Cost New = 339,411

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 271,528
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 502,328

2018 Est. T.C.V. 006-126-010-10 = 3,133,178
Est. TCV/Total Floor Area = 840.67

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,584,200	1,584,200	1,584,200	389,568	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-17,600	0	0	8,180	0

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

45-006-126-011-00 2018 Est. T.C.V. MORAN HOLDINGS LLC
Property Class: 401 5287 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	743.26	0.9916	1.0000	15000	100		1,487,366
GROUP A 15000	4.32	743.26	0.9916	1.0000	15000	50	SURPLUS: ZONING 100 ft	32,127

104 Actual Front Feet, 1.78 Total Acres Total Est. Land Value = 1,519,493

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	10.98	1.00	416	0	0
D/W/P: Patio Blocks	8.13	1.00	1108	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	5392	0	0
D/W/P: Crushed Rock	1.24	1.00	5392	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	40	50	160
Dock: Light posts	21.31	1.00	306	50	3,260
Unit in Place Item(s)					
	0.00	1.00	1.0	100	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	4.0	100	40,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000

Total Estimated Land Improvements True Cash Value = 45,420

Cost Est. for Res. Bldg: 1 Single Family LOG Cls B Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1922 SF Floor Area = 1922 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Basement	102.03	0.00	1.76	1922	199,484

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	1089	13,231
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
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: Two Sided	6450.00	1	6,450
(16) Porches			
CCP (1 Story), Standard	28.37	164	4,653
WPP, Standard	9.61	693	6,660

County Multiplier = 1.39 => Cost New = 370,752
Notes: RESIDENCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 363,337

Separately Depreciated Items:

(9) Basement Finish
Basement Recreation Finish 15.95 1922 30,656
County Multiplier = 1.39 => Cost New = 42,612
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 21,306

Total Depreciated Cost = 384,643
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 711,589

Cost Est. for Res. Bldg: 2 Single Family LOG Cls B Blt 2009

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1045 SF Floor Area = 1829 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Pine Logs	Slab	165.77	-15.79	3.09	1045	159,958

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	224	2,722
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
(16) Porches			
CCP (1 Story), Standard	37.02	84	3,110
(16) Deck/Balcony			
Wood Balcony	27.25	65	1,771
(17) Basement Garages			
Basement Garage: 2 Car	2750.00	1	2,750
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 240,172
Notes: GARAGE WITH STUDIO APT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 235,369

Separately Depreciated Items:

Local Cost Items:

GENERATOR	3000.00	1	3,000

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 2,910

Total Depreciated Cost = 238,279
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 440,816

2018 Est. T.C.V. 006-126-011-00 = 2,717,318
Est. TCV/Total Floor Area = 724.42, Most recent sale 11/29/2006 for 1,725,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,362,800	1,362,800	1,362,800	1,081,377	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,100	0	0	22,708	0

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

45-006-126-012-00 2018 Est. T.C.V. REAY HOLLY H & THOMAS D II
Property Class: 401 5714 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 800/F	100.00	1463.99	0.7167	1.0000	800	100		57,332
NORTHWOOD 800/F	130.00	1463.99	0.7167	1.0000	800	50	SURPLUS: ZONING 100 ft	37,266

230 Actual Front Feet, 7.73 Total Acres Total Est. Land Value = 94,598

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	840	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000

Total Estimated Land Improvements True Cash Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1998

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1975 SF Floor Area = 3487 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	112.39	-10.19	0.00	1512	154,526
1	Story Siding	Crawl Space	72.94	-10.19	0.00	320	20,080
1	Story Siding	Crawl Space	72.94	-10.19	0.00	143	8,973

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
Fireplace: Direct-Vented Gas	2000.00	2	4,000
(16) Porches			
CCP (1 Story), Standard	33.59	91	3,057
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	20.17	964	19,444
Automatic Doors	425.00	2	850
Storage area over garage	4.50	458	2,061

County Multiplier = 1.39 => Cost New = 326,888

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 261,510
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 457,643

2018 Est. T.C.V. 006-126-012-00 = 557,241
Est. TCV/Total Floor Area = 159.81, Most recent sale 04/15/2015 for 547,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
294,700	294,700	294,700	288,574	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-16,100	0	0	-9,974	0

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

45-006-126-012-10 2018 Est. T.C.V. BAXTER FAMILY TRUST
Property Class: 402 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value	
NORTHWOOD 800/F	200.00	1439.37	0.7167	1.0000	800	100		114,664	
NORTHWOOD 800/F	30.00	1439.37	0.7167	1.0000	800	50	SURPLUS: ZONING 100 ft		8,600
230 Actual Front Feet, 7.60 Total Acres					Total Est. Land Value =			123,264	

2018 Est. T.C.V. 006-126-012-10 = 123,264
Est. TCV/Total Floor Area = 35.35

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
61,600	61,600	61,600	5,989	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	125	0

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

45-006-126-013-00 2018 Est. T.C.V. BERLACHER JULIE T
Property Class: 401 5751 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	500.00	0.9103	1.0000	15000	100		1,365,423
GROUP A 15000	60.00	500.00	0.9103	1.0000	15000	50	SURPLUS: ZONING 100 ft	409,627

160 Actual Front Feet, 1.84 Total Acres Total Est. Land Value = 1,775,050

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Brick on Sand	9.39	1.00	596	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 1.25 STORY Cls BC Blt 1965

(11) Heating System: Forced Hot Water
Ground Area = Size for Rates = 4484 SF Floor Area = 5882 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	76.69	-9.08	1.85	3377	234,566
1.5 Story	Siding	Slab	81.87	-10.46	2.19	1107	81,475

Other Additions/Adjustments	Rate	Size	Cost
(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: Exterior 2 Story	5875.00	2	11,750
(16) Porches			
CGEP (1 Story), Standard	39.35	242	9,523
CPP, Standard	20.45	50	1,023
(16) Deck/Balcony			
Treated Wood,Standard	6.90	1200	8,280
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.24	806	14,701
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 523,006

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 339,954

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 = 342,804
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 634,187

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1950

(11) Heating System: No Heating/Cooling
Ground Area = Size for Rates = 336 SF Floor Area = 336 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1 Story	Siding	Crawl Space	85.35	-12.47	-3.95	336	23,160

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			

Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915

County Multiplier = 1.39 => Cost New = 40,199
Notes: BUNK HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 26,130
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 48,340

2018 Est. T.C.V. 006-126-013-00 = 2,465,077
Est. TCV/Total Floor Area = 396.44, Most recent sale 04/14/2003 for 2,100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,235,000	1,235,000	1,235,000	1,069,063	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,500	0	0	22,450	0

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

45-006-126-013-10 2018 Est. T.C.V. JTB REAL ESTATE LLC
Property Class: 402 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 800/F	100.00	1400.00	1.0000	1.0000	800	100		80,000
100 Actual Front Feet, 3.21 Total Acres					Total Est. Land Value =			80,000

2018 Est. T.C.V. 006-126-013-10 = 80,000
Est. TCV/Total Floor Area = 12.87, Most recent sale 01/02/1997 for 750,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
40,000	40,000	40,000	14,857	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	311	0

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

45-006-126-013-20 2018 Est. T.C.V. JTB REAL ESTATE LLC
Property Class: 402 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 800/F	100.00	1400.00	1.0000	1.0000	800	100		80,000
100 Actual Front Feet, 3.21 Total Acres					Total Est. Land Value =			80,000

2018 Est. T.C.V. 006-126-013-20 = 80,000
Est. TCV/Total Floor Area = 12.87, Most recent sale 04/14/2003 for 300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
40,000	40,000	40,000	14,857	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	311	0

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

45-006-126-014-00 2018 Est. T.C.V. WITLER WILLIAM R & ELVA H IRR TRUST
Property Class: 401 5801 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	600.00	0.9417	1.0000	15000	100		1,412,617
GROUP A 15000	35.00	600.00	0.9417	1.0000	15000	50	SURPLUS: ZONING 100 ft	247,208

135 Actual Front Feet, 1.86 Total Acres Total Est. Land Value = 1,659,825

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	5400	0	0
D/W/P: Crushed Rock	1.24	1.00	288	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 1956

(11) Heating System: Forced Hot Water
Ground Area = Size for Rates = 2353 SF Floor Area = 2353 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.08	-8.57	1.22	2353	135,839

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 2 Story	3825.00	1	3,825
(16) Deck/Balcony			
Treated Wood,Standard	6.10	658	4,014
Treated Wood,Standard	8.40	96	806
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	13.50	1032	13,932
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 236,266

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 153,573
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 284,110

2018 Est. T.C.V. 006-126-014-00 = 1,948,935
Est. TCV/Total Floor Area = 828.28, Most recent sale 01/04/2001 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
975,500	975,500	975,500	238,170	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,000	0	0	5,001	0

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

45-006-126-015-00 2018 Est. T.C.V. BEAUREGARD MARY F TRUST
Property Class: 401 5769 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	550.00	0.9221	1.0000	15000	100		1,383,162
GROUP A 15000	50.00	550.00	0.9221	1.0000	15000	50	SURPLUS: ZONING 100 ft	345,790

150 Actual Front Feet, 1.89 Total Acres Total Est. Land Value = 1,728,952

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 7,500

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2016

(11) Heating System: No Heating/Cooling
Ground Area = Size for Rates = 1695 SF Floor Area = 3815 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	133.40	0.00	-11.46	1695	206,688
0.5	Story Siding	Overhang	20.91	0.00	0.00	850	17,774

Other Additions/Adjustments	Rate	Size	Cost
(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
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: 2nd on Same Stack	3500.00	1	3,500
Fireplace: Exterior 2 Story	6600.00	1	6,600
(16) Porches			
CPP, Standard	14.14	144	2,036
CCP (1 Story), Standard	19.11	593	11,332
CCP (1 Story), Standard	25.31	226	5,720
CPP, Standard	18.47	74	1,367
CCP (1 Story), Standard	29.64	144	4,268
CCP (1 Story), Standard	28.20	167	4,709
(16) Deck/Balcony			
Wood Balcony	27.25	48	1,308
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	26.36	949	25,016
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 454,590

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 450,044
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 832,582

2018 Est. T.C.V. 006-126-015-00 = 2,569,034
Est. TCV/Total Floor Area = 673.40, Most recent sale 04/24/2015 for 1,900,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,245,600	1,245,600	1,245,600	1,160,506	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	41,600	-2,700	0	41,600	24,370	0

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

45-006-126-016-00 2018 Est. T.C.V. WITLER WILLIAM R & ELVA H
Property Class: 402 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
NORTHWOOD 800/F	660.00	1320.00	0.4701	1.0000	800	100		248,208
660 Actual Front Feet, 20.00 Total Acres					Total Est. Land Value =			248,208

2018 Est. T.C.V. 006-126-016-00 = 248,208
Est. TCV/Total Floor Area = 65.06

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
124,100	124,100	124,100	13,886	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	291	0

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

45-006-126-017-00 2018 Est. T.C.V. TATHAM CHARLES H IV & MARY
Property Class: 402 5975 S GLEN WOODS DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> NORTHWOOD SITE					110000	100		110,000
211 Actual Front Feet, 2.09 Total Acres					Total Est. Land Value =			110,000

2018 Est. T.C.V. 006-126-017-00 = 110,000
Est. TCV/Total Floor Area = 28.83

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
55,000	55,000	55,000	4,424	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	92	0

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

45-006-126-017-10 2018 Est. T.C.V. SERRA KEVIN & TRACY L
Property Class: 402 5961 S GLEN WOODS DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> NORTHWOOD SITE					110000	100		110,000
261 Actual Front Feet, 2.37 Total Acres					Total Est. Land Value =			110,000

2018 Est. T.C.V. 006-126-017-10 = 110,000
Est. TCV/Total Floor Area = 28.83, Most recent sale 12/22/2016 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
55,000	55,000	55,000	55,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-126-017-20 2018 Est. T.C.V. BERLWOODS PARTNERS LP
Property Class: 401 5947 S GLEN WOODS DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GLEN WOODS DR	318.00	334.23	0.9770	1.0000	380	100		118,056

318 Actual Front Feet, 2.44 Total Acres Total Est. Land Value = 118,056

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	10.98	1.00	217	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 B+10 Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2838 SF Floor Area = 4787 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	113.84	-11.67	2.89	2838	298,160
1	Story Siding	Overhang	43.72	0.00	0.00	30	1,312
1	Story Siding	Overhang	43.72	0.00	0.00	500	21,860

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	9.45	31	293
Stone Veneer	12.15	42	510
(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
2000 Gal Septic	6050.00	1	6,050
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
(16) Porches			
CCP (1 Story), Standard	42.94	56	2,405
CCP (1 Story), Standard	87.60	12	1,051
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.55	1057	27,006
Common Wall: 1/2 Wall	-950.00	1	-950
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 517,076

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 465,369

Separately Depreciated Items:

Local Cost Items:

GENERATOR	3000.00	1	3,000

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 2,910

Total Depreciated Cost = 468,279
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 819,488

2018 Est. T.C.V. 006-126-017-20 = 945,044
Est. TCV/Total Floor Area = 197.42, Most recent sale 03/15/2004 for 170,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
475,500	475,500	475,500	434,476	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,000	0	0	9,123	0

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

45-006-126-017-30 2018 Est. T.C.V. KOEHLER BRYAN & KATHERINE
Property Class: 402 5935 S GLEN WOODS DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

			* Factors *				CUL DE SAC	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN WOODS DR	329.00	547.60	0.9638	1.0000	380	100		120,490
329 Actual Front Feet, 4.14 Total Acres					Total Est. Land Value =			120,490

2018 Est. T.C.V. 006-126-017-30 = 120,490
Est. TCV/Total Floor Area = 25.17, Most recent sale 06/17/2005 for 180,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,200	60,200	60,200	56,267	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,181	0

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

45-006-126-017-40 2018 Est. T.C.V. ULISSE EDWARD & ULISSE ANTONIO
Property Class: 402 5930 S GLEN WOODS DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GLEN WOODS DR	330.71	549.26	0.9618	1.0000	380	100		120,865
331 Actual Front Feet, 4.17 Total Acres					Total Est. Land Value =			120,865

2018 Est. T.C.V. 006-126-017-40 = 120,865
Est. TCV/Total Floor Area = 25.25, Most recent sale 07/29/2010 for 80,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,400	60,400	60,400	56,976	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1,196	0

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

45-006-126-017-50 2018 Est. T.C.V. BETZIG SUSAN ESCOTT TRUST
Property Class: 402 5944 S GLEN WOODS DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GLEN WOODS DR	323.23	323.44	0.9706	1.0000	380	100		119,217

323 Actual Front Feet, 2.40 Total Acres Total Est. Land Value = 119,217

2018 Est. T.C.V. 006-126-017-50 = 119,217
Est. TCV/Total Floor Area = 24.90, Most recent sale 12/28/2012 for 105,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
59,600	59,600	59,600	52,928	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	1,111	0

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

45-006-126-017-60 2018 Est. T.C.V. TANIELIAN INVESTMENTS LLC
Property Class: 402 5960 S GLEN WOODS DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> NORTHWOOD SITE					110000	100		110,000
224 Actual Front Feet, 2.41 Total Acres					Total Est. Land Value =			110,000

2018 Est. T.C.V. 006-126-017-60 = 110,000
Est. TCV/Total Floor Area = 22.98, Most recent sale 10/21/2004 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
55,000	55,000	55,000	33,124	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	695	0

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

45-006-126-018-00 2018 Est. T.C.V. STEWART ARTHUR C JR ET AL
Property Class: 401 5919 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	700.00	0.9103	1.0000	15000	100		1,365,423
GROUP A 15000	60.00	700.00	0.9103	1.0000	15000	50	SURPLUS: ZONING 100 ft	409,627

160 Actual Front Feet, 2.57 Total Acres Total Est. Land Value = 1,775,050

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 1,500

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

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1196 SF Floor Area = 1196 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.35	-8.36	-0.21	1196	58,341

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450
(16) Porches			
CPP, Standard	27.45	24	659
(16) Deck/Balcony			
Treated Wood,Standard	7.95	100	795

County Multiplier = 1.39 => Cost New = 98,321

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 58,993
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 109,137

2018 Est. T.C.V. 006-126-018-00 = 1,885,687
Est. TCV/Total Floor Area = 1576.66

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
943,200	943,200	943,200	270,251	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	5,675	0

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

45-006-126-019-00 2018 Est. T.C.V. KILLEN CALVIN B & NANCY
Property Class: 401 5897 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636-9743

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	98.00	670.00	1.0000	1.0000	15000	100		1,470,000

98 Actual Front Feet, 1.51 Total Acres Total Est. Land Value = 1,470,000

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	1600	0	0
D/W/P: Crushed Rock	1.29	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 2 STORY Cls BC Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 3272 SF Floor Area = 6544 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	105.89	-9.08	0.00	2312	223,825
2	Story Siding	Overhang	75.74	0.00	0.00	960	72,710

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	11.20	108	1,210
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	4	14,100
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
2000 Gal Septic	5650.00	1	5,650
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630
(16) Porches			
WCP (1 Story), Standard	26.41	168	4,437
WCP (1 Story), Standard	21.34	336	7,170
(16) Deck/Balcony			
Treated Wood,Standard	7.70	250	1,925
Treated Wood,Standard	6.95	592	4,114
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.12	960	17,395
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 511,897

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 435,113
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 804,959

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 728 SF Floor Area = 1456 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Blt-in Gar.	82.60	0.00	0.00	728	60,133

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(16) Porches			

WCP (1 Story), Standard	66.55	16	1,065
WSEP (2 Story), Standard	32.79	416	13,641

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

Base Cost	15.87	728	11,553
Automatic Doors	375.00	1	375

(17) Basement Garages

Basement Garage: 2 Car	2100.00	1	2,100
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 125,102
Notes: D.G. WITH LIVING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 92,576
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 171,265

2018 Est. T.C.V. 006-126-019-00 = 2,453,724
Est. TCV/Total Floor Area = 306.72, Most recent sale 01/07/2005 for 1,450,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,230,400	1,230,400	1,230,400	987,944	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,500	0	0	20,746	0

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

45-006-126-020-00 2018 Est. T.C.V. ROSIEK JOSEPH K & CYNTHIA F
Property Class: 401 5953 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
KRULL LN	95.68	313.68	1.0000	1.0000	1100	100		105,248
96 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			105,248

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 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 LOG Cls BC Blt 1983

