

45-006-130-001-00 2018 Est. T.C.V. GIFFIN ELEANOR K TRUST
 Property Class: 401 6777 S DUNE HWY
 Map #: 59 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	300.00	0.7650	1.0000	4500	100		344,238
GROUP B 4500	115.00	300.00	0.7650	1.0000	4500	50	SURPLUS: ZONING 100 ft	197,937
215 Actual Front Feet, 1.48 Total Acres Total Est. Land Value =								542,175

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	9.80	1.00	200	0	0
D/W/P: 3.5 Concrete	4.04	1.00	100	0	0
D/W/P: Asphalt Paving	1.86	1.00	3700	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1988

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 1902 SF Floor Area = 3328 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Brick	Crawl Space	115.14	-10.31	3.30	1902	205,663

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	2	4,700

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	46.69	42	1,961
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(16) Deck/Balcony

Treated Wood, Standard	7.28	370	2,694
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(17) Garages

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

Base Cost	23.07	814	18,779
Common Wall: 1 Wall	-1425.00	1	-1,425
Mechanical Doors	400.00	2	800
Storage area over garage	4.50	407	1,832

County Multiplier = 1.39 =>

Cost New = 354,079

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 265,559
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 451,451

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls CD Blt 1962

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

Ground Area = Size for Rates = 864 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Slab	70.96	-10.84	-0.91	864	51,157

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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
 Fireplace: Exterior 2 Story 4150.00 1 4,150

(16) Deck/Balcony
 Treated Wood,Standard 6.20 400 2,480

County Multiplier = 1.39 => Cost New = 91,667
 Notes: 6795 RED RENTAL 3BDRM HOME

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 50,417
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 85,709

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 1948

(11) Heating System: Forced Air w/o Ducts
 Ground Area = Size for Rates = 264 SF Floor Area = 264 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 63.46 -11.86 0.00 264 13,622

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525

(15) Built-Ins & Fireplaces
 Appliance Allowance 1235.00 1 1,235
 Fireplace: Direct-Vented Gas 725.00 1 725

County Multiplier = 1.39 => Cost New = 22,389
 Notes: STUDIO RENTAL

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 12,314
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 3 = 20,934

2018 Est. T.C.V. 006-130-001-00 = 1,107,769

Est. TCV/Total Floor Area = 237.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
531,500	531,500	531,500	338,728	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	22,400	0	7,113	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
553,900	553,900	553,900	345,841	345,841	325,091	

45-006-130-002-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		6900 S DUNE HWY
Map #: 61	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			762.920	Acres	4,000	100		3,051,680
		762.92	Total Acres				Total Est. Land Value =	3,051,680

2018 Est. T.C.V. 006-130-002-00 = 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	
0	0	0	0	0	0	

45-006-130-007-00 2018 Est. T.C.V. STEGE JOINT TRUST
 Property Class: 401 6879 S DUNE HWY
 Map #: 59,62 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	200.00	172.21	0.7650	1.0000	4500	100		688,476
GROUP B 4500	15.00	172.21	0.7650	1.0000	4500	50	SURPLUS: ZONING 100 ft	25,818
215 Actual Front Feet, 0.85 Total Acres Total Est. Land Value =								714,294

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.00	1200	0	0
D/W/P: Asphalt Paving	1.42	1.00	256	0	0
Shed: Wood Frame	9.38	1.00	88	50	413
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 =					5,413

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1504 SF Floor Area = 2258 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	71.82	-7.54	3.01	504	33,914
1.25	Story Siding	Crawl Space	51.88	-7.54	1.91	1000	46,250

Other Additions/Adjustments	Rate	Size	Cost
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(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
Fireplace: Interior 2 Story	3075.00	1	3,075
Fireplace: Wood Stove	950.00	1	950

(16) Porches

WGEP (1 Story), Standard	29.30	200	5,860
WPP, Standard	22.70	32	726

(16) Deck/Balcony

Treated Wood, Standard	5.74	506	2,904
Treated Wood, Standard	6.38	224	1,429
Treated Wood, Standard	6.28	244	1,532

(17) Garages

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

Base Cost	20.24	343	6,942
Mechanical Doors	325.00	1	325

County Multiplier = 1.39 => Cost New = 156,325

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 85,979
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 146,164

2018 Est. T.C.V. 006-130-007-00 = 865,871

Est. TCV/Total Floor Area = 383.47, Most recent sale 09/16/2011 for 835,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
401,000	401,000	401,000	350,464	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	31,900	0	7,359	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
432,900	432,900	432,900	357,823	357,823	0	

45-006-130-008-00 2018 Est. T.C.V. BARTLETT JANICE L TR
 Property Class: 401 6985 S DUNE HWY
 Map #: 59,62 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	99.33	200.00	1.0023	1.0000	4500	100		448,048
99 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								448,048

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 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2128 SF Floor Area = 3192 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.57	-9.99	2.77	2128	173,113

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Breezeways

Frame Wall,Finished	33.25	120	3,990
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(17) Garages

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

Base Cost	19.27	840	16,187
Common Wall: 1 Wall	-1425.00	1	-1,425
Mechanical Doors	400.00	1	400

County Multiplier = 1.39 =>

Cost New = 286,506

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 243,530

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 414,002

2018 Est. T.C.V. 006-130-008-00 = 869,550

Est. TCV/Total Floor Area = 272.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
421,300	421,300	421,300	352,513	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,500	0	7,402	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
434,800	434,800	434,800	359,915	359,915	0	

45-006-130-008-10	2018 Est. T.C.V.	BARTLETT JANICE L TR
Property Class: 402		S DUNE HWY
Map #: 59,62	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	98.00	403.00	1.0071	1.0000	4500	100		444,129
98 Actual Front Feet, 0.91 Total Acres								Total Est. Land Value = 444,129

2018 Est. T.C.V. 006-130-008-10 = 444,129

Est. TCV/Total Floor Area = 139.14

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
207,300	207,300	207,300	81,436	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,800	0	0	1,710	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
222,100	222,100	222,100	83,146	83,146	0	

45-006-130-009-00 2018 Est. T.C.V. DEAN THOMAS G REVOCABLE TRUST
 Property Class: 401 6963 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	175.00	200.00	0.7846	1.0000	4500	100		617,860
GROUP A 5200	25.00	200.00	0.8123	1.0000	5200	0	ROW PUBLIC ROAD	0
200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								617,860

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.69	1.00	200	50	969
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 =					5,969

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 2386 SF Floor Area = 4772 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	93.47	-7.76	2.22	2386	209,801

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	9.11	72	656
Treated Wood, Standard	13.37	30	401

(17) Garages

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

Base Cost	22.73	320	7,274
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

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

Base Cost	10.13	1248	12,642
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 339,388

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 237,571
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 403,871

2018 Est. T.C.V. 006-130-009-00 = 1,027,700

Est. TCV/Total Floor Area = 215.36

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
494,700	494,700	494,700	376,832	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,200	0	7,913	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
513,900	513,900	513,900	384,745	384,745	384,745	

45-006-130-014-01 2018 Est. T.C.V. FREEMAN WILLIAM J & JANICE F TRUST
 Property Class: 401 6819 S DUNE HWY
 Map #: 59,62 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	280.00	0.9249	1.0000	4500	100		416,192
GROUP B 4500	25.00	280.00	0.9249	1.0000	4500	50	SURPLUS: ZONING 100 ft	52,024
125 Actual Front Feet, 0.80 Total Acres Total Est. Land Value =								468,216

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	3600	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Shed: Wood Frame	12.07	1.00	80	50	483
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					6,146