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1836 SF Floor Area = 2782 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Pine Logs	Basement	106.58	0.00	-0.73	728	77,059
1.5 Story	Pine Logs	Basement	95.13	0.00	-0.62	800	75,608
1 Story	Siding	Crawl Space	73.68	-10.40	-0.41	208	13,077
1 Story	Siding	Overhang	39.86	0.00	0.00	100	3,986

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	11.20	250	2,800
(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: Exterior 2 Story	5875.00	1	5,875
Fireplace: Wood Stove	2000.00	1	2,000
(16) Porches			
WPP, Standard	16.50	100	1,650
WPP, Standard	11.77	224	2,636
WPP, Standard	21.38	48	1,026
WPP, Standard	30.02	24	720
(16) Deck/Balcony			
Treated Wood,Standard	7.27	384	2,792
Wood Balcony	23.50	50	1,175
(17) Basement Garages			
Basement Garage: 3 Car	4550.00	1	4,550
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 291,427

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 218,570
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 382,498

2018 Est. T.C.V. 006-126-020-00 = 492,746
Est. TCV/Total Floor Area = 177.12, Most recent sale 04/20/1992 for 134,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
247,700	247,700	247,700	163,381	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,300	0	0	3,431	0

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

45-006-126-020-10 2018 Est. T.C.V. KENDALL BERRY & JASON
Property Class: 401 5941 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	271.39	0.8575	1.0000	10000	100		857,511
BIG GLEN B 10K	66.93	271.39	0.8575	1.0000	10000	50	SURPLUS: ZONING 100 ft	286,966

167 Actual Front Feet, 1.04 Total Acres Total Est. Land Value = 1,144,477

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1841 SF Floor Area = 1841 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	73.65	-10.39	0.00	1841	116,462

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: Interior 1 Story	4100.00	2	8,200
(16) Porches			
WPP, Standard	10.12	388	3,927
(16) Deck/Balcony			
Treated Wood,Standard	6.90	837	5,775
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.66	768	14,331
Mechanical Doors	400.00	2	800

County Multiplier = 1.39 => Cost New = 227,056

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 136,233
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 252,032

2018 Est. T.C.V. 006-126-020-10 = 1,396,509
Est. TCV/Total Floor Area = 758.56, Most recent sale 08/29/2014 for 1,200,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
699,200	699,200	699,200	642,939	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	13,501	0

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

45-006-126-020-20 2018 Est. T.C.V. ROSIEK JOSEPH K & CYNTHIA F
Property Class: 402 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
KRULL LN	100.00	358.26	1.0000	1.0000	1100	100		110,000
KRULL LN	88.46	358.26	1.0000	1.0000	1100	50	SURPLUS: ZONING 100 ft	48,653

188 Actual Front Feet, 1.55 Total Acres Total Est. Land Value = 158,653

2018 Est. T.C.V. 006-126-020-20 = 158,653
Est. TCV/Total Floor Area = 86.18, Most recent sale 09/22/2005 for 226,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
79,300	79,300	79,300	79,300	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-126-021-00 2018 Est. T.C.V. KASSARJIAN JOHN R & CAROLYN J
Property Class: 402 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4126 NORTH WOODED&WETLANDS	42.93 Acres		2000	16	1/6		INTEREST	13,738
	42.93 Total Acres		Total Est. Land Value =					13,738

2018 Est. T.C.V. 006-126-021-00 = 13,738
Est. TCV/Total Floor Area = 7.46

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,900	6,900	6,900	5,768	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	121	0

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

45-006-126-021-10 2018 Est. T.C.V. JJ&P REAL ESTATE LLC
Property Class: 402 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4126 NORTH WOODED&WETLANDS	42.93 Acres				2000	33	1/3 INTEREST	28,334
	42.93 Total Acres				Total Est. Land Value =			28,334

2018 Est. T.C.V. 006-126-021-10 = 28,334
Est. TCV/Total Floor Area = 15.39, Most recent sale 05/03/2001 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
14,200	14,200	14,200	11,536	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	242	0

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

45-006-126-021-20 2018 Est. T.C.V. BAXTER W M JR & G C JOINT TRUST
Property Class: 402 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA
* Factors * NE1/4 OF NE1/4 OF SEC 26

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4126 NORTH WOODED&WETLANDS	42.93 Acres				2000	33	1/3 INTEREST	28,334
	42.93 Total Acres				Total Est. Land Value =			28,334

2018 Est. T.C.V. 006-126-021-20 = 28,334
Est. TCV/Total Floor Area = 15.39

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
14,200	14,200	14,200	11,536	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	242	0

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

45-006-126-021-30 2018 Est. T.C.V. JJ&P REAL ESTATE LLC
Property Class: 402 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4126.4126 NORTHWOODS DR AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4126 NORTH WOODED&WETLANDS	42.93 Acres		2000	16		1/6	INTEREST	13,738
	42.93 Total Acres		Total Est. Land Value =					13,738

2018 Est. T.C.V. 006-126-021-30 = 13,738
Est. TCV/Total Floor Area = 7.46, Most recent sale 12/11/1981 for 2,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
6,900	6,900	6,900	5,768	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	121	0

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

45-006-126-022-01 2018 Est. T.C.V. DEAN DIANE N TRUST
Property Class: 401 5463 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	439.96	1.0000	1.0000	15000	100		1,500,000

100 Actual Front Feet, 1.01 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 25	2500.00	1.00	1.0	100	2,500
BOAT HOIST	2000.00	1.00	1.0	100	2,000

Total Estimated Land Improvements True Cash Value = 4,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2015

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1887 SF Floor Area = 2830 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Crawl Space	96.64	-10.52	2.37	1887	166,981

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	384	4,666
(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
Fireplace: Exterior 2 Story	6600.00	1	6,600
(16) Porches			
CCP (1 Story), Standard	19.27	572	11,022
WPP, Standard	23.01	48	1,104
WPP, Standard	18.37	91	1,672
(16) Deck/Balcony			
Wood Balcony	27.25	286	7,794

County Multiplier = 1.39 => Cost New = 322,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 316,491
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 585,509

2018 Est. T.C.V. 006-126-022-01 = 2,090,009
Est. TCV/Total Floor Area = 738.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,050,100	1,050,100	1,050,100	687,432	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,100	0	0	14,436	0

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

45-006-126-022-02 2018 Est. T.C.V. DEAN DIANE N TRUST
Property Class: 401 5440 W NORTHWOOD DR
Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	901.00	0.9781	1.0000	15000	100		1,467,223
GROUP A 15000	11.68	901.00	0.9781	1.0000	15000	50	SURPLUS: ZONING 100 ft	85,686

112 Actual Front Feet, 2.31 Total Acres Total Est. Land Value = 1,552,909

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	860	0	0
D/W/P: Crushed Rock	1.22	1.00	2500	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
BOAT HOIST	2000.00	1.00	1.0	0	0

Total Estimated Land Improvements True Cash Value = 10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1930

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1596 SF Floor Area = 3029 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	115.98	-10.82	3.70	600	65,316
1.75	Story Siding	Crawl Space	105.70	-10.82	3.25	224	21,981
1.75	Story Siding	Blt-in Gar.	71.42	0.00	3.25	468	34,946
2	Story Siding	Crawl Space	115.98	-10.82	3.70	304	33,093
1	Story Siding	Overhang	40.77	0.00	0.00	10	408

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	11.20	40	448
(9) Basement Finish			
Basement Recreation Finish	13.50	468	6,318
(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
(16) Porches			
WSEP (1 Story), Standard	27.81	232	6,452
WPP, Standard	17.74	77	1,366
CPP, Standard	10.67	288	3,073
(17) Basement Garages			
Basement Garage: 2 Car	2575.00	1	2,575
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 268,313

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 174,403
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 322,646

2018 Est. T.C.V. 006-126-022-02 = 1,885,555
Est. TCV/Total Floor Area = 622.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
943,900	943,900	943,900	524,728	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	11,019	0

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

45-006-126-023-00 2018 Est. T.C.V. COTTAGE LLC
Property Class: 401 5621 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	400.00	550.00	0.7579	1.0000	15000	100		4,547,150

400 Actual Front Feet, 5.05 Total Acres Total Est. Land Value = 4,547,150

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	581	0	0
D/W/P: 4in Ren. Conc.	3.78	1.00	969	0	0
Dock: Light posts	19.57	1.00	1280	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.5	100	15,000
BOAT HOIST	2000.00	1.00	2.0	100	4,000

Total Estimated Land Improvements True Cash Value = 19,000

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

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2627 SF Floor Area = 2627 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	51.22	0.00	1.87	1481	78,626
1	Story Siding	Basement	51.22	0.00	1.87	768	40,773
1	Story Siding	Crawl Space	51.22	-6.79	1.87	378	17,501

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: Exterior 1 Story	3450.00	1	3,450
Fireplace: Wood Stove	1125.00	1	1,125
(16) Porches			
CPP, Standard	10.83	208	2,253
(16) Deck/Balcony			
Treated Wood,Standard	5.85	1444	8,447
(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.85	768	11,405
Automatic Doors	375.00	2	750
(17) Basement Garages			
Basement Garage: 2 Car	2075.00	1	2,075
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 245,503
Notes: 5621 GUEST HOUSE AT NORTHWOOD DR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 159,577

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 = 162,427
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 300,490

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 816 SF Floor Area = 816 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.01	-9.25	-0.21	816	42,881

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Porches			
WPP, Standard	14.36	96	1,379
(17) Basement Garages			
Basement Garage: 2 Car	2075.00	1	2,075
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 67,769
Notes: WADES WING / KITCHEN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 44,050
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 81,492

Cost Est. for Res. Bldg: 3 Single Family 1.5 STORY Cls BC Blt 1982

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 2981 SF Floor Area = 4472 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.98	-9.10	-0.62	2981	224,350

Other Additions/Adjustments	Rate	Size	Cost
(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
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	3	12,300
(16) Porches			
WCP (1 Story), Standard	60.35	24	1,448
WCP (1 Story), Standard	55.20	30	1,656
WSEP (1 Story), Standard	28.14	224	6,303
WCP (1 Story), Standard	48.30	40	1,932
WCP (1 Story), Standard	41.40	50	2,070
(16) Deck/Balcony			
Treated Wood,Standard	6.90	820	5,658
Treated Wood,Standard	9.57	92	880
Treated Wood,Standard	6.95	590	4,101
Treated Wood,Standard	7.10	496	3,522
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.57	688	13,464
Mechanical Doors	400.00	1	400
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.03	710	17,771
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 430,081
Notes: 5655 BEACHSIDE HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 301,057
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 556,955

Cost Estimates for Commercial/Industrial Building/Section: 1 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
Parcel Number: 45-006-126-023-00

Adjusted Square Foot Cost for Upper Floors = 0.00

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

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

Total Floor Area: 0 Base Cost New of Upper Floors = 0

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

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	7.05	2082	1.46	1.00	50	10,715

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 15,001

Total Estimated True Cash Value of Commercial/Industrial Buildings = 15,001

2018 Est. T.C.V. 006-126-023-00 = 5,520,088
Est. TCV/Total Floor Area = 697.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,740,100	2,740,100	2,740,100	2,294,361	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
23,100	-3,200	0	23,100	48,181	0

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

45-006-126-024-10 2018 Est. T.C.V. MACLACHLAN WILLIAM M III TRUST
Property Class: 401 5535 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	601.67	0.9103	1.0000	15000	100		1,365,423
GROUP A 15000	60.00	601.67	0.9103	1.0000	15000	50	SURPLUS: ZONING 100 ft	409,627

160 Actual Front Feet, 2.21 Total Acres Total Est. Land Value = 1,775,050

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	10000	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	18	0	0
Shed: Wood Frame	8.12	1.00	420	50	1,705

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 = 11,205

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C+5 Blt 1900

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1256 SF Floor Area = 1552 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Pine Logs	Crawl Space	80.54	-9.66	2.55	1184	86,941
1 Story	Siding	Crawl Space	67.79	-9.66	2.01	72	4,330

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	2	3,150
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
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.95	480	9,096

County Multiplier = 1.39 => Cost New = 161,695

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 97,017
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 179,481

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls C Blt 1999

(11) Heating System: No Heating/Cooling
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	2400.00	-1	-2,400
(17) Garages			
Class:C Exterior: Pole Foundation: 18 Inch (Finished)			
Base Cost	12.93	3150	40,730
Automatic Doors	375.00	3	1,125
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.65	1008	14,767
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 76,411

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 68,770
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 127,224

2018 Est. T.C.V. 006-126-024-10 = 2,092,960
Est. TCV/Total Floor Area = 1348.56

2017	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	1,047,600	1,047,600	1,047,600	341,960	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,100	0	0	7,181	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-126-026-00 2018 Est. T.C.V. BAXTER FAMILY TRUST
Property Class: 401 5725 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	600.00	0.9103	1.0000	15000	100		1,365,423
GROUP A 15000	60.00	600.00	0.9103	1.0000	15000	50	SURPLUS: ZONING 100 ft	409,627

160 Actual Front Feet, 2.20 Total Acres Total Est. Land Value = 1,775,050

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.96	1.00	240	50	1,435

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 = 8,935

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1987

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1453 SF Floor Area = 2598 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	76.40	-11.10	0.00	330	21,549
2	Story Siding	Crawl Space	117.86	-11.10	0.00	1123	119,891
1	Story Siding	Overhang	41.46	0.00	0.00	22	912

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
Fireplace: Wood Stove	2000.00	1	2,000
(16) Porches			
CGEP (1 Story), Standard	41.97	204	8,562
WPP, Standard	18.08	73	1,320
WPP, Standard	11.34	248	2,812
(16) Deck/Balcony			
Treated Wood,Standard	7.02	528	3,707
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.25	1200	19,500
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 281,834

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 211,375
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 391,045

2018 Est. T.C.V. 006-126-026-00 = 2,175,030
Est. TCV/Total Floor Area = 837.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,088,900	1,088,900	1,088,900	349,289	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,400	0	0	7,335	0

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

45-006-126-027-00 2018 Est. T.C.V. LAVERTY SUZANNE B TRUST
Property Class: 401 5701 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	200.00	550.00	0.8706	1.0000	15000	100		2,611,652

200 Actual Front Feet, 2.52 Total Acres Total Est. Land Value = 2,611,652

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.92	1.00	128	50	699

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 = 5,699

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1950

(11) Heating System: Forced Hot Water
Ground Area = Size for Rates = 3213 SF Floor Area = 4478 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Block	Crawl Space	73.23	-8.03	1.55	2598	173,417
2 Story	Siding	Crawl Space	99.72	-8.03	2.44	615	57,890

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	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
Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Exterior 2 Story	4650.00	1	4,650
(16) Porches			
CPP, Standard	33.71	17	573
WGEP (1 Story), Standard	30.68	224	6,872
CCP (1 Story), Standard	27.97	114	3,189
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	20.14	728	14,662
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	17.64	985	17,375
Automatic Doors	375.00	1	375

County Multiplier = 1.43 => Cost New = 427,624

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 299,337
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 553,773

2018 Est. T.C.V. 006-126-027-00 = 3,171,124
Est. TCV/Total Floor Area = 708.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,587,500	1,587,500	1,587,500	424,570	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,900	0	0	8,915	0

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

45-006-126-028-00 2018 Est. T.C.V. TATHAM PATRICIA A TRUST
Property Class: 401 5815 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	650.00	1.0000	1.0000	15000	100		1,500,000

100 Actual Front Feet, 1.49 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 5	5000.00	1.00	1.0	100	5,000

Total Estimated Land Improvements True Cash Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+5 Blt 1972

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1992 SF Floor Area = 2457 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	72.85	-8.55	-0.36	1574	100,642
1.25 Story	Siding	Crawl Space	72.85	-8.55	-0.36	286	18,287
1 Story	Siding	Overhang	35.12	0.00	0.00	132	4,636

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(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) Deck/Balcony			
Treated Wood,Standard	6.11	636	3,886
Wood Balcony	17.50	32	560
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.25	528	9,636
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 220,636

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 143,414
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 265,315

2018 Est. T.C.V. 006-126-028-00 = 1,770,315
Est. TCV/Total Floor Area = 720.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
886,100	886,100	886,100	264,351	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	5,551	0

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

45-006-126-029-00 2018 Est. T.C.V. TATHAM PATRICIA A REVOCABLE
Property Class: 401 5829 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	50.00	650.00	1.0000	1.0000	15000	100		750,000

50 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 750,000

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 1955

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1324 SF Floor Area = 1324 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.21	-9.53	-0.28	1036	59,466
1	Story Siding	Slab	67.21	-11.67	-0.28	288	15,915

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			
WCP (1 Story), Standard	25.88	124	3,209

County Multiplier = 1.39 => Cost New = 129,722

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 77,833
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 143,992

2018 Est. T.C.V. 006-126-029-00 = 896,975
Est. TCV/Total Floor Area = 677.47, Most recent sale 09/01/1989 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
449,000	449,000	449,000	231,206	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	4,855	0

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

45-006-126-030-00 2018 Est. T.C.V. PEPPLER THOMAS F TRUST
Property Class: 401 5831 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	50.00	650.00	1.0000	1.0000	15000	100		750,000

50 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 750,000

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	240	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500

Total Estimated Land Improvements True Cash Value = 2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+5 Blt 1923

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1467 SF Floor Area = 2235 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	104.58	-9.27	0.00	768	73,198
1	Story Siding	Crawl Space	66.15	-9.27	0.00	240	13,651
1	Story Siding	Crawl Space	66.15	-9.27	0.00	459	26,108

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 2 Story	4650.00	1	4,650
(16) Deck/Balcony			
Treated Wood,Standard	6.54	336	2,197
Treated Wood,Standard	8.61	88	758
(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
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 198,134

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 118,880
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 219,928

2018 Est. T.C.V. 006-126-030-00 = 972,428
Est. TCV/Total Floor Area = 435.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
487,000	487,000	487,000	240,748	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	5,055	0

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

45-006-126-031-00 2018 Est. T.C.V. OMALLEY RICHARD F JR &
Property Class: 401 5837 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	650.00	1.0000	1.0000	15000	100		1,500,000

100 Actual Front Feet, 1.49 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: Crushed Rock	1.33	1.00	1600	0	0
D/W/P: Flagstone/Sand	15.20	1.00	500	0	0
Shed: Wood Frame	19.56	1.00	19	50	186

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 = 4,936

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 = 2229 SF Floor Area = 3901 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Crawl Space	121.11	-11.28	3.09	2229	251,699

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	220	2,673
(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
Separate Shower	1605.00	1	1,605
(14) Water/Sewer			
Well, 50 Feet	1625.00	1	1,625
2000 Gal Septic	6050.00	1	6,050
(16) Porches			
WPP, Standard	10.73	452	4,850
CCP (1 Story), Standard	22.98	318	7,308
WCP (1 Story), Standard	49.92	44	2,196
(16) Deck/Balcony			
Wood Balcony	27.25	122	3,325
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.55	1034	26,419
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	3	1,500

County Multiplier = 1.39 => Cost New = 459,428

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 454,834

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 = 457,684
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 846,715

2018 Est. T.C.V. 006-126-031-00 = 2,351,651
Est. TCV/Total Floor Area = 602.83, Most recent sale 12/29/2014 for 1,500,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
885,000	885,000	885,000	792,817	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
291,800	-1,000	0	291,800	16,649	0

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

45-006-126-032-02 2018 Est. T.C.V. PEPPLER LINDA L TRUST, PEPPLER JOHN
Property Class: 401 5865 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	650.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 1.49 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 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 1950

(11) Heating System: Heat Pump, Air Conditioning
Ground Area = Size for Rates = 1604 SF Floor Area = 2250 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	115.88	-10.80	15.89	589	71,251
1	Story Siding	Crawl Space	75.15	-10.80	7.95	1015	73,385
1	Story Siding	Overhang	40.74	0.00	0.00	57	2,322

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 1 Story	4925.00	1	4,925
Fireplace: Prefab 1 Story	3630.00	1	3,630
(16) Deck/Balcony			
Treated Wood,Standard	7.00	533	3,731
Roof Cover Only,Standard	20.70	55	1,139
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.75	672	13,272
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 262,897
Notes: 5865

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 184,028
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 340,452

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls CD Blt 1925

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 946 SF Floor Area = 1050 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	69.63	0.00	0.00	418	29,105
1	Story Siding	Crawl Space	60.04	-8.89	0.00	528	27,007

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900

(16) Deck/Balcony

Treated Wood	w/Roof,Standard	27.15	40	1,086
Treated Wood,Standard		8.85	70	620
Treated Wood,Standard		6.49	264	1,713

County Multiplier = 1.39 => Cost New = 93,167
Notes: 5847 GUEST HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 60,558
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 112,033

2018 Est. T.C.V. 006-126-032-02 = 1,957,485
Est. TCV/Total Floor Area = 593.18, Most recent sale 02/01/2006 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
966,200	966,200	966,200	706,218	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,500	0	0	14,830	0

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

45-006-126-033-00 2018 Est. T.C.V. NORTHWOOD VENTURES LLC
Property Class: 401 5885 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	650.00	1.0000	1.0000	15000	100		1,500,000

100 Actual Front Feet, 1.49 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	9200	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 2004

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 5254 SF Floor Area = 9356 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	124.29	-11.00	3.69	4102	479,852
1	Story Siding	Overhang	43.46	0.00	0.00	1152	50,066

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	9.45	936	8,845
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	5	23,250
2 Fixture Bath	3100.00	1	3,100
(14) Water/Sewer			
Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
(16) Porches			
CCP (1 Story), Standard	31.96	120	3,835
CGEP (1 Story), Standard	42.15	252	10,622
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.55	1592	40,676
Common Wall: 1/2 Wall	-950.00	1	-950
Automatic Doors	500.00	4	2,000

County Multiplier = 1.39 => Cost New = 892,096

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 802,886
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,485,340

2018 Est. T.C.V. 006-126-033-00 = 2,995,340
Est. TCV/Total Floor Area = 320.15, Most recent sale 05/06/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,503,000	1,503,000	1,503,000	1,209,622	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,300	0	0	25,402	0

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

45-006-126-034-00 2018 Est. T.C.V. LUDERS REBECCA A TRUST
Property Class: 401 5853 W NORTHWOOD DR
Map #: 51 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	640.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 1.47 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: Crushed Rock	1.24	1.00	3000	0	0
D/W/P: Flagstone/Sand	10.98	1.00	144	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	16	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 1955

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1439 SF Floor Area = 1439 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.50	-12.00	-0.30	1303	74,532
1	Story Siding	Crawl Space	69.50	-9.77	-0.30	136	8,082

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) Porches			
WPP, Standard	22.46	39	876
(16) Deck/Balcony			
Treated Wood,Standard	6.49	360	2,336
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	16.72	768	12,841
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 153,946

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 100,065
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 185,120

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C+10 Blt 1959

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 590 SF Floor Area = 590 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	83.42	-14.55	2.11	590	41,878

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915

County Multiplier = 1.39 => Cost New = 61,929
Notes: 2015 INTERIOR REFRESH - STUDIO

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 40,254
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 74,470

2018 Est. T.C.V. 006-126-034-00 = 1,764,590
Est. TCV/Total Floor Area = 869.68, Most recent sale 03/10/2014 for 1,430,000

2017	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
	883,200	883,200	883,200	785,074	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	16,486	0

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

45-006-127-001-00 2018 Est. T.C.V. TERRY SHELIA S TRUST
Property Class: 402 6607 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SEC127$800/FF	50.00	391.00	1.0000	1.0000	800	100		40,000
50 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value =			40,000

2018 Est. T.C.V. 006-127-001-00 = 40,000
Est. TCV/Total Floor Area = 19.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
20,000	20,000	20,000	2,010	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	42	0

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

45-006-127-002-00 2018 Est. T.C.V. COOK DOUGLAS M TRUST
Property Class: 402 S GLEN LAKE RD
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C $90K					90000	100		90,000
250 Actual Front Feet, 1.72 Total Acres					Total Est. Land Value =			90,000

2018 Est. T.C.V. 006-127-002-00 = 90,000
Est. TCV/Total Floor Area = 44.36, Most recent sale 08/06/2001 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	45,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-003-00 2018 Est. T.C.V. HEIDRICK LINDSAY T TRUST
Property Class: 402 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C $90K					90000	100		90,000
150 Actual Front Feet, 1.12 Total Acres					Total Est. Land Value =			90,000

2018 Est. T.C.V. 006-127-003-00 = 90,000
Est. TCV/Total Floor Area = 44.36

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	45,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-004-00 2018 Est. T.C.V. OLSON TIMOTHY A & AMY JO TRUST
Property Class: 401 6611 S GLEN LAKE RD
Map #: 54,55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			* Factors *					
<Site Value J> GROUP J $140K				140000	100			140,000
IN TOWN ROW			13596 SqFt	0.00000	100		33'X373' M-22 & 39'X33' SUNSET DR	0
IN TOWN 9-20ACRES			348388 SqFt	1.30000	100			452,904

325 Actual Front Feet, 10.76 Total Acres Total Est. Land Value = 592,904

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	7500	0	0
Shed: Wood Frame	19.56	1.00	33	50	323

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 = 7,823

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B-10 Blt 1993

(11) Heating System: Forced Hot Water
Ground Area = Size for Rates = 1486 SF Floor Area = 4290 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	124.43	0.00	3.07	1383	176,333
3	Story Siding	Slab	169.22	-12.96	4.17	103	16,524
1	Story Siding	Overhang	47.86	0.00	0.00	1157	55,374
0.5	Story Siding	Overhang	21.34	0.00	0.00	25	534
0.5	Story Siding	Overhang	21.34	0.00	0.00	16	341
0.5	Story Siding	Overhang	21.34	0.00	0.00	15	320
1	Story Siding	Overhang	47.86	0.00	0.00	15	718
1	Story Siding	Overhang	47.86	0.00	0.00	15	718

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	700	8,505
(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
(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	2	8,250
Fireplace: Exterior 2 Story	6600.00	1	6,600
(16) Porches			
CCP (1 Story), Standard	28.98	153	4,434
CCP (1 Story), Standard	23.16	308	7,133
WCP (1 Story), Standard	20.50	543	11,132
(16) Deck/Balcony			
Treated Wood,Standard	10.50	75	788
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.81	997	25,733
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	33.07	575	19,015
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	29.29	735	21,528
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 540,020

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 459,017

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 803,280

2018 Est. T.C.V. 006-127-004-00 = 1,404,007
Est. TCV/Total Floor Area = 327.27, Most recent sale 12/09/2010 for 400,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
652,600	652,600	652,600	546,465	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	49,400	0	0	11,475	0

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

45-006-127-004-10	2018 Est. T.C.V.	OLSON TRUST
Property Class: 402		S GLEN LAKE RD
Map #: 54,55	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C $90K					90000	100		90,000
155 Actual Front Feet, 2.82 Total Acres					Total Est. Land Value =			90,000

2018 Est. T.C.V. 006-127-004-10 = 90,000

Est. TCV/Total Floor Area = 20.98, Most recent sale 09/16/2016 for 265,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	45,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-004-20 2018 Est. T.C.V. OLSON TRUST
Property Class: 402 S GLEN LAKE RD
Map #: 55,54 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C $90K					90000	100		90,000
150 Actual Front Feet, 2.60 Total Acres					Total Est. Land Value =			90,000

2018 Est. T.C.V. 006-127-004-20 = 90,000
Est. TCV/Total Floor Area = 20.98, Most recent sale 03/25/2002 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	45,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-004-30	2018 Est. T.C.V.	OLSON TRUST
Property Class: 402		S GLEN LAKE RD
Map #: 55,54	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C $90K					90000	100		90,000
180 Actual Front Feet, 2.96 Total Acres					Total Est. Land Value =			90,000

2018 Est. T.C.V. 006-127-004-30 = 90,000

Est. TCV/Total Floor Area = 20.98, Most recent sale 09/29/2000 for 110,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,000	45,000	45,000	45,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-005-00 2018 Est. T.C.V. SUCIU JAMES N
Property Class: 401 6670 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SEC127$800/FF	93.00	255.00	1.0000	1.0000	800	100		74,400

93 Actual Front Feet, 0.54 Total Acres Total Est. Land Value = 74,400

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	108	0	0
D/W/P: 4in Ren. Conc.	6.02	1.00	96	0	0
Fencing: Vnyl, 2 Rail	11.05	1.00	146	50	807

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 = 3,307

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2011

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1027 SF Floor Area = 1027 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	51.26	0.00	0.00	1027	52,644

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
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
(16) Porches			
CCP (1 Story), Standard	42.69	57	2,433
CCP (1 Story), Standard	40.17	67	2,691
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.55	1545	39,475
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 158,242

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 150,330
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 278,111

2018 Est. T.C.V. 006-127-005-00 = 355,818
Est. TCV/Total Floor Area = 346.46, Most recent sale 09/28/2007 for 1,500,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
180,400	180,400	180,400	169,109	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,500	0	0	3,551	0

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

45-006-127-006-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701
Map #: 54/55 GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT EXEMPT			1.71 Acres		8000	100		13,656
			1.71 Total Acres		Total Est. Land Value =			13,656

2018 Est. T.C.V. 006-127-006-00 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-009-00 2018 Est. T.C.V. MICHIGAMA WESTERN TELEPHONE CO
Property Class: 705 S GLEN LAKE RD
Map #: 54 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT EXEMPT			0.06 Acres		8000	100		480
			0.06 Total Acres		Total Est. Land Value =			480

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

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

Base Rate for Upper Floors = 29.80

(10) Heating system: Package Heating & Cooling Cost/SqFt: 5.25 100%
Adjusted Square Foot Cost for Upper Floors = 35.05

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.920
Ave. Floor Area: 900 Perimeter: 120 Perim. Multiplier: 1.392
Refined Square Foot Cost for Upper Floors: 44.89

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 65.534

Total Floor Area: 900 Base Cost New of Upper Floors = 58,981

Reproduction/Replacement Cost = 58,981
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 43,646

ECF (090 EXEMPT) 1.000 => TCV of Bldg: 1 = 43,646
Replacement Cost/Floor Area= 65.53 Est. TCV/Floor Area= 48.50

Total Estimated True Cash Value of Commercial/Industrial Buildings = 43,646

2018 Est. T.C.V. 006-127-009-00 = 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	0

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

45-006-127-010-00 2018 Est. T.C.V. GLEN LAKE YACHT CLUB
Property Class: 401 6617 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C $90K					90000	100		90,000
150 Actual Front Feet, 1.25 Total Acres					Total Est. Land Value =			90,000

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: TENNIS COURTS

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:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
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	60	22,391
/CI17/SPOC/TENC/ASPCA	3.55	7200	1.46	1.00	60	22,391

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 1 = 62,694

Total Estimated True Cash Value of Commercial/Industrial Buildings = 62,694

2018 Est. T.C.V. 006-127-010-00 = 152,694
Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
75,400	75,400	75,400	21,050	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	900	0	0	442	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-013-00 2018 Est. T.C.V. HURLIN PETER J & ELLINGSEN KRISTIN
Property Class: 401 6046 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	200.00	339.70	1.0000	1.0000	1200	100		240,000
GROUP B 1200/FF	63.00	339.70	1.0000	1.0000	1200	50	SURPLUS: ZONING 100 ft	37,800

263 Actual Front Feet, 2.05 Total Acres Total Est. Land Value = 277,800

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	3800	0	0
Shed: Wood Frame	7.23	1.00	512	50	1,851
Shed: Wood Frame	10.27	1.00	96	50	493

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 = 4,844

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1903 SF Floor Area = 1903 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.33	-7.39	0.00	1903	87,424

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
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 1 Story	2900.00	1	2,900
(16) Porches			
WPP, Standard	9.56	240	2,294
(16) Deck/Balcony			
Roof Cover Only,Standard	7.90	576	4,550
(16) Breezeways			
Frame Wall,Unfinished	22.75	62	1,411
(17) Carports			
Comp.Shingle	7.75	576	4,464
(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.87	442	8,341
Common Wall: 1/2 Wall	-500.00	1	-500
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 167,382

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 92,060
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 161,105

2018 Est. T.C.V. 006-127-013-00 = 443,749
Est. TCV/Total Floor Area = 233.18, Most recent sale 10/29/2013 for 373,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
222,500	222,500	222,500	212,221	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-600	0	0	4,456	0

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

```
45-006-127-015-00             2018 Est. T.C.V.              GLEN ARBOR TOWNSHIP
Property Class: 703                                         6047 S GLEN LAKE RD
Map #: 53                     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
                226.00   0.00 1.0000 1.0000     0  100                        0
2122 COMME $6.25/SQFT       85378 SqFt  6.25000  100                     533,610
  226 Actual Front Feet, 1.96 Total Acres    Total Est. Land Value =     533,610
```

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

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

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0.00

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

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

Total Floor Area: 0                   Base Cost New of Upper Floors =          0

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

Unit in Place Items                Rate Quantity  Cnty Arch  %Good     Depr.Cost
/CI17/SPOC/TENC/ASPCH              4.45    28800  1.46 1.00     90       168,402

ECF (090 EXEMPT)                        1.000 => TCV of Bldg:  1  =     168,402
```

```
Cost Estimates for Commercial/Industrial Building/Section:  2        Built 2009
Description of Occupancy: NEW PAVILLON

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

Base Rate for Upper Floors = 143.40

Adjusted Square Foot Cost for Upper Floors = 143.40

0  Stories                                Number of Stories Multiplier: 1.000
Average Height per Story: 0                Height per Story Multiplier: 0.780
 Ave. Floor Area: 0             Perimeter: 0         Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 111.85

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 163.304

Total Floor Area: 0                   Base Cost New of Upper Floors =          0

                                      Reproduction/Replacement Cost =          0
Eff.Age:0    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
                                            Total Depreciated Cost =          0
Cost Estimate over-riden by Assessor.  Flat value of 12,000 used

ECF (090 EXEMPT)                        1.000 => TCV of Bldg:  2  =      12,000
```

```
Total Estimated True Cash Value of Commercial/Industrial Buildings =     180,402
```