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+5 Blt 1965

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1140 SF Floor Area = 2280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	108.94	-9.91	4.02	1140	117,477

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

CCP (1 Story), Standard	29.31	104	3,048
CPP, Standard	35.18	15	528

(16) Deck/Balcony

Treated Wood, Standard	6.61	312	2,062
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(17) Garages

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

Base Cost	24.52	273	6,694
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

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 = 218,420

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	152,894
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 =		259,919

2018 Est. T.C.V. 006-130-014-01 = 734,281

Est. TCV/Total Floor Area = 322.05

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
352,500	352,500	352,500	230,584	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,600	0	4,842	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
367,100	367,100	367,100	235,426	235,426	235,426	

45-006-130-014-10 2018 Est. T.C.V. GIFFIN MICHAEL G & KAREN A
 Property Class: 401 6815 S DUNE HWY
 Map #: 59,62 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	300.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								450,000

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	2400	0	0
D/W/P: Flagstone/Sand	15.20	1.00	40	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 Blt 2012

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2468 SF Floor Area = 3702 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	103.68	0.00	2.63	2468	262,373

Other Additions/Adjustments Rate Size Cost

(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, 50 Feet	1625.00	1	1,625
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces

Fireplace: Interior 1 Story	4575.00	1	4,575
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(16) Porches

CCP (1 Story), Standard	34.09	106	3,614
WSEP (1 Story), Standard	32.88	191	6,280

(16) Deck/Balcony

Treated Wood, Standard	7.15	838	5,992
Treated Wood, Standard	9.99	91	909

(17) Garages

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

Base Cost	25.55	1043	26,649
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	3	1,500

County Multiplier = 1.39 => Cost New = 460,842

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 433,192

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 = 436,042

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 741,271

2018 Est. T.C.V. 006-130-014-10 = 1,198,771

Est. TCV/Total Floor Area = 323.82

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
591,000	591,000	591,000	437,771	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	8,400	0	9,193	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
599,400	599,400	599,400	446,964	446,964	0	

45-006-131-001-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		S DUNE HWY
Map #: 62	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4030N.4030N CHENEY AREA WOODDED SITES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CHENEY RD/TRL WOODDED			474.540	Acres	4,000	100		1,898,160
			474.54	Total Acres			Total Est. Land Value =	1,898,160

2018 Est. T.C.V. 006-131-001-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-131-005-00 2018 Est. T.C.V. KAMPS FAMILY COTTAGE LLC
 Property Class: 401 7655 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	200.00	1.0000	1.0000	4500	100	EASEMENT	450,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								450,000

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	340	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 CD Blt 1974

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.72	-8.64	-0.21	1056	52,663

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415
Fireplace: Prefab 1 Story 1710.00 1 1,710

(16) Deck/Balcony

Treated Wood,Standard 7.46 128 955

(17) Garages

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

Base Cost 21.80 320 6,976
Mechanical Doors 350.00 1 350

County Multiplier = 1.39 => Cost New = 97,500

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 58,500
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 99,450

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1965

(11) Heating System: Space Heater

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	59.39	-11.34	-1.89	480	22,157

Other Additions/Adjustments	Rate	Size	Cost
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(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 = 40,396

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 24,238
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 41,204

2018 Est. T.C.V. 006-131-005-00 = 595,654

Est. TCV/Total Floor Area = 387.80, Most recent sale 03/19/1993 for 180,000

2017 Assessed MBOR S.E.V. Base for Cap C.P.I.

Parcel Number: 45-006-131-005-00

Page: 2

	275,000	275,000	275,000	135,442	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	22,800	0	0	2,844	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	297,800	297,800	297,800	138,286	138,286	0

45-006-131-006-00 2018 Est. T.C.V. TRIM ELIZABETH ANN & ROGER L
 Property Class: 401 7548 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	500.00	605.00	1.0000	1.0000	400	100		200,000
S DUNE HWY	148.00	605.00	1.0000	1.0000	400	50	SURPLUS: ZONING 100 ft	29,600
648 Actual Front Feet, 9.00 Total Acres Total Est. Land Value =								229,600

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	7200	0	0
D/W/P: 3.5 Concrete	3.44	1.00	336	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 = 1696 SF Floor Area = 1696 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.83	-9.35	-0.30	1476	85,874
1	Story Siding	Crawl Space	67.83	-9.35	-0.30	220	12,800

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	36.11	160	5,778
CPP, Standard	35.18	15	528
CPP, Standard	26.82	28	751

(17) Garages

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

Base Cost	18.89	484	9,143
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	2	750

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

Base Cost	15.00	1120	16,800
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 202,776

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 111,527
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 156,138

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	80.44	-13.83	0.00	480	31,973

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(16) Porches

CPP, Standard	31.49	20	630
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County Multiplier = 1.39 => Cost New = 46,374

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 25,506
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 2 = 35,708

2018 Est. T.C.V. 006-131-006-00 = 426,446

Est. TCV/Total Floor Area = 195.98, Most recent sale 06/17/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
213,900	213,900	213,900	114,442	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	2,403	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
213,200	213,200	213,200	116,845	116,845	0	

45-006-131-007-10 2018 Est. T.C.V. BUDINGER RICHARD W & GAY M
 Property Class: 401 7484 S DUNE HWY
 Map #: 63,65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	500.00	436.00	1.0000	1.0000	400	100		200,000
S DUNE HWY	261.00	229.00	1.0000	1.0000	400	50	SURPLUS & EXCESS	52,200
761 Actual Front Feet, 6.38 Total Acres Total Est. Land Value =								252,200

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 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-10 Blt 1987

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1724 SF Floor Area = 3492 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	119.79	0.00	3.07	1724	211,811
1	Story Siding	Overhang	46.75	0.00	0.00	44	2,057

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	1125.00	1	1,125

(13) Plumbing

3 Fixture Bath	4650.00	1	4,650
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: 2nd on Same Stack	3500.00	1	3,500

(16) Deck/Balcony

Treated Wood, Standard	11.16	64	714
Treated Wood, Standard	7.68	341	2,619

(17) Garages

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

Base Cost	24.63	756	18,620
Mechanical Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 364,035

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	273,027
ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 =		382,237

2018 Est. T.C.V. 006-131-007-10 = 641,937

Est. TCV/Total Floor Area = 183.83, Most recent sale 06/28/1985 for 24,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
332,600	332,600	332,600	221,188	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-11,600	0	0	4,644	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
321,000	321,000	321,000	225,832	225,832	225,832

45-006-131-007-20	2018 Est. T.C.V.	TRIM ROGER L & ELIZABETH ANN
Property Class: 402		S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	200.00	519.84	1.0000	1.0000	400	100		80,000
S DUNE HWY	45.00	519.84	1.0000	1.0000	400	50	SURPLUS: ZONING 100 ft	9,000
245 Actual Front Feet, 2.92 Total Acres								Total Est. Land Value = 89,000

2018 Est. T.C.V. 006-131-007-20 = 89,000

Est. TCV/Total Floor Area = 25.49

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
44,500	44,500	44,500	13,031	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	273	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,500	44,500	44,500	13,304	13,304	0	

45-006-131-007-30 2018 Est. T.C.V. GARTHE ROBERT J JR
 Property Class: 401 7296 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	100.00	312.00	1.0000	1.0000	400	100		40,000
100 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								40,000

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 2 STORY Cls D-10 Blt 1978

(11) Heating System: Space Heater

Ground Area = Size for Rates = 0 SF Floor Area = 560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	36.34	0.00	0.00	560	20,350

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

(17) Garages

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

Base Cost	17.88		560	10,013
Mechanical Doors	325.00		1	325
No Floor Deduction	-3.00		560	-1,680