```
2018 Est. T.C.V. 006-127-015-00                                   =           0
Est. TCV/Total Floor Area =  0.00, Most recent sale 08/09/1953 for 1,650
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
   Tentative   Tentative   Tentative         Tentative    Tentative    Tentative
```

45-006-127-016-00 2018 Est. T.C.V. CALSBEEK RONALD & DIANE
Property Class: 401 6149 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP C 850/FF	100.00	190.00	1.0000	1.0000	850	100		85,000
100 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =			85,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	118	0	0
D/W/P: Crushed Rock	1.24	1.00	210	0	0
Fencing: Vnyl,Picket,36-48	13.31	1.00	70	50	466
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 =					2,966

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1959

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2150 SF Floor Area = 3515 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	65.79	0.00	2.11	457	31,030
1	Story Siding	Crawl Space	65.79	-8.78	2.11	466	27,550
1.5	Story Siding	Crawl Space	83.85	-8.78	3.16	1162	90,903
1	Story Siding	Overhang	34.82	0.00	0.00	65	2,263
1	Story Siding	Overhang	34.82	0.00	0.00	784	27,299

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 1 Story	3875.00	1	3,875
(16) Porches			
WPP, Standard	12.68	131	1,661
WCP (1 Story), Standard	27.44	112	3,073
WCP (1 Story), Standard	35.64	56	1,996
WPP, Standard	10.01	240	2,402
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	19.49	784	15,280
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 304,748

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 259,036
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 453,313

2018 Est. T.C.V. 006-127-016-00 = 541,279
Est. TCV/Total Floor Area = 153.99, Most recent sale 11/29/2004 for 225,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
272,300	272,300	272,300	222,302	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,700	0	0	4,668	0

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

45-006-127-016-50 2018 Est. T.C.V. CALSBEEK RONALD C & DIANE C
Property Class: 402 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 850/FF	100.00	159.00	1.0000	1.0000	850	100		85,000
100 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			85,000

2018 Est. T.C.V. 006-127-016-50 = 85,000
Est. TCV/Total Floor Area = 24.18, Most recent sale 04/29/2016 for 95,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
42,500	42,500	42,500	42,500	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-017-00 2018 Est. T.C.V. NORTHWOODS PROPERTY HOLDINGS LLC
Property Class: 201 6053 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	365.00	1.0000	0.0000	0	100*		0
2122 COMME $9.25/SQFT		36503 SqFt	9.25000	100				337,655

* denotes lines that do not contribute to the total acreage calculation.
100 Actual Front Feet, 0.84 Total Acres Total Est. Land Value = 337,655

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.20	1.39	4500	50	3,753
D/W/P: 4in Ren. Conc.	3.39	1.39	220	50	518
Fencing: Wire Mesh, #9	1.84	1.39	250	50	320
Shed: Wood Frame	7.71	1.39	199	50	1,067
Shed: Wood Frame	7.19	1.39	279	50	1,393
Gazebo(s): Standard	1275.00	1.39	1	97	1,719

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	50	2,500

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	91	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	91	100	0
DRAIN FIELD	0.00	1.00	1.0	91	100	0

Total Estimated Land Improvements True Cash Value = 11,270

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1997

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

Base Rate for Upper Floors = 35.30

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 35.30

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 0.920
Ave. Floor Area: 4,544 Perimeter: 328 Perim. Multiplier: 1.055
Refined Square Foot Cost for Upper Floors: 34.26

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 47.624

Total Floor Area: 4,544 Base Cost New of Upper Floors = 216,405

Reproduction/Replacement Cost = 216,405
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
Total Depreciated Cost = 155,812

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI4/ROOC/ALUSCCOTPBA	5.57	350	1.39	1.00	94	2,547

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 229,621
Replacement Cost/Floor Area= 48.22 Est. TCV/Floor Area= 50.53

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1998
Description of Occupancy: BACK OF LOT

Costs are taken from the Shed, Lumber Yard, Horizontal cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 9.10

Adjusted Square Foot Cost for Upper Floors = 9.10

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.080
Ave. Floor Area: 3,072 Perimeter: 256 Perim. Multiplier: 0.996
Refined Square Foot Cost for Upper Floors: 9.79

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 13.606

Total Floor Area: 3,072 Base Cost New of Upper Floors = 41,798

Reproduction/Replacement Cost = 41,798
Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
Total Depreciated Cost = 30,095

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 43,638
Replacement Cost/Floor Area= 13.61 Est. TCV/Floor Area= 14.20

Total Estimated True Cash Value of Commercial/Industrial Buildings = 273,259

2018 Est. T.C.V. 006-127-017-00 = 622,184
Est. TCV/Total Floor Area = 81.69, Most recent sale 07/05/2010 for 500,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
303,400	303,400	303,400	266,806	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	7,700	0	0	5,602	0

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

45-006-127-018-00 2018 Est. T.C.V. BURGAN PHILIP A & DONNA
Property Class: 201 6125 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	365.00	1.0000	0.0000	0	100*		0
2122 COMME $9.25/SQFT		36503 SqFt		9.25000	85		BACK WOODED AREA UNCLEARED	287,007

* denotes lines that do not contribute to the total acreage calculation.
100 Actual Front Feet, 0.84 Total Acres Total Est. Land Value = 287,007

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.39	266	50	667
D/W/P: 3.5 Concrete	3.44	1.39	64	50	153
D/W/P: Patio Blocks	8.13	1.39	312	50	1,763
Shed: Wood Frame	8.12	1.39	512	50	2,889
Shed: Wood Frame	8.12	1.39	555	50	3,132

Total Estimated Land Improvements True Cash Value = 8,605

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C-5 Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

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

Base Cost	23.85	512	12,211
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 17,460

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 13,968

Separately Depreciated Items:

(16) Porches

CCP (1 Story), Standard	22.72	192	4,362
County Multiplier = 1.39 =>		Cost New =	6,064
Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0,		Depr.Cost =	5,033
CCP (1 Story), Standard	27.17	120	3,260
County Multiplier = 1.39 =>		Cost New =	4,532
Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0,		Depr.Cost =	3,762
	Total Depreciated Cost =		22,762
ECF (2201 COMMERCIAL)	1.600 => TCV of Bldg: 1 =		36,420

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

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

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

2018 Est. T.C.V. 006-127-018-00 = 332,032
Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
145,600	145,600	145,600	58,255	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,400	0	0	1,223	0

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

45-006-127-019-00 2018 Est. T.C.V. THORESON LEONARD O & SALOME T
Property Class: 401 6159 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1100/FF	100.00	349.00	1.0000	1.0000	1100	100		110,000
100 Actual Front Feet, 0.80 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-5 Blt 1957

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1128 SF Floor Area = 1622 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	79.55	0.00	0.00	988	78,595
1	Story Siding	Basement	62.48	0.00	0.00	140	8,747

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: Exterior 2 Story	4650.00	1	4,650
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	21.75	352	7,656
Common Wall: 1/2 Wall	-525.00	1	-525
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 150,028

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 90,017
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 157,529

2018 Est. T.C.V. 006-127-019-00 = 270,029
Est. TCV/Total Floor Area = 166.48

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
135,600	135,600	135,600	64,625	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-600	0	0	1,357	0

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

45-006-127-020-00 2018 Est. T.C.V. BURGAN PHILIP A & DONNA M
Property Class: 201 6127 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	356.00	1.0000	0.0000	0	100*		0
2122 COMME $9.25/SQFT		35589 SqFt		9.25000	100			329,194

* denotes lines that do not contribute to the total acreage calculation.
100 Actual Front Feet, 0.82 Total Acres Total Est. Land Value = 329,194

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 4,850

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

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

Base Rate for Upper Floors = 43.40

(10) Heating system: Forced Air Furnace Cost/SqFt: 1.80 100%
Adjusted Square Foot Cost for Upper Floors = 45.20

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 2,329 Perimeter: 294 Perim. Multiplier: 1.290
Refined Square Foot Cost for Upper Floors: 53.64

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 74.564

Total Floor Area: 2,329 Base Cost New of Upper Floors = 173,660

Reproduction/Replacement Cost = 173,660
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 81,620

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
UIP 16 PD 4CU	2.75	100	1.39	1.00	60	229
UIP 16 PF WBLC	2.86	100	1.39	1.00	60	239

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 119,028
Replacement Cost/Floor Area= 74.90 Est. TCV/Floor Area= 51.11

Total Estimated True Cash Value of Commercial/Industrial Buildings = 119,028

2018 Est. T.C.V. 006-127-020-00 = 453,072
Est. TCV/Total Floor Area = 194.53

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
212,200	212,200	212,200	76,560	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,300	0	0	1,607	0

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

45-006-127-021-00 2018 Est. T.C.V. GLEN ARBOR TOWNSHIP
Property Class: 703 6047 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	0.00	1.0000	1.0000	0	100		0
2122 COMME $6.25/SQFT			36721 SqFt	6.25000		100		229,507
2122 COMME			1 SqFt	0.00000		100		0

100 Actual Front Feet, 0.84 Total Acres Total Est. Land Value = 229,507

2018 Est. T.C.V. 006-127-021-00 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-025-00 2018 Est. T.C.V. WARNES KATHLEEN T
Property Class: 401 6177 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1100/FF	100.00	264.00	1.0000	1.0000	1100	100		110,000
GROUP A 1100/FF	65.00	264.00	1.0000	1.0000	1100	50	SURPLUS: ZONING 100 ft	35,750

165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 145,750

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C+5 Blt 1930

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1344 SF Floor Area = 2007 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	97.34	0.00	0.00	884	86,049
1 Story	Siding	Crawl Space	67.06	-9.49	0.00	460	26,482

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 2 Story	3825.00	1	3,825
(16) Porches			
WCP (1 Story), Standard	20.83	224	4,666
WPP, Standard	9.25	300	2,775
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.95	720	11,484
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.95	720	11,484
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 216,735

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 130,041
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 227,572

2018 Est. T.C.V. 006-127-025-00 = 378,322
Est. TCV/Total Floor Area = 188.50, Most recent sale 01/02/2003 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
190,000	190,000	190,000	83,331	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	1,749	0

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

45-006-127-026-00 2018 Est. T.C.V. MORAN KEVIN D & SUSAN C
Property Class: 460 S GLEN LAKE RD
Map #: 52,53,,55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1100/FF	320.00	0.00	1.0000	0.0000	1100	100*	PART NO BUILD CONSERVATION EASEMENT	0
ACREAGE TABLE 4127			4.950 Acres		42,000	100		207,900
ACREAGE TABLE 4127			21.850 Acres		42,000	1	CONSERVATION EASEMENT	9,177

* denotes lines that do not contribute to the total acreage calculation.
320 Actual Front Feet, 26.80 Total Acres Total Est. Land Value = 217,077

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	3600	97	4,260
Total Estimated Land Improvements True Cash Value =					4,260

2018 Est. T.C.V. 006-127-026-00 = 221,337
Est. TCV/Total Floor Area = 110.28, Most recent sale 06/29/1999 for 185,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
110,700	110,700	110,700	90,194	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	1,894	0

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

45-006-127-027-10 2018 Est. T.C.V. COLE BILL W & H ANNETTE
Property Class: 401 6155 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	100.00	233.00	1.0000	1.0000	1200	100		120,000
100 Actual Front Feet, 0.54 Total Acres					Total Est. Land Value =			120,000

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	1100	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 BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2168 SF Floor Area = 2168 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	72.07	0.00	1.85	1540	113,837
1	Story Siding	Overhang	38.94	0.00	0.00	22	857
1	Story Siding	Overhang	38.94	0.00	0.00	606	23,598

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(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: Two Sided	5800.00	1	5,800
Fireplace: Prefab 1 Story	3630.00	1	3,630
(16) Porches			
WCP (1 Story), Standard	27.30	151	4,122
WPP, Standard	10.03	402	4,032
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	26.78	606	16,229
Common Wall: 2 Wall	-2850.00	1	-2,850
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 259,456

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 233,511

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	13.50	1351	18,239
County Multiplier = 1.39 =>		Cost New =	25,352
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	12,676
		Total Depreciated Cost =	246,186

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 430,826

2018 Est. T.C.V. 006-127-027-10 = 553,326
Est. TCV/Total Floor Area = 255.22, Most recent sale 08/03/2001 for 115,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
289,600	289,600	289,600	238,496	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-12,900	0	0	5,008	0

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

45-006-127-027-30 2018 Est. T.C.V. GLEN ARBOR TOWNSHIP
Property Class: 703 6401 W STATE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	621.00	100.00	1.0000	0.0000	0	100*		0
2122 COMME $12.00/SQFT	62117 SqFt		12.00000		50		BACK WET AREA - SIZE	372,699

* denotes lines that do not contribute to the total acreage calculation.
621 Actual Front Feet, 1.43 Total Acres Total Est. Land Value = 372,699

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2006

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

Base Rate for Upper Floors = 45.65

Adjusted Square Foot Cost for Upper Floors = 45.65

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 22 Height per Story Multiplier: 1.180
Ave. Floor Area: 14,181 Perimeter: 511 Perim. Multiplier: 0.974
Refined Square Foot Cost for Upper Floors: 52.47

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 76.601

Total Floor Area: 14,181 Base Cost New of Upper Floors = 1,086,279

Reproduction/Replacement Cost = 1,086,279
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 803,847

ECF (090 EXEMPT) 1.000 => TCV of Bldg: 1 = 803,847
Replacement Cost/Floor Area= 76.60 Est. TCV/Floor Area= 56.68

Total Estimated True Cash Value of Commercial/Industrial Buildings = 803,847

2018 Est. T.C.V. 006-127-027-30 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-028-01 2018 Est. T.C.V. PETERSON GLEN
Property Class: 402 6233 S GLEN LAKE RD
Map #: 53-54 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> SITE $70,000				70000	100			70,000
140 Actual Front Feet, 1.07 Total Acres				Total Est. Land Value =				70,000

2018 Est. T.C.V. 006-127-028-01 = 70,000
Est. TCV/Total Floor Area = 4.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,000	35,000	35,000	19,223	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	403	0

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

45-006-127-028-02 2018 Est. T.C.V. PETERSON GLEN
Property Class: 402 6233 S GLEN LAKE RD
Map #: 53-54 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> SITE $70,000				70000	100			70,000
113 Actual Front Feet, 1.10 Total Acres				Total Est. Land Value =				70,000

2018 Est. T.C.V. 006-127-028-02 = 70,000
Est. TCV/Total Floor Area = 4.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,000	35,000	35,000	23,288	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	489	0

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

45-006-127-028-03 2018 Est. T.C.V. PETERSON GLEN
Property Class: 402 6233 S GLEN LAKE RD
Map #: 53-54 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> SITE $70,000				70000	100			70,000
123 Actual Front Feet, 4.17 Total Acres				Total Est. Land Value =				70,000

2018 Est. T.C.V. 006-127-028-03 = 70,000
Est. TCV/Total Floor Area = 4.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
35,000	35,000	35,000	31,170	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	654	0

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

45-006-127-028-10 2018 Est. T.C.V. FOWLER LESLIE MIHALIK TR
Property Class: 460 6340 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 850/FF	600.00	582.50	0.5093	1.0000	850	100		259,732
GROUP C 850/FF	87.50	582.50	0.5093	1.0000	850	50	SURPLUS: ZONING 100 ft	18,939

688 Actual Front Feet, 9.19 Total Acres Total Est. Land Value = 278,670

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 1997

(11) Heating System: Forced Hot Water
Ground Area = Size for Rates = 1400 SF Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Basement	79.73	0.00	1.47	1320	107,184
1	Story Siding	Overhang	41.69	0.00	0.00	80	3,335

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	11.20	45	504
Walk out Basement Door(s)	1025.00	2	2,050
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
Fireplace: Two Sided	5800.00	1	5,800
(16) Porches			
WSEP (1 Story), Standard	33.18	144	4,778
WPP, Standard	10.43	340	3,546
WCP (1 Story), Standard	36.38	72	2,619

County Multiplier = 1.39 => Cost New = 209,642

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 167,714

Separately Depreciated Items:

(9) Basement Finish
Basement Recreation Finish 13.50 1120 15,120
County Multiplier = 1.39 => Cost New = 21,017
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 10,508

Total Depreciated Cost = 178,222
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 311,889

2018 Est. T.C.V. 006-127-028-10 = 595,559
Est. TCV/Total Floor Area = 425.40, Most recent sale 12/15/2005 for 645,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
308,100	308,100	308,100	269,835	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,300	0	0	5,666	0

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

45-006-127-028-20 2018 Est. T.C.V. PETERSON GLEN
Property Class: 402 MANITOU BLVD
Map #: 52,53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B $120K				120000	100			120,000
340 Actual Front Feet, 1.58 Total Acres					Total Est. Land Value =			120,000

2018 Est. T.C.V. 006-127-028-20 = 120,000
Est. TCV/Total Floor Area = 85.71, Most recent sale 08/30/2013 for 120,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	60,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-028-25 2018 Est. T.C.V. EWING ROBERT & STEPHANIE
Property Class: 402 MANITOU BLVD
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B $120K				120000	100			120,000
246 Actual Front Feet, 1.71 Total Acres				Total Est. Land Value =				120,000

2018 Est. T.C.V. 006-127-028-25 = 120,000
Est. TCV/Total Floor Area = 85.71, Most recent sale 06/01/2005 for 155,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	60,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-029-00 2018 Est. T.C.V. SUMMIT PARTNERS
Property Class: 402 S SUNSET DR
Map #: 52,55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
							FRONTAGE SUNSET	
SEC127$800/FF	1235.00	0.00	1.0000	0.0000	800	100*		0
IN TOWN 9-20ACRES			501464 SqFt	1.30000	100			651,904
IN TOWN CE			340986 SqFt	0.30000	100			102,296

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

1235 Actual Front Feet, 19.34 Total Acres Total Est. Land Value = 754,200

2018 Est. T.C.V. 006-127-029-00 = 754,200
Est. TCV/Total Floor Area = 538.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
301,900	301,900	301,900	85,059	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	75,200	0	0	1,786	0

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

45-006-127-029-10 2018 Est. T.C.V. TONAWATHYA PROPERTIES INC
Property Class: 401 6525 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	322.85	0.9909	1.0000	10000	100		990,941
BIG GLEN B 10K	3.08	322.85	0.9909	1.0000	10000	50	SURPLUS: ZONING 100 ft	15,260

103 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,006,201

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	28.34	1.00	200	50	2,834

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 = 10,334

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B-10 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2182 SF Floor Area = 2182 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	75.22	0.00	0.00	1099	82,667
1	Story Siding	Crawl Space	75.22	-10.20	0.00	611	39,727
1	Story Siding	Slab	75.22	-11.78	0.00	472	29,944

Other Additions/Adjustments	Rate	Size	Cost
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	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	1	4,575
(16) Porches			
WPP, Standard	9.60	1183	11,357
CCP (1 Story), Standard	60.95	28	1,707
CCP (1 Story), Standard	28.59	160	4,574
(16) Deck/Balcony			
Treated Wood,Standard	8.06	240	1,934
Treated Wood,Standard	9.07	130	1,179
Treated Wood,Standard	8.20	216	1,771
(17) Garages			
Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	25.55	581	14,845
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 302,610

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 226,957

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	15.95	1042	16,620

County Multiplier = 1.39 => Cost New = 23,102
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 11,551

Total Depreciated Cost = 238,508
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 441,240

2018 Est. T.C.V. 006-127-029-10 = 1,457,775
Est. TCV/Total Floor Area = 668.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
721,000	721,000	721,000	569,344	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
2,350	5,550	0	2,350	11,956	0

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

45-006-127-029-15 2018 Est. T.C.V. CAMPBELL RICHARD J & DUNN KATHLEEN
Property Class: 401 6497 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	379.48	0.9532	1.0000	10000	100		953,227
BIG GLEN B 10K	17.31	379.48	0.9532	1.0000	10000	50	SURPLUS: ZONING 100 ft	82,516

117 Actual Front Feet, 1.02 Total Acres Total Est. Land Value = 1,035,743

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	2750	0	0
Shed: Wood Frame	9.69	1.00	200	50	969

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 = 10,969

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1927

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1732 SF Floor Area = 2095 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Pine Logs	Slab	86.36	-12.39	2.34	1452	110,802
1 Story	Siding	Slab	74.37	-12.39	1.85	280	17,872

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
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			
WGEP (1 Story), Standard	79.80	48	3,830
(16) Deck/Balcony			
Treated Wood,Standard	7.25	400	2,900
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	36.85	245	9,028

County Multiplier = 1.39 => Cost New = 226,554

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 147,260
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 272,431

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls C Blt 0

(11) Heating System: Forced Air w/o Ducts
Ground Area = Size for Rates = 419 SF Floor Area = 419 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1 Story	Siding	Slab	84.09	-14.24	-0.78	419	28,940

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915

County Multiplier = 1.39 => Cost New = 43,945
Notes: STUDIO OFFICE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 28,564
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 52,844

2018 Est. T.C.V. 006-127-029-15 = 1,371,987
Est. TCV/Total Floor Area = 545.74, Most recent sale 10/16/2013 for 2,100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
687,200	687,200	687,200	558,754	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,200	0	0	11,733	0

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

45-006-127-029-16 2018 Est. T.C.V. CAMPBELL RICHARD J & DUNN KATHLEEN
Property Class: 401 6497 S SUNSET DR