County Multiplier = 1.39 => Cost New = 50,510

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 32,832
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 45,964

2018 Est. T.C.V. 006-131-007-30 = 87,464

Est. TCV/Total Floor Area = 156.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
43,900	43,900	43,900	28,143	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	591	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
43,700	43,700	43,700	28,734	28,734	28,734	

45-006-131-007-40 2018 Est. T.C.V. KLAFFETA CLAUDIA R TRUST
 Property Class: 401 7379 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	500.00	0.8392	1.0000	4500	100		377,653
GROUP B 4500	65.00	500.00	0.8392	1.0000	4500	50	SURPLUS: ZONING 100 ft	122,737
165 Actual Front Feet, 1.89 Total Acres Total Est. Land Value =								500,390

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	4.63	1.00	970	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 B+10 Blt 2012

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2489 SF Floor Area = 4196 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	113.91	-12.00	2.89	2489	260,847
1	Story Siding	Overhang	44.42	0.00	0.00	462	20,522

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	1168	14,191

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

(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: 2nd on Same Stack	3500.00	1	3,500

(16) Porches			
CCP (1 Story), Standard	43.19	55	2,375
CCP (1 Story), Standard	78.22	17	1,330
CCP (1 Story), Standard	34.85	101	3,520
CCP (1 Story), Standard	42.69	57	2,433
WSEP (1 Story), Standard	22.60	843	19,052

(17) Garages

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

Base Cost	25.55	1050	26,828
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 548,005

Local Cost Items:

GENERATOR	3000.00	1	3,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 523,455
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 889,873

2018 Est. T.C.V. 006-131-007-40 = 1,395,263

Est. TCV/Total Floor Area = 332.52, Most recent sale 06/17/2009 for 900,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
698,200	698,200	698,200	693,586	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	4,014	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
697,600	697,600	697,600	708,151	697,600	0

45-006-131-007-50 2018 Est. T.C.V. ROSKOWSKI PETER J & DEBORAH E
 Property Class: 401 7385 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	95.40	513.36	1.0166	1.0000	4500	100		436,434
95 Actual Front Feet, 1.12 Total Acres Total Est. Land Value =								436,434

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	1944	0	0
D/W/P: Patio Blocks	8.13	1.00	81	0	0
D/W/P: Patio Blocks	8.13	1.00	497	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+5 Blt 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2142 SF Floor Area = 2142 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.82	-10.51	0.00	2142	112,048

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	15.24	91	1,387
CGEP (1 Story), Standard	31.48	225	7,083
CCP (1 Story), Standard	24.70	153	3,779

(17) Garages

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

Base Cost	33.65	249	8,379
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	21.48	643	13,812
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 219,825

Lump Sum Item(s):

UNDERGROUND SPRINKLER SYSTEM	1.00	1000.0	800
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 176,500
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 300,050

2018 Est. T.C.V. 006-131-007-50 = 741,484

Est. TCV/Total Floor Area = 346.16, Most recent sale 05/13/1996 for 425,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
357,300	357,300	357,300	256,066	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,400	0	5,377	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
370,700	370,700	370,700	261,443	261,443	261,443	

45-006-131-007-60 2018 Est. T.C.V. DRAKE THOMAS G & CAROLEE
 Property Class: 401 7399 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	95.40	513.36	1.0166	1.0000	4500	100		436,434
95 Actual Front Feet, 1.12 Total Acres Total Est. Land Value =								436,434

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	1176	0	0
Dock: Light posts	21.31	1.00	383	50	4,081
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 =					11,581

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1177 SF Floor Area = 1766 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.40	-10.31	0.00	1177	95,443

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	18.57	60	1,114
CPP, Standard	12.54	160	2,006
WPP, Standard	7.89	482	3,803

(17) Garages

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

Base Cost	18.31	632	11,572
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 181,740

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 118,131
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 200,823

Ag. Bld 1 1900, 4 Wall Barn, General Purpose Class:C Quality:Average

Rate	Height-%Adj	Perim.-%Adj	Heat-Adj	Size	CountyMult.	Cost New
20.15	1.077	1.104	0.00	1092	1.39	36,366
Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/100/100/20.0, Depr.Cost =						7,273
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.000 => TCV of Bldg: 1 =						7,273

Total Estimated True Cash Value of Agricultural Buildings = 7,273

2018 Est. T.C.V. 006-131-007-60 = 656,111

Est. TCV/Total Floor Area = 371.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
314,300	314,300	314,300	189,305	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,800	0	3,975	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
328,100	328,100	328,100	193,280	193,280	0

45-006-131-007-70 2018 Est. T.C.V. DANIEL LARRY R REVOC TRUST
 Property Class: 401 7478 S DUNE HWY
 Map #: 63 & 64 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	200.00	185.13	1.0000	1.0000	400	100		80,000
S DUNE HWY	61.18	185.13	1.0000	1.0000	400	50	SURPLUS: ZONING 100 ft	12,236
261 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								92,236

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1721 SF Floor Area = 2511 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	85.42	0.00	2.34	1721	151,035
1	Story Siding	Overhang	40.29	0.00	0.00	360	14,504

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
Fireplace: Raised Hearth	315.00	1	315

(16) Porches

WCP (1 Story), Standard	38.44	63	2,422
WPP, Standard	8.76	564	4,941

(16) Deck/Balcony

Treated Wood, Standard	6.95	560	3,892
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(17) Garages

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

Base Cost	25.10	705	17,696
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>

Cost New = 301,017

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,

Depr.Cost = 270,916

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1669	22,532
County Multiplier = 1.39 =>			Cost New = 31,319
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 15,659

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 = 289,425

ECF (4131 DUNE HIGHWAY AREAS)

1.400 => TCV of Bldg: 1 = 405,195

2018 Est. T.C.V. 006-131-007-70 = 498,931

Est. TCV/Total Floor Area = 198.70, Most recent sale 06/06/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
250,900	250,900	250,900	244,379	2.10

2018 New Eq. Additions Loss Tax Adjustment Losses

Parcel Number: 45-006-131-007-70

Page: 2

	0	-1,400	0	0	5,121	0
2018 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	249,500	249,500	249,500	249,510	249,500	249,500

45-006-131-011-00 2018 Est. T.C.V. EMPIRE PROPERTIES LLC
 Property Class: 401 7238 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	100.00	357.90	1.0000	1.0000	400	100		40,000
S DUNE HWY	76.53	357.90	1.0000	1.0000	400	50	SURPLUS: ZONING 100 ft	15,306
177 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =								55,306

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1488 SF Floor Area = 1488 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	44.89	-7.56	0.66	1488	56,529

Other Additions/Adjustments Rate Size Cost

(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
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(16) Porches

CPP, Standard	10.08	228	2,298
CSEP (1 Story), Standard	24.61	192	4,725

(17) Garages

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

Base Cost	13.25	896	11,872
Common Wall: 1 Wall	-975.00	1	-975
Mechanical Doors	325.00	2	650

County Multiplier = 1.39 => Cost New = 116,280

Notes: ROOF SAGGING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 63,954
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 89,535

2018 Est. T.C.V. 006-131-011-00 = 147,341

Est. TCV/Total Floor Area = 99.02, Most recent sale 07/09/1998 for 70,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,000	74,000	74,000	66,215	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	1,390	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,700	73,700	73,700	67,605	67,605	0	

45-006-131-012-00	2018 Est. T.C.V.	VIERK FAMILY TRUST
Property Class: 401		7459 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	62.00	526.94	1.1821	1.0000	4500	100		329,813
62 Actual Front Feet, 0.75 Total Acres								Total Est. Land Value = 329,813

Cost Est. for Res. Bldg: 1	Single Family	1 STORY		Cls	C+10	Blt 1952
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(11) Heating System: Heat Pump

Ground Area = Size for Rates = 2059 SF Floor Area = 2059 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.09	-8.88	2.55	2059	123,046

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath 2400.00 1 2,400

(14) Water/Sewer

Well, 100 Feet 2700.00 1 2,700

1000 Gal Septic 3085.00 1 3,085

(15) Built-Ins & Fireplaces

Appliance Allowance 1915.00 1 1,915

Fireplace: Interior 1 Story 3250.00 1 3,250

(16) Porches

CCP (1 Story), Standard 22.35 199 4,448

(17) Garages

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

Base Cost 17.51 700 12,257

Common Wall: 1 Wall -1300.00 1 -1,300

Mechanical Doors 350.00 1 350

County Multiplier = 1.39 =>

Cost New = 211,489

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 169,191

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 287,625

2018 Est. T.C.V. 006-131-012-00 = 617,438

Est. TCV/Total Floor Area = 299.87, Most recent sale 11/12/1997 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
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298,800 298,800 298,800 180,996 2.10

2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
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0 9,900 0 3,800 0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
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308,700 308,700 308,700 184,796 184,796 0

45-006-131-013-00	2018 Est. T.C.V.	VIERK FAMILY TRUST
Property Class: 402		S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	62.00	526.00	1.1821	1.0000	4500	100		329,813
62 Actual Front Feet, 0.75 Total Acres								Total Est. Land Value = 329,813

2018 Est. T.C.V. 006-131-013-00 = 329,813

Est. TCV/Total Floor Area = 160.18

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
153,900	153,900	153,900	144,387	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	11,000	0	3,032	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
164,900	164,900	164,900	147,419	147,419	0		

45-006-131-014-00 2018 Est. T.C.V. CLAUDIAS GLEN LAKE RENTAL LLC
 Property Class: 401 7349 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	490.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 1.13 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	3500	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 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,554

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1769 SF Floor Area = 1769 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	58.26	0.00	1.82	921	55,334
1	Story Siding	Slab	58.26	-9.91	1.82	346	17,359
1	Story Siding	Crawl Space	58.26	-7.98	1.82	160	8,336
1	Story Siding	Slab	58.26	-9.91	1.82	342	17,158

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Wood Stove	1350.00	1	1,350

(16) Deck/Balcony

Treated Wood, Standard	6.73	275	1,851
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(17) Garages

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

Base Cost	10.19	1008	10,272
Automatic Doors	375.00	3	1,125

County Multiplier = 1.39 => Cost New = 176,383

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 114,649
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 194,903

2018 Est. T.C.V. 006-131-014-00 = 650,457

Est. TCV/Total Floor Area = 367.70, Most recent sale 07/31/2014 for 600,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
310,900	310,900	310,900	308,754	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,300	0	6,483	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
325,200	325,200	325,200	315,237	315,237	0	

45-006-131-015-00 2018 Est. T.C.V. PERFECT FAMILY REVOCABLE TRUST
 Property Class: 401 7248 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	200.00	546.36	1.0000	1.0000	400	100		80,000
S DUNE HWY	4.90	546.36	1.0000	1.0000	400	50	SURPLUS: ZONING 100 ft	980
205 Actual Front Feet, 2.57 Total Acres Total Est. Land Value =								80,980

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 1955

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1950 SF Floor Area = 1950 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	42.99	-8.01	2.59	1950	73,262

Other Additions/Adjustments Rate Size Cost

(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
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

WCP (1 Story), Standard	26.99	96	2,591
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(17) Garages

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

Base Cost	15.45	624	9,641
Common Wall: 1/2 Wall	-500.00	1	-500
Mechanical Doors	325.00	1	325

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

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 74,098
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 103,737

2018 Est. T.C.V. 006-131-015-00 = 189,717

Est. TCV/Total Floor Area = 97.29, Most recent sale 08/21/1995 for 40,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
95,200	95,200	95,200	41,635	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	874	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
94,900	94,900	94,900	42,509	42,509	42,509	

45-006-131-016-00 2018 Est. T.C.V. OBRIEN HAROLD & HELEN
 Property Class: 401 7266 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	413.82	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								50,000

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 STORY Cls C+10 Blt 1960

(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	Basement	71.24	0.00	0.00	1232	87,768

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

Basement Living Finish	17.25	560	9,660
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: 2nd on Same Stack	2650.00	1	2,650
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches

CGEP (1 Story), Standard	81.46	28	2,281
CPP, Standard	22.91	40	916
CPP, Standard	28.54	24	685
WPP, Standard	23.44	36	844

(17) Basement Garages

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

County Multiplier = 1.39 => Cost New = 170,676

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 110,940
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 155,316

2018 Est. T.C.V. 006-131-016-00 = 212,816

Est. TCV/Total Floor Area = 172.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
107,000	107,000	107,000	83,581	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	1,755	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
106,400	106,400	106,400	85,336	85,336	85,336	

45-006-131-017-00 2018 Est. T.C.V. RIDAY DENNIS R & MARY LOU
 Property Class: 401 7274 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	400.00	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								50,000

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 MODULAR Cls CD Blt 1973

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	58.72	-8.64	0.00	1056	52,884

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: Wood Stove		1125.00				1	1,125

(16) Porches

WPP, Standard		23.40				33	772
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(16) Deck/Balcony

Treated Wood, Standard		6.59				240	1,582
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County Multiplier = 1.39 => Cost New = 87,880

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,728
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 73,820

2018 Est. T.C.V. 006-131-017-00 = 125,320

Est. TCV/Total Floor Area = 118.67, Most recent sale 10/08/1991 for 62,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
62,900	62,900	62,900	44,861	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-200	0	0	942	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
62,700	62,700	62,700	45,803	45,803	0	

45-006-131-018-00 2018 Est. T.C.V. APSEY TRACI K
 Property Class: 401 7290 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	400.75	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								50,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 1965

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 924 SF Floor Area = 1878 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	128.53	-12.59	-0.83	924	106,362
1	Story Siding	Overhang	45.34	0.00	0.00	30	1,360

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WCP (1 Story), Standard	21.75	312	6,786
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County Multiplier = 1.39 => Cost New = 178,424

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 142,739
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 199,835

2018 Est. T.C.V. 006-131-018-00 = 257,335

Est. TCV/Total Floor Area = 137.03, Most recent sale 12/09/1994 for 62,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
129,400	129,400	129,400	62,760	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	1,317	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,700	128,700	128,700	64,077	64,077	64,077

45-006-131-020-00 2018 Est. T.C.V. PHILLIPS EVERETT A & NANCY M
 Property Class: 401 7242 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	300.00	1.0000	1.0000	500	100		50,000
S DUNE LK VIEW	70.00	300.00	1.0000	1.0000	500	50	SURPLUS: ZONING 100 ft	17,500
170 Actual Front Feet, 1.17 Total Acres Total Est. Land Value =								67,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1979

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.75	-7.51	0.00	1152	53,268
1	Story Siding	Basement	53.75	0.00	0.00	640	34,400

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
Dishwasher		535.00		1	535
Unvented Hood		165.00		1	165

(16) Porches					
WPP, Standard		8.33		384	3,199

(16) Deck/Balcony					
Treated Wood, Standard		11.03		42	463

(17) Garages					
Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)					
Base Cost		11.14		768	8,556
Mechanical Doors		350.00		2	700

County Multiplier = 1.39 => Cost New = 153,040

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 114,780
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 160,692