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	349.69	0.9911	1.0000	10000	100		991,122
BIG GLEN B 10K	3.02	349.69	0.9911	1.0000	10000	50	SURPLUS: ZONING 100 ft	14,951

103 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 1,006,074

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	250	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 BC Blt 2001

(11) Heating System: No Heating/Cooling
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

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

Base Cost	24.00	533	12,792
Automatic Doors	425.00	3	1,275

County Multiplier = 1.39 => Cost New = 19,553
Notes: GARAGE ONLY

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 16,620
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 30,747

2018 Est. T.C.V. 006-127-029-16 = 1,038,321
Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
519,300	519,300	519,300	441,413	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	9,269	0

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

45-006-127-029-20 2018 Est. T.C.V. PLK NORTH LLC
Property Class: 401 6511 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	329.33	0.9869	1.0000	10000	100		986,902
BIG GLEN B 10K	4.49	329.33	0.9869	1.0000	10000	50	SURPLUS: ZONING 100 ft	22,171

104 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 1,009,072

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls B+10 Blt 2017

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2480 SF Floor Area = 6200 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5 Story	Siding	Basement	161.60	0.00	0.00	2480	400,768

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	5	23,250
(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			
Fireplace: Exterior 1 Story	5525.00	1	5,525
(16) Porches			
CCP (1 Story), Standard	18.80	1345	25,286
(16) Deck/Balcony			
Wood Balcony	27.25	270	7,358
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	31.20	655	20,436
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 689,645

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 682,749
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,263,085
60 % Completed => Est. True Cash Value 2018 = 757,851

2018 Est. T.C.V. 006-127-029-20 = 1,766,923
Est. TCV/Total Floor Area = 284.99, Most recent sale 08/20/2015 for 1,150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
526,300	526,300	526,300	505,413	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
357,200	0	0	357,200	10,613	0

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

45-006-127-029-40 2018 Est. T.C.V. BESIO SUZANNE K TRUST
Property Class: 402 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J $140K				140000	100			140,000
<Site Value B> GROUP B $120K				120000	100			120,000
<Site Value J> GROUP J $140K				140000	100			140,000

759 Actual Front Feet, 4.80 Total Acres Total Est. Land Value = 400,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	7.50	1.00	2200	97	16,005

Total Estimated Land Improvements True Cash Value = 16,005

2018 Est. T.C.V. 006-127-029-40 = 416,005
Est. TCV/Total Floor Area = 67.10, Most recent sale 09/21/2016 for 350,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
200,000	200,000	200,000	200,000	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
8,000	0	0	8,000	0	0

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

45-006-127-029-50 2018 Est. T.C.V. FOWLER JEFFREY & LESLIE
Property Class: 402 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J $140K				140000	100			140,000
187 Actual Front Feet, 1.60 Total Acres					Total Est. Land Value =			140,000

2018 Est. T.C.V. 006-127-029-50 = 140,000
Est. TCV/Total Floor Area = 22.58, Most recent sale 04/17/2014 for 162,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,000	70,000	70,000	70,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-029-55 2018 Est. T.C.V. SCHLOOP JOAN C TRUST
Property Class: 401 6271 S WHITE PINE TRL
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J $140K				140000	100			140,000
182 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =			140,000

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	1034	0	0
D/W/P: Flagstone/Sand	13.55	1.00	280	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 BC Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1991 SF Floor Area = 3258 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	113.90	0.00	3.70	1208	142,061
1	Story Siding	Crawl Space	73.92	-10.17	1.85	783	51,365
1	Story Siding	Overhang	39.39	0.00	0.00	27	1,064
2	Story Siding	Overhang	79.79	0.00	0.00	16	1,277

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	13.50	1000	13,500
(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, 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: Raised Hearth	315.00	1	315
(16) Porches			
CCP (1 Story), Standard	36.82	69	2,541
WPP, Standard	8.50	798	6,783
WGEP (1 Story), Standard	37.74	279	10,529
(16) Deck/Balcony			
Wood Balcony	23.50	279	6,557
Wood Balcony, Roof	29.75	69	2,053
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.34	689	17,459
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	3	1,275

County Multiplier = 1.39 => Cost New = 389,036

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 330,681

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 = 333,531
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 583,679

2018 Est. T.C.V. 006-127-029-55 = 728,429
Est. TCV/Total Floor Area = 223.58, Most recent sale 11/07/1997 for 62,500

2017	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	383,400	383,400	383,400	260,703	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-19,200	0	0	5,474	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-029-60 2018 Est. T.C.V. GINSBURG ANDREA L REVOCABLE TRUST
Property Class: 402 S WHITE PINE TRL
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J $140K				140000	100			140,000
189 Actual Front Feet, 1.02 Total Acres					Total Est. Land Value =			140,000

2018 Est. T.C.V. 006-127-029-60 = 140,000
Est. TCV/Total Floor Area = 42.97, Most recent sale 05/15/2002 for 119,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,000	70,000	70,000	70,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-029-75 2018 Est. T.C.V. ROGERS ROBERT W III & JOANNA L TR
Property Class: 401 6292 S WHITE PINE TRL
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C $90K					90000	100		90,000
154 Actual Front Feet, 1.59 Total Acres					Total Est. Land Value =			90,000

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	179	0	0
D/W/P: Crushed Rock	1.29	1.00	67	0	0
D/W/P: Crushed Rock	1.29	1.00	40	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	974	0	0
Shed: Wood Frame	12.21	1.00	216	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 1999

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2669 SF Floor Area = 4244 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.08	-9.38	2.77	782	62,146
2	Story Siding	Crawl Space	108.11	-9.38	3.70	482	49,371
1.5	Story Siding	Crawl Space	86.08	-9.38	2.77	1405	111,655

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	11.20	102	1,142
(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: Prefab 1 Story	3630.00	2	7,260
Fireplace: Raised Hearth	315.00	1	315
(16) Porches			
WSEP (2 Story), Standard	40.55	317	12,854
WSEP (1 Story), Standard	29.29	198	5,799
WPP, Standard	8.50	1350	11,475
WPP, Standard	19.79	58	1,148
WPP, Standard	12.79	179	2,289
WCP (1 Story), Standard	31.38	110	3,452
(16) Deck/Balcony			
Treated Wood,Standard	10.89	61	664
Treated Wood,Standard	6.96	547	3,807
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	28.88	505	14,584

County Multiplier = 1.39 => Cost New = 419,527

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 377,575

Separately Depreciated Items:

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

Base Cost	21.04	706	14,854
Common Wall: 1 Wall	-1425.00	1	-1,425

County Multiplier = 1.39 => Cost New = 18,667
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0, Depr.Cost = 4,667

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                                        Total Depreciated Cost =     382,241
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg:  1  =     668,922
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2018 Est. T.C.V. 006-127-029-75                                  =     763,922
Est. TCV/Total Floor Area = 180.00, Most recent sale 09/28/2005 for 0
2017 Assessed       MBOR      S.E.V.      Base for Cap    C.P.I.
     362,300     362,300     362,300           294,107      2.10
2018     New  Eq. Adjustment    Loss         Additions   Tax Adjustment   Losses
      21,900      -2,200           0            21,900        6,176            0
2018 Assessed       MBOR      S.E.V.            Capped   ->Taxable<-     PRE/MBT
   Tentative   Tentative   Tentative         Tentative    Tentative    Tentative
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45-006-127-029-80 2018 Est. T.C.V. ROGERS JOANNA L TRUST
Property Class: 402 S SUNSET DR
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C $90K					90000	100		90,000
151 Actual Front Feet, 1.34 Total Acres					Total Est. Land Value =			90,000

2018 Est. T.C.V. 006-127-029-80 = 90,000
Est. TCV/Total Floor Area = 21.21, Most recent sale 05/23/2006 for 187,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	40,360	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	847	0

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

45-006-127-030-00 2018 Est. T.C.V. BRALEY LIVING TRUST
Property Class: 401 6439 S SUNSET DR
Map #: 55,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	PURC TEST Reason	Value
BIG GLEN B 10K	100.00	250.36	0.7883	1.0000	10000	50	50%INT SPLIT	394,159
GRADE"D" 6000	120.97	250.36	0.8202	1.0578	6000	25	INT/SURPLUS	157,420
221 Actual Front Feet, 1.27 Total Acres					Total Est. Land Value =			551,579

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 = 1204 SF Floor Area = 1204 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	66.57	-11.33	0.00	1204	66,509

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) Porches			
CCP (1 Story), Standard	20.57	264	5,430

County Multiplier = 1.43 => Cost New = 119,619

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/ 50/27.5, Depr.Cost = 32,895
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 60,856

2018 Est. T.C.V. 006-127-030-00 = 613,935
Est. TCV/Total Floor Area = 509.91

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
302,900	302,900	302,900	141,935	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,100	0	0	2,980	0

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

45-006-127-030-05 2018 Est. T.C.V. CRISSEY STACY
Property Class: 401 6439 S SUNSET DR
Map #: 55,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	PURC TEST Reason	Value
BIG GLEN B 10K	100.00	250.36	0.7883	1.0000	10000	50	50% INT SPLIT	394,159
GRADE"D" 6000	120.97	250.36	0.8202	1.0578	6000	25	INT/SURPLUS	157,420

221 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 551,579

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 = 1204 SF Floor Area = 1204 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	66.57	-11.33	0.00	1204	66,509

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) Porches			
CCP (1 Story), Standard	20.57	264	5,430

County Multiplier = 1.43 => Cost New = 119,619

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/ 50/27.5, Depr.Cost = 32,895
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 60,856

2018 Est. T.C.V. 006-127-030-05 = 613,935
Est. TCV/Total Floor Area = 509.91

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
302,900	302,900	302,900	116,418	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,100	0	0	2,444	0

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

45-006-127-030-10 2018 Est. T.C.V. CZERNIAWSKI BENJAMIN J & KATHY L
Property Class: 401 6437 S SUNSET DR
Map #: 55,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	348.06	0.9086	1.0000	10000	100		908,555
BIG GLEN B 10K	37.67	348.06	0.9086	1.0000	10000	50	SURPLUS: ZONING 100 ft	171,113

138 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 1,079,667

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 15	1500.00	1.00	1.0	100	1,500

Total Estimated Land Improvements True Cash Value = 2,524

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2010

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 882 SF Floor Area = 1126 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	96.43	-12.75	2.34	882	75,870
0.5 Story	Siding	Overhang	19.29	0.00	0.00	8	154
1 Story	Siding	Overhang	45.82	0.00	0.00	20	916

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.80	200	1,760
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Well, 50 Feet	1600.00	1	1,600
1000 Gal Septic	3550.00	1	3,550
(16) Porches			
WCP (1 Story), Standard	35.35	78	2,757
(16) Deck/Balcony			
Composite,Standard	7.35	573	4,212

County Multiplier = 1.39 => Cost New = 132,695

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 126,060
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 233,212

2018 Est. T.C.V. 006-127-030-10 = 1,315,403
Est. TCV/Total Floor Area = 1168.21

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
658,500	658,500	658,500	269,674	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	5,663	0

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

45-006-127-031-00 2018 Est. T.C.V. ALTON BRUCE T REVOC TRUST &
Property Class: 401 6559 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	340.00	1.0000	1.0000	10000	50	INTEREST SPLIT	500,000

100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 500,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	200	0	0
Shed: Wood Frame	10.27	1.00	96	25	246

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	50	1,250

Total Estimated Land Improvements True Cash Value = 1,496

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

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1365 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.09	-9.70	-0.21	700	32,326
1	Story Siding	Crawl Space	56.09	-8.07	-0.21	665	31,794

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: Exterior 1 Story	3450.00	1	3,450

County Multiplier = 1.39 => Cost New = 107,078

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/ 50/32.5, Depr.Cost = 34,800
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 64,381

2018 Est. T.C.V. 006-127-031-00 = 565,877
Est. TCV/Total Floor Area = 414.56, Most recent sale 12/10/1999 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
283,200	283,200	283,200	89,995	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	0	1,889	0

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

45-006-127-031-01 2018 Est. T.C.V. ALTON BRUCE T REVOC TRUST &
Property Class: 401 6559 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	340.00	1.0000	1.0000	10000	50	INTEREST SPLIT	500,000

100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 500,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	200	0	0
D/W/P: Flagstone/Sand	9.95	1.00	450	0	0
Shed: Wood Frame	10.27	1.00	96	25	246

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	50	1,250

Total Estimated Land Improvements True Cash Value = 1,496

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

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1365 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	56.09	-9.70	-0.21	700	32,326
1	Story Siding	Crawl Space	56.09	-8.07	-0.21	665	31,794

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: Exterior 1 Story	3450.00	1	3,450

County Multiplier = 1.39 => Cost New = 107,078

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/ 50/32.5, Depr.Cost = 34,800
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 64,381

2018 Est. T.C.V. 006-127-031-01 = 565,877
Est. TCV/Total Floor Area = 414.56

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
283,200	283,200	283,200	147,821	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	0	3,104	0

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

45-006-127-032-00 2018 Est. T.C.V. FREEMAN FAMILY COTTAGE TRUST
Property Class: 401 6575 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	175.32	0.9375	1.0000	10000	100		937,505
BIG GLEN B 10K	24.00	175.32	0.9375	1.0000	10000	50	SURPLUS: ZONING 100 ft	112,501
ROAD FRONT 1000	117.00	175.32	1.0000	1.0000	1000	100	ACROSS RD	117,000

124 Actual Front Feet, 0.97 Total Acres Total Est. Land Value = 1,167,005

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	330	50	3,516

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 = 6,016

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1880

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1132 SF Floor Area = 2222 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	103.89	-9.46	-0.54	1104	103,655
0.5	Story Siding	Overhang	17.96	0.00	0.00	28	503

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	200	2,050
(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			
CGEP (2 Story), Standard	44.93	316	14,198
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.37	520	9,552
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 202,061

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 121,237
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 224,288

2018 Est. T.C.V. 006-127-032-00 = 1,397,309
Est. TCV/Total Floor Area = 628.85, Most recent sale 10/15/2007 for 1,200,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
699,500	699,500	699,500	550,644	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	11,563	0

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

45-006-127-033-00 2018 Est. T.C.V. KARABAJAKIAN VAHAN A & MARYLIS
Property Class: 401 6533 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	200.00	275.86	0.8097	1.0000	10000	100		1,619,367
BIG GLEN B 10K	2.12	275.86	0.8097	1.0000	10000	50	SURPLUS: ZONING 100 ft	8,595

202 Actual Front Feet, 1.28 Total Acres Total Est. Land Value = 1,627,962

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	5000	0	0
Dock: Light posts	25.61	1.00	400	50	5,122

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000

Total Estimated Land Improvements True Cash Value = 15,122

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1935

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2748 SF Floor Area = 3435 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	80.28	-9.30	2.34	2748	201,483

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875
(16) Porches			
CCP (1 Story), Standard	53.61	32	1,716
(16) Deck/Balcony			
Treated Wood,Standard	7.68	256	1,966
(17) Carports			
Comp.Shingle	8.75	216	1,890
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	31.20	160	4,992

County Multiplier = 1.39 => Cost New = 327,070

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 212,595

Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood,Standard	7.85	220	1,727
County Multiplier = 1.39 =>		Cost New =	2,401
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	2,256
Treated Wood,Standard	7.21	420	3,028
County Multiplier = 1.39 =>		Cost New =	4,209
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	3,957
Treated Wood,Standard	9.35	100	935
County Multiplier = 1.39 =>		Cost New =	1,300
Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =	1,222

Total Depreciated Cost = 220,030
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 407,056

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1059 SF Floor Area = 1203 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	92.83	-12.12	0.00	576	46,489
1 Story	Siding	Overhang	44.01	0.00	0.00	483	21,257

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
(16) Porches			
WCP (1 Story), Standard	48.30	40	1,932
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	27.24	483	13,157
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425
(17) Basement Garages			
Basement Garage: 2 Car	2575.00	1	2,575
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 123,487
Notes: GUEST COTTAGE & GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 111,138
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 205,606

2018 Est. T.C.V. 006-127-033-00 = 2,255,746
Est. TCV/Total Floor Area = 486.36

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,130,100	1,130,100	1,130,100	687,987	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,200	0	0	14,447	0

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

45-006-127-033-10 2018 Est. T.C.V. JONES ROBERT C & SYLVIA A
Property Class: 401 6509 S GLEN LAKE RD
Map #: 53,52,55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 1100/FF	100.00	738.00	1.0000	1.0000	1100	100		110,000
GROUP A 1100/FF	2.00	738.00	1.0000	1.0000	1100	50	SURPLUS: ZONING 100 ft	1,100

102 Actual Front Feet, 1.73 Total Acres Total Est. Land Value = 111,100

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	3300	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 LOG Cls C Blt 1980

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 960 SF Floor Area = 1920 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Pine Logs	Basement	112.48	0.00	0.00	960	107,981

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: Prefab 2 Story	2505.00	1	2,505
(16) Porches			
WPP, Standard	11.72	160	1,875
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	25.85	200	5,170
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 178,985

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 107,391
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 187,934

2018 Est. T.C.V. 006-127-033-10 = 304,034
Est. TCV/Total Floor Area = 158.35

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
152,700	152,700	152,700	119,300	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	2,505	0

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

45-006-127-033-20 2018 Est. T.C.V. DAVIS TRACY L TRUST
Property Class: 401 6541 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	244.00	0.9912	1.0000	10000	100		991,172
BIG GLEN B 10K	3.00	244.00	0.9912	1.0000	10000	50	SURPLUS: ZONING 100 ft	14,868

103 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 1,006,039

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Hot tub	8575.00	1.00	1	50	4,288

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	2.0	100	20,000
BOAT HOIST	2000.00	1.00	3.0	100	6,000

Total Estimated Land Improvements True Cash Value = 30,288

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B+10 Blt 1999

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 3869 SF Floor Area = 5390 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	114.52	0.00	2.89	3043	357,279
1	Story Siding	Overhang	43.46	0.00	0.00	26	1,130
1	Story Siding	Overhang	43.46	0.00	0.00	510	22,165
1	Story Brick	Overhang	51.93	0.00	0.00	290	15,060

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1125.00	1	1,125
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
Separate Shower	1605.00	1	1,605
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
(16) Porches			
CCP (1 Story), Standard	30.95	128	3,962
WCP (1 Story), Standard	19.75	787	15,543
CPP, Standard	18.00	81	1,458
(16) Deck/Balcony			
Treated Wood,Standard	16.14	27	436
Treated Wood,Standard	15.78	29	458
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	32.99	579	19,101
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 653,606

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 588,246
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,088,254

2018 Est. T.C.V. 006-127-033-20 = 2,124,581
Est. TCV/Total Floor Area = 394.17, Most recent sale 02/01/2005 for 1,650,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,005,000	1,005,000	1,005,000	772,011	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	41,900	15,400	0	41,900	16,212	0

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

45-006-127-033-30 2018 Est. T.C.V. KARABAJAKIAN VAHAN & MARYLISA
Property Class: 401 6533 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 1100/FF	200.00	2479.23	1.0000	0.0000	1100	100*		0
GROUP A 1100/FF	70.05	2479.23	1.0000	0.0000	1100	100*		0
GROUP A 1100/FF	25.00	0.00	1.0000	0.0000	1100	100*	NO ACCESS VALUE	0
IN TOWN 9-20ACRES		669517 SqFt	1.30000		100			870,372

* denotes lines that do not contribute to the total acreage calculation.
295 Actual Front Feet, 15.37 Total Acres Total Est. Land Value = 870,372

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 GARAGE Cls D Blt 0

(11) Heating System: No Heating/Cooling
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost

Other Additions/Adjustments	Rate	Size	Cost

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

Base Cost	15.95	720	11,484
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 16,484

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 14,011
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 24,520

Cost Estimates for Commercial/Industrial Building/Section: 1 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:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	3.55	7200	1.46	1.00	97	36,198

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 1 = 50,677

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: BASKET BALL 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:0    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
                                            Total Depreciated Cost =          0

Unit in Place Items                Rate Quantity  Cnty Arch  %Good     Depr.Cost
/CI17/SPOC/TENC/ASPCA              3.55     5000  1.46 1.00     97        25,138

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg:  2  =      35,193
```