2018 Est. T.C.V. 006-131-020-00 = 230,692

Est. TCV/Total Floor Area = 128.73, Most recent sale 07/11/1979 for 5,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
115,900	115,900	115,900	77,792	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	1,633	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
115,300	115,300	115,300	79,425	79,425	0

45-006-131-021-00 2018 Est. T.C.V. PLEASANT HOME PROPERTIES LLC
 Property Class: 401 7327 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	484.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	3500	0	0
Shed: Wood Frame	11.06	1.00	120	50	663

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					3,038

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1056 SF Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.88	-10.12	-0.28	1056	62,811

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	27.15	27	733
CPP, Standard	35.18	15	528

(16) Deck/Balcony

Treated Wood, Standard	7.90	120	948
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(17) Garages

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

Base Cost	20.98	384	8,056
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 119,138

Notes: 2014 INTERIOR FIRE INCLUDING FLOOR RESTORED 2015

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,397
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 141,774

2018 Est. T.C.V. 006-131-021-00 = 594,812

Est. TCV/Total Floor Area = 563.27, Most recent sale 09/20/2013 for 590,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
282,900	282,900	282,900	282,900	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	14,500	0	0	5,940	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
297,400	297,400	297,400	288,840	288,840	0	0

45-006-131-022-00 2018 Est. T.C.V. KENNEDY K T & NANCY C
 Property Class: 401 7233 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	435.60	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.41	1.00	70	0	0
D/W/P: Patio Blocks	10.87	1.00	51	0	0
D/W/P: Asphalt Paving	2.01	1.00	3780	0	0
Dock: Light posts	28.34	1.00	490	50	6,943
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 =					16,943

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1342 SF Floor Area = 2385 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	101.96	-11.42	0.00	1342	121,505
1	Story Siding	Overhang	48.73	0.00	0.00	372	18,128

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
Separate Shower	1605.00	1	1,605
Ceramic Tile Floor	900.00	1	900
Ceramic Tile Wains	1370.00	1	1,370
Ceramic Tub Alcove	455.00	1	455

(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
Jacuzzi Tub	7360.00	1	7,360
Fireplace: Prefab 2 Story	5395.00	1	5,395
Fireplace: Raised Hearth	425.00	1	425

(16) Porches

WCP (1 Story), Standard	34.02	113	3,844
WSEP (1 Story), Standard	34.47	170	5,860

(16) Deck/Balcony

Treated Wood, Standard	7.92	269	2,130
Wood Balcony	27.25	64	1,744

(17) Garages

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

Base Cost	29.14	744	21,680
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500
Storage area over garage	4.85	216	1,048

County Multiplier = 1.39 =>

Cost New = 297,250

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 252,662

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 429,526

2018 Est. T.C.V. 006-131-022-00 = 896,469

Est. TCV/Total Floor Area = 375.88, Most recent sale 10/08/2010 for 900,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
434,800	434,800	434,800	434,800	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,400	0	0	9,130	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
448,200	448,200	448,200	443,930	443,930	0	

45-006-131-023-00 2018 Est. T.C.V. STEWART JOHN B TRUST
 Property Class: 401 7795 S DUNE HWY
 Map #: 64,65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	195.10	0.5390	1.0000	4500	100		242,537
GROUP B 4500	64.73	195.10	0.5390	1.0000	4500	50	SURPLUS: ZONING 100 ft	78,497
BACK LOTS 400/F	420.00	195.10	0.5887	1.0000	400	100		98,906
585 Actual Front Feet, 2.62 Total Acres Total Est. Land Value =								419,940

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 1.25 STORY Cls C+5 Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1234 SF Floor Area = 1540 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	78.18	-9.71	0.00	1230	84,218
0.5	Story Siding	Overhang	17.71	0.00	0.00	4	71

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	36.90	50	1,845
WPP, Standard	7.20	602	4,334
WPP, Standard	16.43	72	1,183

County Multiplier = 1.39 => Cost New = 147,008

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 95,555
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 162,444

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls C Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 768 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Blt-in Gar.	59.14	0.00	0.00	768	45,420

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(16) Porches

CCP (1 Story), Standard	61.14	20	1,223
WPP, Standard	18.85	50	943

(17) Basement Garages

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

County Multiplier = 1.39 => Cost New = 70,640

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 63,576
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 108,079

2018 Est. T.C.V. 006-131-023-00 = 695,463

Est. TCV/Total Floor Area = 258.34, Most recent sale 06/15/1985 for 25,000

Parcel Number: 45-006-131-023-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
338,000	338,000	338,000	229,395	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,700	0	0	4,817	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
347,700	347,700	347,700	234,212	234,212	227,186	

45-006-131-025-00	2018 Est. T.C.V.	MIZE LAWRENCE TRUST
Property Class: 401		7523 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	500.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 1.15 Total Acres								Total Est. Land Value = 450,000

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	4500	0	0
D/W/P: Flagstone/Sand	15.20	1.00	650	0	0
Dock: Light posts	28.34	1.00	858	50	12,158
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	3.0	0	0
Total Estimated Land Improvements True Cash Value =					22,158

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B-10 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1295 SF Floor Area = 2590 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	125.47	-11.50	0.00	1295	147,591

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
Separate Shower	1605.00	1	1,605

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	37.54	88	3,304
WPP, Standard	9.66	637	6,153

(16) Deck/Balcony

Treated Wood, Standard	7.73	325	2,512
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(17) Garages

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

Base Cost	27.26	878	23,934
Automatic Doors	500.00	3	1,500

County Multiplier = 1.39 =>

Cost New = 290,892

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	218,169
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 =		370,887

2018 Est. T.C.V. 006-131-025-00 = 843,045

Est. TCV/Total Floor Area = 325.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
401,800	401,800	401,800	187,020	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	19,700	0	0	3,927	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
421,500	421,500	421,500	190,947	190,947	0	

45-006-131-026-00 2018 Est. T.C.V. LOMSKE STEVEN G & ZACHARIAS CECILE
 Property Class: 401 7465 S DUNE HWY
 Map #: 63,65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.01	422.53	1.0000	1.0000	4500	100		450,029
100 Actual Front Feet, 0.97 Total Acres Total Est. Land Value =								450,029

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	4500	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 C+10 Blt 1931

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1360 SF Floor Area = 2384 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	110.86	-9.91	-0.59	1024	102,769
1	Story Siding	Slab	70.13	-12.14	-0.30	256	14,769
1	Story Siding	Slab	70.13	-12.14	-0.30	80	4,615

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	9.25	300	2,775
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(17) Garages

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

Base Cost	20.70	396	8,197
Automatic Doors	375.00	1	375
Storage area over garage	3.95	99	391

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

Base Cost	10.13	1200	12,156
Automatic Doors	375.00	1	375
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 225,572

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 124,064
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 210,909

2018 Est. T.C.V. 006-131-026-00 = 668,438

Est. TCV/Total Floor Area = 280.39, Most recent sale 11/25/2014 for 650,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
307,500	307,500	307,500	301,186	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	26,700	0	0	6,324	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
334,200	334,200	334,200	307,510	307,510	0

45-006-131-027-00 2018 Est. T.C.V. LALOMIA BRENT & MELISSA
 Property Class: 401 7285 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	452.00	0.8446	1.0000	4500	100		380,086
GROUP B 4500	62.00	452.00	0.8446	1.0000	4500	50	SURPLUS: ZONING 100 ft	117,827
162 Actual Front Feet, 1.68 Total Acres Total Est. Land Value =								497,913

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 1972

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1793 SF Floor Area = 1793 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.30	-9.21	-0.30	1221	70,562
1	Story Siding	Slab	67.30	-11.44	-0.30	572	31,780

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	16.02	91	1,458
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(16) Deck/Balcony

Treated Wood, Standard	6.44	412	2,653
Roof Cover Only, Standard	14.25	96	1,368

(17) Garages

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

Base Cost	17.51	700	12,257
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	10.13	1200	12,156
Automatic Doors	375.00	3	1,125

County Multiplier = 1.39 =>

Cost New = 203,696

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 132,403
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 225,084

2018 Est. T.C.V. 006-131-027-00 = 732,997

Est. TCV/Total Floor Area = 408.81, Most recent sale 08/19/2016 for 809,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
350,700	350,700	350,700	350,700	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,800	0	7,364	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
366,500	366,500	366,500	358,064	358,064	0

45-006-131-028-00	2018 Est. T.C.V.	WILLIAMS SARAH J
Property Class: 401		7259 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	75.00	447.22	1.1059	1.0000	4500	100		373,252
75 Actual Front Feet, 0.77 Total Acres								Total Est. Land Value = 373,252

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	3046	0	0
D/W/P: Patio Blocks	9.80	1.00	49	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					7,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1159 SF Floor Area = 2172 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	97.64	-11.82	2.77	1159	102,676
1	Story Siding	Overhang	43.21	0.00	0.00	434	18,753

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	24.17	216	5,221
WCP (1 Story), Standard	21.85	306	6,686

(17) Garages

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

Base Cost	21.36	684	14,610
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 237,830

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 214,047
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 363,881

2018 Est. T.C.V. 006-131-028-00 = 744,633

Est. TCV/Total Floor Area = 342.83, Most recent sale 08/12/2011 for 745,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
371,400	371,400	371,400	369,541	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	900	0	0	2,759	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
372,300	372,300	372,300	377,301	372,300	0	

45-006-131-029-00 2018 Est. T.C.V. SPRING JOHN E & SITA M TRUST
 Property Class: 401 7311 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	480.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	3500	0	0
D/W/P: 4in Concrete	4.23	1.00	180	0	0
Shed: Wood Frame	13.96	1.00	128	50	893
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 =					8,393

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1852 SF Floor Area = 1852 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	73.59	-10.38	0.00	1852	117,065

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 1120.00 1 1,120

(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 1 3,630

(16) Porches

CCP (1 Story), Standard 29.47 122 3,595

(16) Deck/Balcony

Treated Wood, Standard 7.52 296 2,226

(17) Garages

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

Base Cost 22.16 630 13,961
Common Wall: 2 Wall -2850.00 1 -2,850
Automatic Doors 425.00 1 425

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

Base Cost 13.05 896 11,693
Automatic Doors 425.00 3 1,275

County Multiplier = 1.39 => Cost New = 224,276

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 190,635
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 324,079

2018 Est. T.C.V. 006-131-029-00 = 782,472

Est. TCV/Total Floor Area = 422.50, Most recent sale 01/03/1993 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
377,400	377,400	377,400	167,330	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	13,800	0	3,513	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
391,200	391,200	391,200	170,843	170,843	170,843

45-006-131-030-00 2018 Est. T.C.V. DEAN JEANINE W REV TRUST
 Property Class: 401 7019 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	200.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								450,000

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 1950

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 720 SF Floor Area = 720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.90	-9.56	0.00	720	39,125

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.39 => Cost New = 68,826

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 37,854
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 64,352

2018 Est. T.C.V. 006-131-030-00 = 515,852

Est. TCV/Total Floor Area = 716.46, Most recent sale 06/03/2005 for 700,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
239,300	239,300	239,300	229,244	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	18,600	0	0	4,814	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
257,900	257,900	257,900	234,058	234,058	0	

45-006-131-031-00 2018 Est. T.C.V. LUKEY SHIRLEY M TRUST
 Property Class: 401 7003 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	200.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =								450,000

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 1950

(11) Heating System: Space Heater

Ground Area = Size for Rates = 780 SF Floor Area = 780 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.68	-9.36	-2.85	780	39,367

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: Interior 1 Story 2900.00 1 2,900

(16) Porches
 CPP, Standard 26.75 25 669

(16) Deck/Balcony
 Treated Wood, Standard 6.20 360 2,232

(17) Garages
 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)
 Base Cost 21.80 320 6,976
 Automatic Doors 375.00 1 375

County Multiplier = 1.39 => Cost New = 83,412

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 54,218
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 92,170

2018 Est. T.C.V. 006-131-031-00 = 543,670

Est. TCV/Total Floor Area = 697.01, Most recent sale 10/01/1975 for 27,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
257,200	257,200	257,200	116,173	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	14,600	0	0	2,439	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
271,800	271,800	271,800	118,612	118,612	0	

45-006-131-032-00 2018 Est. T.C.V. PATRICK BRIDGET E TRUST
 Property Class: 401 7183 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	544.50	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 1.25 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.52	1.00	140	50	596

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	0.5	100	750
Total Estimated Land Improvements True Cash Value =					1,346

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D Blt 1935

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1299 SF Floor Area = 1817 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.98	-7.84	0.66	781	30,303
2	Story Siding	Crawl Space	73.55	-7.84	1.31	518	34,716

Other Additions/Adjustments	Rate	Size	Cost
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(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
Fireplace: Interior 1 Story	2600.00	1	2,600
Fireplace: Wood Stove	950.00	1	950

(16) Porches

CGEP (1 Story), Standard	49.81	62	3,088
WPP, Standard	14.17	87	1,233

(16) Deck/Balcony

Treated Wood, Standard	6.78	161	1,092
Treated Wood, Standard	9.30	52	484

(17) Garages

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

Base Cost	14.06	782	10,995
Mechanical Doors	325.00	2	650

County Multiplier = 1.39 => Cost New = 131,585

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,951
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 134,216

2018 Est. T.C.V. 006-131-032-00 = 585,562

Est. TCV/Total Floor Area = 322.27

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
270,300	270,300	270,300	161,037	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	22,500	0	0	3,381	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,800	292,800	292,800	164,418	164,418	0	

45-006-131-033-00 2018 Est. T.C.V. DMJ ASSOCIATES INC
 Property Class: 201 7194 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> RESI SITE A					120000	100	RURAL	120,000
2122 COMME \$1.25/SQFT			215622 SqFt		1.25000	100		269,528
414 Actual Front Feet, 4.95 Total Acres Total Est. Land Value =								389,528

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	93	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	93	100	0
SEPTIC TANK 2000 GAL	0.00	1.00	1.0	93	100	0
DRAIN FIELD	0.00	1.00	1.0	93	100	0
CONCRETE 4CU	2.75	1.00	744.0	39	100	798
Total Estimated Land Improvements True Cash Value =						798

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1936

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1390 SF Floor Area = 1390 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.90	-8.03	0.00	1390	66,539

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	24.54	32	785
CPP, Standard	17.15	66	1,132

(17) Carports

Fiberglass	6.50	252	1,638
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County Multiplier = 1.39 => Cost New = 106,911

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 58,801
 ECF (2213 - COMMERCIAL MOTELS) 1.400 => TCV of Bldg: 1 = 82,322

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

Costs are taken from the Motel cost schedules.