Total Estimated True Cash Value of Commercial/Industrial Buildings = 85,870

```
2018 Est. T.C.V. 006-127-033-30                                     =     983,262
Est. TCV/Total Floor Area =  0.00
2017 Assessed       MBOR      S.E.V.      Base for Cap    C.P.I.
     390,000     390,000     390,000            21,618      2.10
2018     New  Eq. Adjustment    Loss         Additions   Tax Adjustment   Losses
           0     101,600           0                 0          453            0
2018 Assessed       MBOR      S.E.V.            Capped   ->Taxable<-     PRE/MBT
   Tentative   Tentative   Tentative         Tentative    Tentative    Tentative
```

45-006-127-034-00 2018 Est. T.C.V. BESIO GREGORY J & SUZANNE K TR
Property Class: 401 6421 S SUNSET DR
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	L-SHAPED Reason	Value
BIG GLEN B 10K	89.75	373.30	0.8870	1.0000	10000	100		796,095
ROAD FRONT 1000	59.38	373.30	1.0000	1.0000	1000	50	SURPLUS/OFF WATER	29,690

149 Actual Front Feet, 1.28 Total Acres Total Est. Land Value = 825,785

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Basket, 5 ft.	22.48	1.00	100	50	1,124

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 = 8,624

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1230 SF Floor Area = 2488 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Blt-in Gar.	100.12	0.00	3.51	1230	127,465
1	Story Siding	Overhang	49.47	0.00	0.00	28	1,385

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1125.00	2	2,250
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
(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
(16) Porches			
WSEP (2 Story), Standard	63.34	120	7,601
CCP (1 Story), Standard	80.09	16	1,281
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.55	1230	31,427
Automatic Doors	500.00	3	1,500

County Multiplier = 1.39 => Cost New = 260,776
Notes: GARAGE WITH LIVING ABOVE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 247,737
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 458,314

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls B Blt 2008

(11) Heating System: Forced Heat & Cool
(Heating system cost adjusted in area(s): 2,3)
Ground Area = Size for Rates = 2892 SF Floor Area = 4407 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	100.30	-10.57	2.63	2570	237,365
2	Story Siding	Crawl Space	124.40	-10.57	-3.97	192	21,093
1	Story Siding	Crawl Space	80.77	-10.57	-5.73	130	8,381
1	Story Siding	Overhang	43.62	0.00	0.00	38	1,658

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
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 2 Story	6600.00	1	6,600
Fireplace: Wood Stove	2425.00	1	2,425
(16) Porches			
CCP (1 Story), Standard	58.70	31	1,820
(16) Deck/Balcony			
Treated Wood,Standard	7.20	636	4,579
Treated Wood,Standard	23.15	15	347
Treated Wood,Standard	19.83	20	397

County Multiplier = 1.39 => Cost New = 435,403
Notes: HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 413,633
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 765,221

2018 Est. T.C.V. 006-127-034-00 = 2,057,944
Est. TCV/Total Floor Area = 298.47, Most recent sale 10/14/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,049,600	1,049,600	1,049,600	862,375	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-20,600	0	0	18,109	0

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

45-006-127-035-00 2018 Est. T.C.V. AYLSWORTH THOMAS G & KATHY A
Property Class: 401 6416 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	60.00	226.00	1.1656	1.0000	10000	100		699,368

60 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 699,368

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.37	1.00	160	50	830

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500

Total Estimated Land Improvements True Cash Value = 2,330

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C-5 Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 808 SF Floor Area = 1010 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	76.76	-9.82	0.00	808	54,088

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
2000 Gal Septic	5000.00	1	5,000
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200
(16) Porches			
CPP, Standard	28.54	24	685
CPP, Standard	37.40	8	299

County Multiplier = 1.39 => Cost New = 94,029

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 51,716
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 95,674

2018 Est. T.C.V. 006-127-035-00 = 797,372
Est. TCV/Total Floor Area = 789.48, Most recent sale 06/29/2007 for 820,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
399,000	399,000	399,000	328,309	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	0	6,894	0

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

45-006-127-036-00 2018 Est. T.C.V. STEWART DANIEL ELI
Property Class: 401 6337 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	ADJ TO COMMERICAL Reason	Value
GROUP C 850/FF	100.00	377.00	1.0000	1.0000	850	100		85,000

100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 85,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	14.18	1.00	40	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	0.2	95	285

Total Estimated Land Improvements True Cash Value = 285

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls D+10 Blt 1885

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1192 SF Floor Area = 2128 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Piers	82.14	-12.82	1.44	936	66,231
1	Story Siding	Crawl Space	51.40	-8.83	0.72	256	11,082

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
2 Fixture Bath	1100.00	1	1,100
(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
(16) Porches			
CPP, Standard	31.64	16	506
CPP, Standard	26.23	24	630
(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.45	624	9,641
Mechanical Doors	325.00	2	650

County Multiplier = 1.39 => Cost New = 134,476

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 73,962
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 129,433

2018 Est. T.C.V. 006-127-036-00 = 214,718
Est. TCV/Total Floor Area = 100.90

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
107,800	107,800	107,800	64,230	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	1,348	0

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

45-006-127-037-00 2018 Est. T.C.V. BARRY PATRICK J JR & CHERYL L TRUST
Property Class: 401 6277 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	100.00	377.00	1.0000	1.0000	1200	100		120,000
100 Actual Front Feet, 0.86 Total Acres					Total Est. Land Value =			120,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	297	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1992

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 900 SF Floor Area = 1350 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Basement	96.09	0.00	3.16	900	89,325

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
Fireplace: Prefab 1 Story	2200.00	1	2,200
(16) Porches			
WCP (1 Story), Standard	43.22	40	1,729
WPP, Standard	8.98	334	2,999
(16) Deck/Balcony			
Treated Wood,Standard	6.67	294	1,961

County Multiplier = 1.39 => Cost New = 152,690

Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 126,733

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	11.45	900	10,305
County Multiplier = 1.39 =>		Cost New =	14,324
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,		Depr.Cost =	3,581
		Total Depreciated Cost =	130,314

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 228,049

2018 Est. T.C.V. 006-127-037-00 = 353,049
Est. TCV/Total Floor Area = 261.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
177,300	177,300	177,300	87,710	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	1,841	0

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

45-006-127-037-10 2018 Est. T.C.V. HILGARD JAMES H & JENNIFER
Property Class: 402 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	100.00	377.00	1.0000	1.0000	1200	100		120,000
100 Actual Front Feet, 0.86 Total Acres					Total Est. Land Value =			120,000

2018 Est. T.C.V. 006-127-037-10 = 120,000
Est. TCV/Total Floor Area = 88.89, Most recent sale 05/28/1994 for 49,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	32,388	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	680	0

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

45-006-127-039-00 2018 Est. T.C.V. HEMPHILL THEOLA K IRREVOCABLE TRUST
Property Class: 401 6375 S KRULL LN
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	200.00	274.70	0.7587	1.0000	10000	100		1,517,497
BIG GLEN B 10K	51.00	274.70	0.7587	1.0000	10000	50	SURPLUS: ZONING 100 ft	193,481
ROAD FRONT 1000	566.11	709.21	1.0000	1.0000	1000	100		566,110

251 Actual Front Feet, 10.80 Total Acres Total Est. Land Value = 2,277,088

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 5,000

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

(11) Heating System: No Heating/Cooling
Ground Area = Size for Rates = 400 SF Floor Area = 400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.46	-10.81	-2.49	400	20,064

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(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

County Multiplier = 1.39 => Cost New = 37,487

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 20,618
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 38,143

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1327 SF Floor Area = 1327 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.35	-8.13	0.00	1327	63,988

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			
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
(17) Garages			
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	9.71	1280	12,429
Common Wall: 1 Wall	-750.00	1	-750
Automatic Doors	375.00	1	375
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.55	460	8,533
Common Wall: 1 Wall	-1000.00	1	-1,000
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 127,866
Notes: 6375 SHIPMATE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 70,326
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 130,103

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1957

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.96	-8.88	0.00	952	48,628

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
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

County Multiplier = 1.39 => Cost New = 79,255
Notes: 6387 SEA BREEZE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 43,590
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 80,642

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls D Blt 1910

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 600 SF Floor Area = 600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.30	-9.68	0.66	600	27,768

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050
(16) Porches			
CCP (1 Story), Standard	32.66	60	1,960

County Multiplier = 1.39 => Cost New = 51,788

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 28,483
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 4 = 52,694

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 538 SF Floor Area = 538 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.09	-10.33	0.00	538	31,613

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
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

County Multiplier = 1.39 => Cost New = 55,604
Notes: WHITECAP

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 30,582
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 5 = 56,577

Cost Est. for Res. Bldg: 6 Single Family 1.5 STORY Cls C Blt 1956

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 806 SF Floor Area = 1209 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Crawl Space	89.44	-10.35	0.00	806	63,747

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
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	17.92	66	1,183

County Multiplier = 1.39 => Cost New = 103,644
Notes: 6383 LAKESIDE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 57,004
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 6 = 105,458

Cost Estimates for Commercial/Industrial Building/Section: 1 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:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0
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	100	37,318

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 52,245

Total Estimated True Cash Value of Commercial/Industrial Buildings = 52,245

2018 Est. T.C.V. 006-127-039-00 = 2,797,950
Est. TCV/Total Floor Area = 556.70

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,400,600	1,400,600	1,400,600	474,817	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,600	0	0	9,971	0

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

45-006-127-039-05 2018 Est. T.C.V. FOSKETT W ROBERT & VIRGINIA B
Property Class: 401 6263 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value J> GROUP J $140K				140000	100			140,000

193 Actual Front Feet, 1.67 Total Acres Total Est. Land Value = 140,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	6.02	1.00	500	0	0
Shed: Wood Frame	17.60	1.00	80	50	704

Total Estimated Land Improvements True Cash Value = 704

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B-10 Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1755 SF Floor Area = 1755 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	77.53	0.00	1.58	1755	138,838

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1125.00	1	1,125
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
(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
(16) Porches			
WSEP (1 Story), Standard	29.17	276	8,051
WCP (1 Story), Standard	32.77	121	3,965
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	28.96	754	21,836
Common Wall: 2 Wall	-3825.00	1	-3,825
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 281,301

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 272,862

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	15.95	1393	22,218
County Multiplier = 1.39 =>		Cost New =	30,884
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	15,442
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 = 291,154
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 509,519

2018 Est. T.C.V. 006-127-039-05 = 650,223
Est. TCV/Total Floor Area = 370.50, Most recent sale 04/13/2011 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
305,300	305,300	305,300	274,740	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,800	0	0	5,769	0

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

45-006-127-039-10 2018 Est. T.C.V. SUCIU SPIRIDON N & JEAN E
Property Class: 401 5965 W NORTHWOOD DR
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	343.64	0.8752	1.0000	10000	100		875,250
BIG GLEN B 10K	55.92	343.64	0.8752	1.0000	10000	50	SURPLUS: ZONING 100 ft	244,707

156 Actual Front Feet, 1.23 Total Acres Total Est. Land Value = 1,119,956

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 BC Blt 1960

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2412 SF Floor Area = 2412 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.10	-9.65	1.85	2412	152,680

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: Interior 1 Story	4100.00	2	8,200
(16) Porches			
CPP, Standard	12.85	168	2,159
CPP, Standard	11.59	220	2,550
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	21.10	576	12,154
Automatic Doors	425.00	1	425
Class:BC Exterior: Pole Foundation: 18 Inch (Unfinished)			
Base Cost	12.19	1296	15,798
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 290,051

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 174,031
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 321,957

2018 Est. T.C.V. 006-127-039-10 = 1,443,413
Est. TCV/Total Floor Area = 598.43

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
722,900	722,900	722,900	299,670	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,200	0	0	6,293	0

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

45-006-127-040-00 2018 Est. T.C.V. ALYSWORTH G THOMAS & KATHY ANN
Property Class: 201 6391 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	EFF FRONTAGE Reason	Value
BIG GLEN B 10K	100.00	420.00	0.8440	1.0000	10000	105	RD END - WATERS EDGE	886,208
GRADE"C" 8000	76.00	360.00	0.8931	1.0000	8000	50	SURPLUS: ZONING 100 ft	271,501
BACK LOT$725/FF	160.00	270.00	1.0000	1.0000	725	50	INT SECTION	58,000

176 Actual Front Feet, 2.58 Total Acres Total Est. Land Value = 1,215,708

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Commercial/Industrial Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good %Arch.Mult	Cash Value
ASPHALT	1.80	1.00	1000.0	90 100	1,620

Total Estimated Land Improvements True Cash Value = 1,620

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1950

(11) Heating System: Forced Hot Water
Ground Area = Size for Rates = 956 SF Floor Area = 1195 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	56.71	-8.53	1.91	956	47,886

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
2000 Gal Septic	4500.00	1	4,500
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

County Multiplier = 1.39 => Cost New = 82,873
Notes: HAPPY LANDING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 45,580
ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 72,928

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

Costs are taken from the Motel cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average Percent Adj: +3

Base Rate for Upper Floors = 64.53

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 4.40 100%
(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 4.40 100%
Combined Heating System adjustment: 8.80 100%
Adjusted Square Foot Cost for Upper Floors = 73.33

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.030
Total Floor Area: 6,282 # of Units: 7 Perim. Multiplier: 0.892
Refined Square Foot Cost for Upper Floors: 67.33

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 98.309

Total Floor Area: 6,282 Base Cost New of Upper Floors = 617,577

Reproduction/Replacement Cost = 617,577
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0
Total Depreciated Cost = 494,062

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 716,390
Replacement Cost/Floor Area= 98.31 Est. TCV/Floor Area= 114.04

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1950
Description of Occupancy: BACK WAREHOUSE BLDG

```
Costs are taken from the Shed, Utility, 4 Wall cost schedules.
<<<<<                    Calculator Cost Computations                    >>>>>
  Class: S    Quality: Low Cost    Percent Adj: +0

Base Rate for Upper Floors = 9.35

(10) Heating system: Forced Air Furnace    Cost/SqFt:  3.20    12%
Adjusted Square Foot Cost for Upper Floors = 9.73

1  Stories                                Number of Stories Multiplier: 1.000
Average Height per Story: 14               Height per Story Multiplier: 1.080
 Ave. Floor Area: 12,560        Perimeter: 529       Perim. Multiplier: 0.888
Refined Square Foot Cost for Upper Floors: 9.34

County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 12.696

Total Floor Area: 12,560              Base Cost New of Upper Floors =    159,462

                                      Reproduction/Replacement Cost =    159,462
Eff.Age:5    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
                                          Total Depreciated Cost =    130,759

ECF (2201 COMMERCIAL)                    1.450 => TCV of Bldg:  2  =     189,600
    Replacement Cost/Floor Area= 12.70      Est. TCV/Floor Area= 15.10
```

```
Cost Estimates for Commercial/Industrial Building/Section:  3        Built 2004
Description of Occupancy: FRONT BUILDING-MORTON BLDG

Costs are taken from the Automobile Showroom cost schedules.
<<<<<                    Calculator Cost Computations                    >>>>>
  Class: D    Quality: Low Cost    Percent Adj: +0

Base Rate for Upper Floors = 45.45

(10) Heating system: Forced Air Furnace    Cost/SqFt:  0.00   100%
Adjusted Square Foot Cost for Upper Floors = 45.45

1  Stories                                Number of Stories Multiplier: 1.000
Average Height per Story: 10               Height per Story Multiplier: 0.920
 Ave. Floor Area: 2,880         Perimeter: 216       Perim. Multiplier: 1.109
Refined Square Foot Cost for Upper Floors: 46.37

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 64.457

Total Floor Area: 2,880               Base Cost New of Upper Floors =    185,635

                                      Reproduction/Replacement Cost =    185,635
Eff.Age:5    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
                                          Total Depreciated Cost =    163,359

ECF (2201 COMMERCIAL)                    1.450 => TCV of Bldg:  3  =     236,871
    Replacement Cost/Floor Area= 64.46      Est. TCV/Floor Area= 82.25
```

```
Cost Estimates for Commercial/Industrial Building/Section:  4        Built 2016
Description of Occupancy: 2016 AT RD 60'X54'X16'H

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

(10) Heating system: Space Heaters, Gas with Fan    Cost/SqFt:  0.00   100%
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: 3,240         Perimeter: 228       Perim. Multiplier: 0.962
Refined Square Foot Cost for Upper Floors: 15.89

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 22.090

Total Floor Area: 3,240               Base Cost New of Upper Floors =     71,572

                                      Reproduction/Replacement Cost =     71,572
Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
                                          Total Depreciated Cost =     68,709
```

```
<<<<<                    Segregated Cost Computations                    >>>>>
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses
                                    Cost            # or  Height Storys     Base
Item Desciption                     Col.   Rate     SqFt   Adj.   Adj.      Cost

                                                Total Base Cost New =          0
County Multiplier: 1.39   Architectural Multiplier: 0.00  Combined: 0.000

                                      Reproduction/Replacement Cost =          0
Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
                                            Total Depreciated Cost =          0

ECF (2201 COMMERCIAL)                    1.450 => TCV of Bldg:  4  =      99,629
    Replacement Cost/Floor Area= 22.09      Est. TCV/Floor Area= 30.75
```