<<<<<< Calculator Cost Computations >>>>>>
 Class: D Quality: Fair Percent Adj: +0

Base Rate for Upper Floors = 53.85

(10) Heating system: Wall or Floor Furnace Cost/SqFt: -1.70 100%
 Adjusted Square Foot Cost for Upper Floors = 52.15

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 8	Height per Story Multiplier: 0.970
Total Floor Area: 1,748	# of Units: 11 Perim. Multiplier: 1.117
Refined Square Foot Cost for Upper Floors: 56.53	

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 78.575

Total Floor Area: 1,748 Base Cost New of Upper Floors = 137,349

Reproduction/Replacement Cost = 137,349	
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	Total Depreciated Cost = 48,072

ECF (2213 - COMMERCIAL MOTELS) 1.350 => TCV of Bldg: 1 = 64,898

Replacement Cost/Floor Area= 78.58 Est. TCV/Floor Area= 37.13

Parcel Number: 45-006-131-033-00

Page: 2

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

Costs are taken from the Motel cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Fair Percent Adj: +0

Base Rate for Upper Floors = 53.85

(10) Heating system: Wall or Floor Furnace Cost/SqFt: -1.70 100%
 Adjusted Square Foot Cost for Upper Floors = 52.15

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.970
 Total Floor Area: 1,292 # of Units: 5 Perim. Multiplier: 1.041
 Refined Square Foot Cost for Upper Floors: 52.64

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 73.173

Total Floor Area: 1,292 Base Cost New of Upper Floors = 94,540
 Reproduction/Replacement Cost = 94,540
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 33,089
 ECF (2213 - COMMERCIAL MOTELS) 1.350 => TCV of Bldg: 2 = 44,670
 Replacement Cost/Floor Area= 73.17 Est. TCV/Floor Area= 34.57

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1950

Costs are taken from the Office Building cost schedules.

<<<<< Calculator Cost Computations >>>>>
 Class: D Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 49.30

(10) Heating system: Forced Air Furnace Cost/SqFt: 3.90 100%
 Adjusted Square Foot Cost for Upper Floors = 53.20

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.900
 Ave. Floor Area: 304 Perimeter: 70 Perim. Multiplier: 1.495
 Refined Square Foot Cost for Upper Floors: 71.58

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 99.497

Total Floor Area: 304 Base Cost New of Upper Floors = 30,247
 Reproduction/Replacement Cost = 30,247
 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
 Total Depreciated Cost = 12,401

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
WBCL	2.86	744	1.39 1.00	30	887
WBCL	2.86	544	1.39 1.00	42	908

ECF (2213 - COMMERCIAL MOTELS) 1.350 => TCV of Bldg: 3 = 19,166
 Replacement Cost/Floor Area= 116.34 Est. TCV/Floor Area= 63.05

Total Estimated True Cash Value of Commercial/Industrial Buildings = 128,734

2018 Est. T.C.V. 006-131-033-00 = 601,382
 Est. TCV/Total Floor Area = 127.03, Most recent sale 03/12/2009 for 0
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 298,100 298,100 298,100 124,171 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 0 2,600 0 0 2,607 0
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT
 300,700 300,700 300,700 126,778 126,778 0

45-006-131-033-10 2018 Est. T.C.V. BRICKER BRUCE B & CINDY S
 Property Class: 401 7118 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	200.00	257.59	1.0000	1.0000	400	100		80,000
S DUNE HWY	8.00	257.59	1.0000	1.0000	400	50	SURPLUS: ZONING 100 ft	1,600
208 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								81,600

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1991

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

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

(17) Garages

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

Base Cost	16.90	624	10,546
Automatic Doors	375.00	1	375
Storage area over garage	3.95	160	632

County Multiplier = 1.39 => Cost New = 24,099

Notes: GARAGE ONLY

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 19,279
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 26,991

2018 Est. T.C.V. 006-131-033-10 = 108,591

Est. TCV/Total Floor Area = 0.00, Most recent sale 09/05/1999 for 169,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
54,400	54,400	54,400	40,791	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	856	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
54,300	54,300	54,300	41,647	41,647	0	

45-006-131-033-15 2018 Est. T.C.V. STEGE JOINT TRUST
 Property Class: 401 7124 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	200.00	268.00	1.0000	1.0000	400	100		80,000
200 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								80,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1651 SF Floor Area = 3302 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	115.43	0.00	3.70	1651	196,684

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
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(16) Porches

CCP (1 Story), Standard	26.07	170	4,432
CCP (1 Story), Standard	33.71	90	3,034

(17) Garages

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

Base Cost	21.25	864	18,360
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 329,728

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 280,269

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 = 283,179

ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 396,450

2018 Est. T.C.V. 006-131-033-15 = 483,950

Est. TCV/Total Floor Area = 146.56

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
250,400	250,400	250,400	223,349	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-8,400	0	0	4,690	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
242,000	242,000	242,000	228,039	228,039	228,039	

45-006-131-033-17 2018 Est. T.C.V. STEGE JOINT TRUST
 Property Class: 401 7130 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	200.00	268.00	1.0000	1.0000	400	100		80,000
200 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								80,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Metal Prefab	8.50	1.00	299	50	1,270
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	2.0	100	3,000
Total Estimated Land Improvements True Cash Value =					4,270

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2000

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1360 SF Floor Area = 2040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	94.87	0.00	0.00	1360	129,023

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WCP (1 Story), Standard	30.53	116	3,541
WCP (1 Story), Standard	35.12	80	2,810
WCP (1 Story), Standard	42.78	48	2,053

County Multiplier = 1.39 =>

Cost New = 205,251

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,

Depr.Cost = 176,516

Separately Depreciated Items:

(17) Garages

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

Base Cost	26.30	624	16,411
Automatic Doors	425.00	2	850
Storage area over garage	4.50	156	702

County Multiplier = 1.39 =>

Cost New = 24,969

Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0,

Depr.Cost = 24,969

Total Depreciated Cost = 201,485

ECF (4131 DUNE HIGHWAY AREAS)

1.400 => TCV of Bldg: 1 = 282,079

2018 Est. T.C.V. 006-131-033-17 = 366,349

Est. TCV/Total Floor Area = 179.58, Most recent sale 02/04/2005 for 325,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
184,200	184,200	184,200	178,533	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	3,749	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
183,200	183,200	183,200	182,282	182,282	0	

45-006-131-033-20	2018 Est. T.C.V.	PATRICK BRIDGET E TRUST
Property Class: 402		S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	100.00	750.00	1.0000	1.0000	400	100		40,000
100 Actual Front Feet, 1.72 Total Acres								Total Est. Land Value = 40,000

2018 Est. T.C.V. 006-131-033-20 = 40,000

Est. TCV/Total Floor Area = 19.61

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,000	20,000	20,000	9,772	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	205	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,000	20,000	20,000	9,977	9,977	0	

45-006-131-033-30	2018 Est. T.C.V.	RETTKE DEBORAH
Property Class: 402		7156 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	100.00	712.66	1.0000	1.0000	400	100		40,000
S DUNE HWY	3.91	712.66	1.0000	1.0000	400	50	SURPLUS: ZONING 100 ft	782
104 Actual Front Feet, 1.70 Total Acres								Total Est. Land Value = 40,782

2018 Est. T.C.V. 006-131-033-30 = 40,782

Est. TCV/Total Floor Area = 19.99

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
20,400	20,400	20,400	20,400	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
20,400	20,400	20,400	20,828	20,400	0	

45-006-131-035-00	2018 Est. T.C.V.	SELBY LIVING TRUST
Property Class: 401		7221 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	425.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.98 Total Acres								Total Est. Land Value = 450,000

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 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 895 SF Floor Area = 1119 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	82.96	-10.58	0.00	895	64,780

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Vented Hood	335.00	1	335
Fireplace: Prefab 2 Story	2505.00	1	2,505

(16) Deck/Balcony

Treated Wood, Standard	6.14	613	3,764
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(17) Garages

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

Base Cost	19.07	585	11,156
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 130,347