Total Estimated True Cash Value of Commercial/Industrial Buildings = 1,242,490

```
2018 Est. T.C.V. 006-127-040-00                                    =   2,532,746
Est. TCV/Total Floor Area = 96.83
2017 Assessed       MBOR      S.E.V.      Base for Cap    C.P.I.
   1,247,400   1,247,400   1,247,400           677,998      2.10
2018     New  Eq. Adjustment    Loss         Additions   Tax Adjustment   Losses
           0      19,000           0                 0       14,237            0
2018 Assessed       MBOR      S.E.V.            Capped   ->Taxable<-     PRE/MBT
   Tentative   Tentative   Tentative         Tentative    Tentative    Tentative
```

45-006-127-041-00 2018 Est. T.C.V. PALUTKE/JOHNSON GLEN ARBOR LLC
Property Class: 401 6307 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	100.00	377.30	1.0000	1.0000	1200	100	LOCATION	120,000

100 Actual Front Feet, 0.87 Total Acres Total Est. Land Value = 120,000

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

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1057 SF Floor Area = 1057 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.54	-9.63	-0.27	1057	59,868

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Direct-Vented Gas	1200.00	1	1,200
(16) Porches			
WPP, Standard	18.85	50	943
(16) Deck/Balcony			
Treated Wood,Standard	7.39	160	1,182
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.37	520	9,552
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 117,692

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 64,731
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 113,279

2018 Est. T.C.V. 006-127-041-00 = 233,279
Est. TCV/Total Floor Area = 220.70, Most recent sale 05/21/2004 for 242,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
117,000	117,000	117,000	98,092	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-400	0	0	2,059	0

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

45-006-127-042-00 2018 Est. T.C.V. FINK MARK F & SARA E
Property Class: 401 6289 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	100.00	377.14	1.0000	1.0000	1200	100		120,000
100 Actual Front Feet, 0.87 Total Acres					Total Est. Land Value =			120,000

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	14	0	0
D/W/P: 3.5 Concrete	3.20	1.00	15	0	0
Shed: Wood Frame	10.03	1.00	108	50	542
Shed: Wood Frame/Conc.	15.15	1.00	24	50	182
Total Estimated Land Improvements True Cash Value =					723

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

(11) Heating System: Wall/Floor Furnace
Ground Area = Size for Rates = 1117 SF Floor Area = 1117 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.11	-8.52	-1.63	1117	53,571

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
Fireplace: Prefab 1 Story	1710.00	1	1,710
(16) Porches			
WPP, Standard	8.77	316	2,771

County Multiplier = 1.39 => Cost New = 90,229

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 63,160
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 110,530

2018 Est. T.C.V. 006-127-042-00 = 231,253
Est. TCV/Total Floor Area = 207.03, Most recent sale 08/29/2014 for 301,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
116,000	116,000	116,000	115,026	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	574	0

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

45-006-127-043-00 2018 Est. T.C.V. GREENE KATHLYNE J & GREENE RK LANCE
Property Class: 401 6327 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	100.00	377.14	1.0000	1.0000	1200	100		120,000
GROUP B 1200/FF	15.50	377.14	1.0000	1.0000	1200	50	SURPLUS: ZONING 100 ft	9,300

116 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 129,300

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D+10 Blt 1925

(11) Heating System: Space Heater
Ground Area = Size for Rates = 832 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Crawl Space	70.96	-9.75	-3.11	575	33,408
1 Story	Siding	Crawl Space	55.64	-9.75	-2.08	257	11,259

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(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			
WSEP (1 Story), Standard	24.84	176	4,372
WGEP (1 Story), Standard	42.98	87	3,739
WCP (1 Story), Standard	51.17	23	1,177

County Multiplier = 1.39 => Cost New = 88,209

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 44,104

Separately Depreciated Items:

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

Base Cost	12.22	685	8,371
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 12,122
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 10,910

Total Depreciated Cost = 55,014
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 82,521

2018 Est. T.C.V. 006-127-043-00 = 211,821
Est. TCV/Total Floor Area = 189.13, Most recent sale 08/06/1987 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
106,200	106,200	106,200	61,044	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	1,281	0

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

45-006-127-044-00 2018 Est. T.C.V. LESLIE ANITA
Property Class: 402 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B $120K				120000	100			120,000
107 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =			120,000

2018 Est. T.C.V. 006-127-044-00 = 120,000
Est. TCV/Total Floor Area = 107.14, Most recent sale 11/03/2017 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
60,000	60,000	60,000	60,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-044-10 2018 Est. T.C.V. GLEN ARBOR CABIN LLC
Property Class: 401 6455 W STATE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 1100/FF	100.00	140.00	1.0000	1.0000	1100	100		110,000	
GROUP C 850/FF	19.00	140.00	0.9409	1.0000	850	50	ADJ FIRE STATION SURPLUS: ZONING 100 ft		7,598

119 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 117,598

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 5	5000.00	1.00	1.0	100	5,000

Total Estimated Land Improvements True Cash Value = 5,663

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C-5 Blt 2005

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 864 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Crawl Space	83.68	-9.66	0.00	864	63,953

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 200 Feet	4975.00	1	4,975
2000 Gal Septic	5000.00	1	5,000
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Microwave	480.00	1	480
Fireplace: Prefab 2 Story	2505.00	1	2,505
(16) Porches			
WSEP (1 Story), Standard	28.03	160	4,485
(16) Deck/Balcony			
Treated Wood,Standard	19.80	15	297

County Multiplier = 1.39 => Cost New = 119,554

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 107,599
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 188,298

2018 Est. T.C.V. 006-127-044-10 = 311,559
Est. TCV/Total Floor Area = 240.40

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
156,500	156,500	156,500	133,506	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-700	0	0	2,803	0

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

45-006-127-044-20 2018 Est. T.C.V. BEARBERRY HOUSE LLC
Property Class: 401 6497 W STATE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $90K					90000	100		90,000
124 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =			90,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 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 2004

(11) Heating System: Forced Heat & Cool, Air Conditioning
Ground Area = Size for Rates = 2172 SF Floor Area = 3258 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Crawl Space	88.36	-9.93	11.86	2172	196,110

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
(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	36.38	72	2,619
WSEP (1 Story), Standard	29.15	200	5,830
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	26.21	630	16,512
Common Wall: 1.5 Wall	-2150.00	1	-2,150
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 330,405

Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 287,452

Separately Depreciated Items:

(16) Deck/Balcony			
Treated Wood,Standard	7.15	450	3,218
County Multiplier = 1.39 =>		Cost New =	4,472
Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,		Depr.Cost =	4,383

Total Depreciated Cost = 291,835
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 510,712

2018 Est. T.C.V. 006-127-044-20 = 608,212
Est. TCV/Total Floor Area = 186.68, Most recent sale 12/08/2004 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
297,200	297,200	297,200	281,641	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,900	0	0	5,914	0

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

45-006-127-044-30 2018 Est. T.C.V. GLEN LAKE PROPERTIES LLC
Property Class: 402 6127 S LAKE ST
Map #: 52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	CNR/TRIANGULAR Reason	Value
GROUP A 1100/FF	426.00	145.15	1.0000	1.0000	1100	100		468,600
426 Actual Front Feet, 1.42 Total Acres					Total Est. Land Value =			468,600

2018 Est. T.C.V. 006-127-044-30 = 468,600
Est. TCV/Total Floor Area = 143.83, Most recent sale 07/11/2005 for 585,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
234,300	234,300	234,300	200,937	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	4,219	0

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

45-006-127-045-10 2018 Est. T.C.V. SELOKE DENNIS J & POLLY S
Property Class: 402 S SUNSET DR
Map #: 55,54 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C $90K					90000	100		90,000
230 Actual Front Feet, 1.08 Total Acres					Total Est. Land Value =			90,000

2018 Est. T.C.V. 006-127-045-10 = 90,000
Est. TCV/Total Floor Area = 27.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	5,497	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	115	0

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

45-006-127-046-00 2018 Est. T.C.V. SELKOE DENNIS J TRUST
Property Class: 401 6599 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	220.00	0.9941	1.0000	10000	100		994,077
BIG GLEN B 10K	2.00	220.00	0.9941	1.0000	10000	50	SURPLUS: ZONING 100 ft	9,941

102 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 1,004,018

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1965

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 960 SF Floor Area = 1644 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	82.52	0.00	-0.41	960	78,826
1	Story Siding	Overhang	44.95	0.00	0.00	684	30,746

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	2	2,050
(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: Exterior 1 Story	4925.00	1	4,925
(16) Porches			
WPP, Standard	8.50	816	6,936
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.41	684	17,380
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 214,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 145,696
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 269,537

2018 Est. T.C.V. 006-127-046-00 = 1,278,555
Est. TCV/Total Floor Area = 777.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
640,200	640,200	640,200	240,334	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	5,047	0

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

45-006-127-047-00 2018 Est. T.C.V. KNIGHT LESTER B III & REBECCA
Property Class: 401 6591 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	222.19	0.8872	1.0000	10000	100		887,246
BIG GLEN B 10K	49.00	222.18	0.8872	1.0000	10000	50	SURPLUS: ZONING 100 ft	217,375

149 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 1,104,621

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	468	0	0
Shed: Wood Frame/Conc.	15.00	1.00	339	50	2,542
Dock: Light posts	25.61	1.00	700	50	8,964

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000

Total Estimated Land Improvements True Cash Value = 18,506

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1965

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2732 SF Floor Area = 3415 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	80.35	-9.32	2.34	2732	200,447

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
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
Security System	4575.00	1	4,575
Fireplace: Exterior 1 Story	4925.00	1	4,925
(16) Porches			
CPP, Standard	17.43	78	1,360
CPP, Basement	16.13	339	5,468
(16) Deck/Balcony			
Treated Wood,Standard	8.04	189	1,520
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	27.59	467	12,885
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 348,019

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 261,014
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 482,877

2018 Est. T.C.V. 006-127-047-00 = 1,606,004
Est. TCV/Total Floor Area = 470.28

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
804,700	804,700	804,700	683,420	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,700	0	0	14,351	0

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

45-006-127-048-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 W HARBOR HWY
Map #: 56 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			255.000 Acres		4,000	100		1,020,000
			255.00 Total Acres		Total Est. Land Value =			1,020,000

2018 Est. T.C.V. 006-127-048-00 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-049-10 2018 Est. T.C.V. BURGAN PHILLIP A & DONNA M
Property Class: 401 6084 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	200.00	396.00	1.0000	0.0000	0	100*		0
2122 COMME $3/SQFT		79192 SqFt	3.00000		100			237,576

* denotes lines that do not contribute to the total acreage calculation.
200 Actual Front Feet, 1.82 Total Acres Total Est. Land Value = 237,576

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 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1532 SF Floor Area = 1532 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	49.15	0.00	0.72	1532	76,401

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	9.65	766	7,392
(13) Plumbing			
Average Fixture(s)	525.00	1	525
3 Fixture Bath	1650.00	1	1,650
(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
(16) Porches			
CPP, Standard	9.90	240	2,376
(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.55	616	9,579
Mechanical Doors	325.00	1	325

County Multiplier = 1.39 => Cost New = 145,432

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 79,988
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 139,979

2018 Est. T.C.V. 006-127-049-10 = 380,055
Est. TCV/Total Floor Area = 248.08, Most recent sale 10/10/1980 for 45,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
190,500	190,500	190,500	75,563	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	1,586	0

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

45-006-127-051-01 2018 Est. T.C.V. DOTTERWEICH ANDREW C II TRUST &
Property Class: 401 6200 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $90K				90000	100			90,000
214 Actual Front Feet, 1.23 Total Acres					Total Est. Land Value =			90,000

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	2250	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 MODULAR Cls CD Blt 1988

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1836 SF Floor Area = 1836 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.57	0.00	1.87	1836	101,788

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.00	60	600
(13) Plumbing			
Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
Extra Sink	395.00	1	395
Separate Shower	670.00	1	670
(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) Porches			
WCP (1 Story), Standard	19.40	245	4,753
WCP (1 Story), Standard	33.40	60	2,004
(16) Deck/Balcony			
Treated Wood,Standard	6.61	234	1,547
(17) Garages			
Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.41	960	13,834
Automatic Doors	375.00	3	1,125
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 189,777

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 142,333
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 213,499

2018 Est. T.C.V. 006-127-051-01 = 308,499
Est. TCV/Total Floor Area = 168.03, Most recent sale 03/28/2001 for 199,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
182,900	182,900	182,900	130,506	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-28,700	0	0	2,740	0

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

45-006-127-051-10 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B $120K				120000	100			120,000
IN TOWN ROW			2 SqFt	0.00000	100			0
245 Actual Front Feet, 1.63 Total Acres					Total Est. Land Value =			120,000

2018 Est. T.C.V. 006-127-051-10 = 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

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

45-006-127-051-20 2018 Est. T.C.V. BOOTH MARY M
Property Class: 401 6216 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A $90K				90000	100			90,000
130 Actual Front Feet, 0.87 Total Acres					Total Est. Land Value =			90,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-5 Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1120 SF Floor Area = 1120 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Wood Bsmnt.	62.56	-3.19	0.00	1120	66,494

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
(16) Porches			
WPP, Standard	34.43	15	516
WPP, Standard	32.22	18	580
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.40	624	11,482
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 128,238

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 83,355
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 145,870

2018 Est. T.C.V. 006-127-051-20 = 237,370
Est. TCV/Total Floor Area = 211.94, Most recent sale 12/16/2016 for 260,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
129,200	129,200	129,200	129,200	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,500	0	0	-10,500	0

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

45-006-127-052-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701
Map #: 53,54,56 GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			250.000 Acres		4,000	100		1,000,000
			250.00 Total Acres		Total Est. Land Value =			1,000,000

2018 Est. T.C.V. 006-127-052-00 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-053-00 2018 Est. T.C.V. LICHLITER ANNE S & BRUCE E
Property Class: 401 6463 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	262.81	0.9919	1.0000	10000	100		991,857
BIG GLEN B 10K	2.76	262.81	0.9919	1.0000	10000	50	SURPLUS: ZONING 100 ft	13,703

103 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 1,005,559

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	15.43	1.00	80	50	617

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 = 3,117

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1742 SF Floor Area = 2392 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	74.31	-10.55	1.85	1742	114,293
1	Story Siding	Overhang	40.23	0.00	0.00	650	26,150

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	2	4,700
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Porches			
WCP (1 Story), Standard	26.57	165	4,384
(16) Deck/Balcony			
Pine w/Roof,Standard	23.75	112	2,660
Treated Wood,Standard	8.60	136	1,170
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	26.00	644	16,744
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 258,693

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 219,889
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 406,794

2018 Est. T.C.V. 006-127-053-00 = 1,415,470
Est. TCV/Total Floor Area = 591.75

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
721,200	721,200	721,200	284,533	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-13,500	0	0	5,975	0

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

45-006-127-053-10 2018 Est. T.C.V. LICHLITER ANNE S & BRUCE E
Property Class: 402 6457 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	249.69	0.9844	1.0000	8000	100		787,541
GRADE"C" 8000	8.16	249.69	0.9844	1.0000	8000	50	SURPLUS: ZONING 100 ft	32,147

108 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 819,689

2018 Est. T.C.V. 006-127-053-10 = 819,689
Est. TCV/Total Floor Area = 342.68

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
409,800	409,800	409,800	166,042	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	3,486	0

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

45-006-127-053-20 2018 Est. T.C.V. LICHLITER ANNE S & BRUCE E
Property Class: 402 6460 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	LOW / WET Reason	Value
GROUP I 400/FF	200.00	302.74	1.0000	1.0000	400	100		80,000
200 Actual Front Feet, 1.39 Total Acres					Total Est. Land Value =			80,000

2018 Est. T.C.V. 006-127-053-20 = 80,000
Est. TCV/Total Floor Area = 33.44

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
40,000	40,000	40,000	30,609	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	642	0

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

45-006-127-054-00 2018 Est. T.C.V. CORN DANIEL E &
Property Class: 401 6469 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	304.92	1.0000	1.0000	10000	100		1,000,000

100 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 1,000,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 1,500

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

(11) Heating System: Forced Hot Water
Ground Area = Size for Rates = 1788 SF Floor Area = 1788 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	53.78	0.00	0.97	80	4,380
1	Story Siding	Crawl Space	53.78	-7.51	0.97	532	25,132
1	Story Siding	Slab	53.78	-9.08	0.97	1176	53,708

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: Wood Stove	1125.00	1	1,125
(16) Deck/Balcony			
Treated Wood,Standard	12.81	30	384
(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.85	768	11,405
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 147,269

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 80,998
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 149,846

2018 Est. T.C.V. 006-127-054-00 = 1,151,346
Est. TCV/Total Floor Area = 643.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
576,200	576,200	576,200	455,893	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	9,573	0

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

45-006-127-055-00 2018 Est. T.C.V. CORNILLIE FAMILY LLC
Property Class: 401 6477 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	300.56	1.0000	1.0000	10000	100		1,000,000

100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 1,000,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.34	1.00	240	50	1,001

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 = 3,501

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1896 SF Floor Area = 1896 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.35	-7.39	0.00	1896	87,140

Other Additions/Adjustments	Rate	Size	Cost
(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: Interior 1 Story	2900.00	1	2,900
(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.80	576	9,677
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 151,346

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 83,240
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 153,994

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

(11) Heating System: Wall/Floor Furnace
Ground Area = Size for Rates = 480 SF Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.61	-10.65	-1.63	480	28,478

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: Prefab 1 Story	1710.00	1	1,710

County Multiplier = 1.39 => Cost New = 44,804

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 22,402
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 41,444

2018 Est. T.C.V. 006-127-055-00 = 1,198,939
Est. TCV/Total Floor Area = 504.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
600,200	600,200	600,200	234,017	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-700	0	0	4,914	0

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

45-006-127-056-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701
Map #: 53 GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 850/FF	150.00	160.98	0.8677	1.0000	850	100		110,631
IN TOWN ROW			1 SqFt	0.00000		100		0
150 Actual Front Feet, 0.55 Total Acres					Total Est. Land Value =			110,631

2018 Est. T.C.V. 006-127-056-00 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-127-057-00 2018 Est. T.C.V. SUDSLAND LLC
Property Class: 401 6016 S GLEN LAKE RD
Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RESI SITE A					120000	100		120,000
120 Actual Front Feet, 1.04 Total Acres					Total Est. Land Value =			120,000

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 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 448 SF Floor Area = 448 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.74	-10.38	0.59	448	20,138

Other Additions/Adjustments	Rate	Size	Cost
(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: Wood Stove	950.00	1	950

County Multiplier = 1.39 => Cost New = 38,180

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 20,999
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 36,748

2018 Est. T.C.V. 006-127-057-00 = 158,248
Est. TCV/Total Floor Area = 353.23, Most recent sale 12/21/2016 for 162,165

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
79,300	79,300	79,300	79,300	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-128-001-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 M 109
Map #: 56 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			300.000	Acres	4,000	100		1,200,000
			300.00	Total Acres	Total Est. Land Value =			1,200,000

2018 Est. T.C.V. 006-128-001-00 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-128-002-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 M 109
Map #: 61 GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT EXEMPT			1.54 Acres		8000	100		12,320
			1.54 Total Acres		Total Est. Land Value =			12,320

2018 Est. T.C.V. 006-128-002-00 = 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

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

45-006-129-003-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 8317 S STOCKING DR
Map #: 57 GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			* Factors *					
ACREAGE TABLE 4127			154.560 Acres		42,000	100		6,491,520
			154.56 Total Acres		Total Est. Land Value =			6,491,520

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1400 SF Floor Area = 1400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1 Story	Siding	Basement	63.41	0.00	0.00	1400	88,774

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, 200 Feet	4975.00	1	4,975
2000 Gal Septic	5000.00	1	5,000

County Multiplier = 1.39 => Cost New = 141,654

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 92,075
ECF (090 EXEMPT) 1.000 => TCV of Bldg: 1 = 92,075

2018 Est. T.C.V. 006-129-003-00 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-129-005-00 2018 Est. T.C.V. STOCKING HOUSE TRUST
Property Class: 401 8039 W STOCKING RD
Map #: 57 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	USED SKYLINE SUB FF RATE Value
STOCKING 2400	185.00	1252.64	1.0000	1.0000	2400	100		444,000

185 Actual Front Feet, 5.32 Total Acres Total Est. Land Value = 444,000

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	280	0	0
D/W/P: 4in Concrete	4.23	1.00	144	0	0
Fencing: Wd, Split, 2 Rail	9.26	1.00	100	50	463

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 = 5,463

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1953

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2002 SF Floor Area = 2002 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	80.85	-10.16	0.00	2002	141,521

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: Interior 1 Story	4100.00	2	8,200
(16) Porches			
CCP (1 Story), Standard	27.99	139	3,891
CCP (1 Story), Standard	32.27	102	3,292
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	22.36	509	11,381
Common Wall: 1.5 Wall	-1725.00	1	-1,725
Mechanical Doors	400.00	2	800

County Multiplier = 1.39 => Cost New = 251,889

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 163,728
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 286,523

Ag. Bld 1 1970, 4 Wall Barn, General Purpose Class:D,Pole Quality:Average
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
14.15	1.038	1.264	0.00	480	1.39	12,387

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0, Depr.Cost = 5,574
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.200 => TCV of Bldg: 1 = 6,689

Total Estimated True Cash Value of Agricultural Buildings = 6,689

2018 Est. T.C.V. 006-129-005-00 = 742,675
Est. TCV/Total Floor Area = 370.97, Most recent sale 05/07/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
371,800	371,800	371,800	92,987	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	1,952	0

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

45-006-129-008-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 S STOCKING DR
Map #: 60 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			158.020 Acres		4,000	100		632,080
			158.02 Total Acres		Total Est. Land Value =			632,080

2018 Est. T.C.V. 006-129-008-00 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-129-011-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 W HARBOR HWY
Map #: 58 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			143.408	Acres	4,000	100		573,632
			143.41	Total Acres	Total Est. Land Value =			573,632

2018 Est. T.C.V. 006-129-011-00 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-129-011-10 2018 Est. T.C.V. LEWIS DONALD J
Property Class: 401 6141 S DUNE HWY
Map #: 58 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
STOCKING 2400	200.00	698.99	1.0000	1.0000	2400	100		480,000
STOCKING 2400	15.00	698.99	1.0000	1.0000	2400	50	SURPLUS: ZONING 100 ft	18,000

215 Actual Front Feet, 3.45 Total Acres Total Est. Land Value = 498,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	880	0	0
D/W/P: 3.5 Concrete	3.44	1.00	300	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 1.75 STORY Cls C Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1158 SF Floor Area = 2026 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	95.02	0.00	0.00	1158	110,033

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	2400.00	2	4,800
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(16) Porches			
WCP (1 Story), Standard	17.96	384	6,897
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	29.25	114	3,335

County Multiplier = 1.39 => Cost New = 181,881

Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0, Depr.Cost = 112,766

Separately Depreciated Items:

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 22.20 423 9,391
County Multiplier = 1.39 => Cost New = 13,053
Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, Depr.Cost = 13,053

Total Depreciated Cost = 125,819
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 220,183
60 % Completed => Est. True Cash Value 2018 = 132,110

Ag. Bld 1 1973, 4 Wall Barn, General Purpose Class:D,Frame Quality:Good
Heating System:Wall/Floor Furnace Rate Adj.:0.00 Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
23.25	1.231	0.959	1.45	4160	1.39	168,609

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 92,735
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.200 => TCV of Bldg: 1 = 111,282

Ag. Bld 2 1973, 4 Wall Barn, General Purpose Class:D,Frame Quality:Good
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
23.25	1.231	1.368	0.00	320	1.39	17,415

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 9,578
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.200 => TCV of Bldg: 2 = 11,494

Ag. Bld 3 1973, 4 Wall Barn, General Purpose Class:D,Frame Quality:Good
Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
23.25	1.231	1.590	0.00	168	1.39	10,627

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 5,845

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.200 => TCV of Bldg: 3 = 7,014

Total Estimated True Cash Value of Agricultural Buildings = 129,790

2018 Est. T.C.V. 006-129-011-10 = 762,400

Est. TCV/Total Floor Area = 376.31

2017	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
	350,800	350,800	350,800	145,414	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	30,400	0	0	3,053	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-129-014-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 8751 W DAY FARM RD
Map #: 59 GLEN ARBOR TOWNSHIP IN R-O-W,

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			115.100	Acres	4,000	100		460,400
			115.10	Total Acres	Total Est. Land Value =			460,400

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	30	97	100
Shed: Wood Frame	11.40	1.00	100	97	1,106
Total Estimated Land Improvements True Cash Value =					1,206

2018 Est. T.C.V. 006-129-014-00 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-129-017-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 6234 S DUNE HWY
Map #: 58 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			12.580 Acres		7,500	100		94,350
		12.58	Total Acres		Total Est. Land Value =			94,350

2018 Est. T.C.V. 006-129-017-00 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-129-019-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 6382 S DUNE HWY
Map #: 58 & 59 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT EXEMPT			3.43 Acres		8000	100		27,440
			3.43 Total Acres		Total Est. Land Value =			27,440

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1084 SF Floor Area = 1084 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	49.68	-8.24	0.66	1084	45,636

Other Additions/Adjustments	Rate	Size	Cost
(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
(16) Porches			
CPP, Standard	12.06	140	1,688
CPP, Standard	25.55	25	639
CGEP (1 Story), Standard	32.53	168	5,465

County Multiplier = 1.39 => Cost New = 83,134

Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/ 0/0.0, Depr.Cost = 0
ECF (090 EXEMPT) 1.000 => TCV of Bldg: 1 = 0

2018 Est. T.C.V. 006-129-019-00 = 0
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/15/2003 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-129-024-00 2018 Est. T.C.V. BRICKER COTTAGE LLC
Property Class: 401 6847 S DUNE HWY
Map #: 59 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	275.00	0.8845	1.0000	4500	100		398,026
GROUP B 4500	42.00	275.00	0.8845	1.0000	4500	50	SURPLUS: ZONING 100 ft	83,585

142 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 481,612

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.72	1.00	140	50	750

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 = 3,250

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-5 Blt 1918

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1272 SF Floor Area = 1272 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	64.34	-8.71	0.00	1160	64,531
1	Story Siding	Crawl Space	61.20	-8.71	0.00	112	5,879

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
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	14.27	918	13,100
Common Wall: 1/2 Wall	-525.00	1	-525
Automatic Doors	375.00	2	750
Storage area over garage	3.95	420	1,659

County Multiplier = 1.39 => Cost New = 139,179

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 83,507
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 141,962

2018 Est. T.C.V. 006-129-024-00 = 626,824
Est. TCV/Total Floor Area = 492.79

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
289,500	289,500	289,500	277,878	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,900	0	0	5,835	0

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

45-006-129-024-10 2018 Est. T.C.V. RIDAY JOHN & BARRIE TRUST
Property Class: 401 6827 S DUNE HWY
Map #: 59 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	80.00	275.00	1.0812	1.0000	4500	100		389,243

80 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 389,243

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.48	1.00	68	50	424

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 = 1,924

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

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 636 SF Floor Area = 1272 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	117.34	-13.01	3.83	636	68,790

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: Wood Stove	1350.00	1	1,350
(16) Porches			
WPP, Standard	21.47	42	902
WCP (1 Story), Standard	41.96	42	1,762
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	23.26	304	7,071
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 126,643

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 82,318
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 139,940

2018 Est. T.C.V. 006-129-024-10 = 531,107
Est. TCV/Total Floor Area = 417.54

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
253,100	253,100	253,100	129,550	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	12,500	0	0	2,720	0

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

45-006-129-028-00 2018 Est. T.C.V. YANOVER JENNIFER &
Property Class: 401 8271 W DAY FOREST RD
Map #: 66,60 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GROUP A 5200	100.00	250.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.57 Total Acres					Total Est. Land Value =			520,000

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	120	0	0
D/W/P: 3.5 Concrete	3.44	1.00	100	0	0
D/W/P: 4in Concrete	3.61	1.00	256	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 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1232 SF Floor Area = 1232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.52	-8.79	0.00	1232	64,963

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
(16) Deck/Balcony			
Treated Wood,Standard	6.45	397	2,561
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.90	624	10,546
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 127,504

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 82,878
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 140,892

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C-5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 624 SF Floor Area = 624 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.97	-10.53	0.00	624	37,715

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
WPP, Standard	36.65	12	440
WPP, Standard	22.13	40	885

County Multiplier = 1.39 => Cost New = 57,983

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 37,689
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 64,071

2018 Est. T.C.V. 006-129-028-00 = 727,463
Est. TCV/Total Floor Area = 391.95, Most recent sale 10/23/2002 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
379,500	379,500	379,500	349,857	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-15,800	0	0	7,346	0

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

45-006-129-034-00 2018 Est. T.C.V. HECK LINDA & CHRIS &
Property Class: 401 6703 S DUNE HWY
Map #: 59 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 3800	100.00	275.00	0.8872	1.0000	3800	100	HOLDING TANK	337,154
GROUP C 3800	49.00	275.00	0.8872	1.0000	3800	50	SURPLUS: ZONING 100 ft	82,603

149 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 419,756

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	280	0	0
D/W/P: 4in Concrete	3.12	1.00	400	0	0
D/W/P: Asphalt Paving	1.42	1.00	1500	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	95	2,375

Total Estimated Land Improvements True Cash Value = 2,375

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2332 SF Floor Area = 2332 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.14	-8.59	0.00	2332	131,875

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.25	263	2,170
(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, 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
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.20	576	11,059
Common Wall: 1.5 Wall	-1925.00	1	-1,925
Brick Veneer	8.25	4	33
Automatic Doors	375.00	1	375
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.60	468	8,237
Class:D Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	17.72	500	8,860

County Multiplier = 1.39 => Cost New = 248,349

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 149,009
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 253,316

2018 Est. T.C.V. 006-129-034-00 = 675,447
Est. TCV/Total Floor Area = 289.64, Most recent sale 08/10/2010 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
323,600	323,600	323,600	323,600	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,100	0	0	6,795	0

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

45-006-129-035-00 2018 Est. T.C.V. DUDEK KIMBERLY A & FRANCIS C
Property Class: 401 6727 S DUNE HWY
Map #: 59 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	316.54	0.8677	1.0000	4500	100		390,464
GROUP B 4500	50.00	316.54	0.8677	1.0000	4500	50	SURPLUS: ZONING 100 ft	97,616

150 Actual Front Feet, 1.09 Total Acres Total Est. Land Value = 488,080

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	4200	0	0
Shed: Wood Frame	11.53	1.00	96	50	554

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 = 8,054

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1352 SF Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	78.96	-9.93	0.00	780	53,843
1	Story Brick	Slab	78.96	-12.17	0.00	572	38,204

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
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.70	440	8,668
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 158,704

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 103,157
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 175,368

2018 Est. T.C.V. 006-129-035-00 = 671,502
Est. TCV/Total Floor Area = 496.67, Most recent sale 08/30/2017 for 690,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
320,100	320,100	320,100	195,454	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,700	0	0	140,346	0

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

45-006-129-036-00 2018 Est. T.C.V. MALLON MEG M & DANIEL ELIZABETH A
Property Class: 401 6679 S DUNE HWY
Map #: 59 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 3800	80.00	243.94	1.0692	1.0000	3800	100		325,047

80 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 325,047

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	404	0	0
D/W/P: 3.5 Concrete	3.44	1.00	56	0	0
Fencing: Vnyl, 2 Rail	8.74	1.00	72	50	315
Dock: Light posts	21.31	1.00	320	50	3,410

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500

Total Estimated Land Improvements True Cash Value = 11,225

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C+10 Blt 1998

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1041 SF Floor Area = 2212 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	106.56	-10.64	3.70	1041	103,704
1	Story Siding	Overhang	38.72	0.00	0.00	390	15,101

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
Ceramic Tile Floor	515.00	1	515
Ceramic Tile Wains	875.00	1	875
Ceramic Tub Alcove	290.00	1	290
(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: Raised Hearth	170.00	1	170
(16) Porches			
WSEP (1 Story), Standard	22.06	317	6,993
WCP (1 Story), Standard	34.80	60	2,088
WCP (1 Story), Standard	25.14	134	3,369
(16) Deck/Balcony			
Wood Balcony	17.50	224	3,920
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	27.05	390	10,550
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 224,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 201,829
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 343,110

2018 Est. T.C.V. 006-129-036-00 = 679,382
Est. TCV/Total Floor Area = 307.13, Most recent sale 10/25/2010 for 705,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
340,900	340,900	340,900	340,900	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-129-037-00 2018 Est. T.C.V. WIERENGA BETH TRUST
Property Class: 401 6685 S DUNE HWY
Map #: 59 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 3800	75.00	250.00	1.0901	1.0000	3800	100		310,689

75 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 310,689

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	250	0	0
D/W/P: 4in Concrete	3.61	1.00	45	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 C+10 Blt 1993

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1143 SF Floor Area = 1714 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Crawl Space	91.88	-10.38	3.16	1143	96,766

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
Separate Shower	775.00	1	775
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505
(16) Porches			
WPP, Standard	7.48	545	4,077
WCP (1 Story), Standard	31.23	79	2,467
(16) Deck/Balcony			
Wood Balcony	17.50	19	333
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	22.30	593	13,224
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 182,620

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 164,358
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 279,409

2018 Est. T.C.V. 006-129-037-00 = 591,598
Est. TCV/Total Floor Area = 345.16, Most recent sale 11/19/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
296,800	296,800	296,800	153,959	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,000	0	0	3,233	0

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

45-006-129-038-00 2018 Est. T.C.V. LOMSKE STEVE
Property Class: 401 6663 S DUNE HWY
Map #: 59 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 3800	100.00	268.85	0.9286	1.0000	3800	100		352,875
GROUP C 3800	28.00	268.85	0.9286	1.0000	3800	50	SURPLUS: ZONING 100 ft	49,402

128 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 402,277

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
Dock: Light posts	21.31	1.00	245	50	2,610

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 = 4,514

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2002

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1561 SF Floor Area = 2342 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Crawl Space	79.53	-8.68	0.00	1561	110,597

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 2 Story	4650.00	1	4,650
(16) Porches			
WSEP (1 Story), Standard	34.78	101	3,513
WPP, Standard	7.10	896	6,362

County Multiplier = 1.39 => Cost New = 189,014

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 160,662
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 273,125

2018 Est. T.C.V. 006-129-038-00 = 679,916
Est. TCV/Total Floor Area = 290.31, Most recent sale 06/22/1989 for 39,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
352,300	352,300	352,300	114,731	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-12,300	0	0	2,409	0

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

45-006-129-039-00 2018 Est. T.C.V. BECKER JAMES G & LYNN A
Property Class: 401 6511 S DUNE HWY
Map #: 59 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS
* Factors * 130*236

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 3800	100.00	275.10	0.9692	1.0000	3800	100		368,287
GROUP C 3800	11.00	275.10	0.9692	1.0000	3800	50	SURPLUS: ZONING 100 ft	20,256

111 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 388,543

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 BC Blt 1989

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1603 SF Floor Area = 2421 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	115.89	-10.80	0.00	528	55,488
1.5	Story Siding	Crawl Space	92.25	-10.80	0.00	312	25,412
1	Story Siding	Crawl Space	75.15	-10.80	0.00	220	14,157
1.5	Story Siding	Crawl Space	92.25	-10.80	0.00	252	20,525
1	Story Siding	Crawl Space	75.15	-10.80	0.00	291	18,726
1	Story Siding	Overhang	40.74	0.00	0.00	8	326

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100
(16) Porches			
WCP (1 Story), Standard	27.04	156	4,218
(16) Deck/Balcony			
Treated Wood,Standard	7.75	240	1,860
Wood Balcony	23.50	72	1,692
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.71	664	17,071
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 250,486

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 212,913
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 361,952

2018 Est. T.C.V. 006-129-039-00 = 760,495
Est. TCV/Total Floor Area = 314.12, Most recent sale 03/09/1995 for 370,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
381,500	381,500	381,500	262,345	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	5,509	0

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