Notes: 7221

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	104,278
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 =		177,272

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 334 SF Floor Area = 334 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.46	-10.81	0.66	334	17,806

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CCP (1 Story), Standard	32.08	63	2,021
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County Multiplier = 1.39 =>

Cost New = 30,005

Notes: COTTAGE AT ROAD 7225

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	16,503
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 =		28,055

2018 Est. T.C.V. 006-131-035-00 = 657,827

Parcel Number: 45-006-131-035-00 Page: 2

Est. TCV/Total Floor Area = 452.74, Most recent sale 06/17/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
318,600	318,600	318,600	205,597	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,300	0	0	4,317	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
328,900	328,900	328,900	209,914	209,914	0	

45-006-131-036-01 2018 Est. T.C.V. WAYBRAND ROBERTA D TRUST
 Property Class: 401 7115 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	300.00	0.8677	1.0000	4500	100		390,464
GROUP B 4500	50.00	300.00	0.8677	1.0000	4500	50	SURPLUS: ZONING 100 ft	97,616
150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =								488,080

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.91	1.00	299	50	1,182
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 =					4,683

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3280 SF Floor Area = 3280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.05	-6.55	1.87	2320	105,258
1	Story Siding	Overhang	28.67	0.00	0.00	960	27,523

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: Prefab 2 Story		2165.00		1		2,165	

(16) Deck/Balcony							
Treated Wood, Standard		6.49			264	1,713	
Treated Wood w/Roof, Standard		16.40			271	4,444	

(17) Carports							
Aluminum		7.50			377	2,828	

(17) Garages							
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost		15.30			720	11,016	
Mechanical Doors		350.00			1	350	

County Multiplier = 1.39 => Cost New = 228,117

Local Cost Items:							
WOOD HEAT SYSTEM		5000.00		1		5,000	

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 221,461
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 376,484

2018 Est. T.C.V. 006-131-036-01 = 869,247

Est. TCV/Total Floor Area = 265.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
421,600	421,600	421,600	421,600	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,000	0	8,853	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
434,600	434,600	434,600	430,453	430,453	430,453	

45-006-131-037-00 2018 Est. T.C.V. DIGGINS JOHN & KAREN
 Property Class: 401 7125 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	300.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1936

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 832 SF Floor Area = 832 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.58	-8.86	0.66	832	35,260

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CSEP (1 Story), Standard	28.76	128	3,681
WPP, Standard	17.30	50	865

(17) Garages

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

Base Cost	18.85	600	11,310
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 85,411

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 46,976
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 79,859

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

(11) Heating System: Space Heater

Ground Area = Size for Rates = 504 SF Floor Area = 504 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.37	-11.20	-1.89	504	22,821

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

CPP, Standard	11.44	162	1,853
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(17) Garages

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

Base Cost	23.75	228	5,415
Common Wall: 1 Wall	-975.00	1	-975
Mechanical Doors	325.00	1	325

County Multiplier = 1.39 => Cost New = 43,367

Notes: GUEST HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 23,852
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 40,548

2018 Est. T.C.V. 006-131-037-00 = 571,907

Est. TCV/Total Floor Area = 428.07, Most recent sale 02/19/2014 for 450,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
264,300	264,300	264,300	252,552	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	21,700	0	0	5,303	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
286,000	286,000	286,000	257,855	257,855	0	

45-006-131-038-00 2018 Est. T.C.V. JOHNSON ELIZABETH F &
 Property Class: 401 7491 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	47.50	577.74	1.2976	1.0000	4500	67	INTEREST SPLIT	185,840
48 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								185,840

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 720 SF Floor Area = 720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.54	-10.25	0.66	720	30,924

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CSEP (1 Story), Standard	29.76	120	3,571
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County Multiplier = 1.39 => Cost New = 61,786

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/ 67/36.9, Depr.Cost = 22,768

Economic Depreciation because of: INTEREST SPLIT

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 38,706

2018 Est. T.C.V. 006-131-038-00 = 226,046

Est. TCV/Total Floor Area = 313.95, Most recent sale 10/13/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
104,700	104,700	104,700	67,476	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,300	0	0	1,416	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
113,000	113,000	113,000	68,892	68,892	0	

45-006-131-038-01 2018 Est. T.C.V. JOHNSON ELIZABETH FENWICK
 Property Class: 401 7491 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	47.50	541.06	1.2976	1.0000	4500	33	INTEREST SPLIT	91,533
48 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								91,533

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 720 SF Floor Area = 720 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.54	-10.25	0.66	720	30,924

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
Fireplace: Exterior 1 Story	3050.00	1	3,050

(16) Porches

CSEP (1 Story), Standard	29.76	120	3,571
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County Multiplier = 1.39 => Cost New = 61,786

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/ 33/18.2, Depr.Cost = 11,214

Economic Depreciation because of: INTEREST SPLIT

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 19,064

2018 Est. T.C.V. 006-131-038-01 = 112,097

Est. TCV/Total Floor Area = 155.69

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
51,900	51,900	51,900	47,261	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,100	0	0	992	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
56,000	56,000	56,000	48,253	48,253	0	

45-006-131-039-00	2018 Est. T.C.V.	BUDINGER RICHARD W & GAY M
Property Class: 401		7487 S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	47.50	541.06	1.2976	1.0000	4500	100		277,372
48 Actual Front Feet, 0.59 Total Acres								Total Est. Land Value = 277,372

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 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 1920

(11) Heating System: Space Heater

Ground Area = Size for Rates = 700 SF Floor Area = 700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	52.92	-10.32	-1.89	700	28,497

Other Additions/Adjustments	Rate	Size	Cost
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(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: Exterior 1 Story 3050.00 1 3,050

(16) Porches

CSEP (1 Story), Standard 30.98 112 3,470

County Multiplier = 1.39 => Cost New = 58,271

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 32,049
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 54,484

2018 Est. T.C.V. 006-131-039-00 = 336,856

Est. TCV/Total Floor Area = 481.22

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
156,200	156,200	156,200	96,142	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,200	0	0	2,018	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
168,400	168,400	168,400	98,160	98,160	98,160	

45-006-131-040-00	2018 Est. T.C.V.	ROMAN LANCE &
Property Class: 402		S DUNE HWY
Map #: 63	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

 Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	79.00	200.00	1.0860	1.0000	4500	100		386,074
79 Actual Front Feet, 0.36 Total Acres								Total Est. Land Value = 386,074

 2018 Est. T.C.V. 006-131-040-00 = 386,074

Est. TCV/Total Floor Area = 551.53, Most recent sale 06/04/1997 for 164,400

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
180,200	180,200	180,200	120,755	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	12,800	0	0	2,535	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
193,000	193,000	193,000	123,290	123,290	123,290		

45-006-131-041-00 2018 Est. T.C.V. ROMAN LANCE A &
 Property Class: 401 7101 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.68	216.33	0.9976	1.0000	4500	100		451,987
101 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								451,987

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	2500	0	0
D/W/P: 4in Concrete	3.61	1.00	120	0	0
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 1.75 STORY Cls C+10 Blt 1950

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1853 SF Floor Area = 3586 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	97.21	-9.13	2.15	1631	147,165
2	Story Siding	Slab	105.97	-11.36	2.44	222	21,545
2	Story Siding	Overhang	70.13	0.00	0.00	144	10,099

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.31	496	3,130
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(17) Garages

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

Base Cost	18.25	528	9,636
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 290,558

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 203,391
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 345,764

2018 Est. T.C.V. 006-131-041-00 = 803,450

Est. TCV/Total Floor Area = 224.05

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
387,900	387,900	387,900	236,154	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,800	0	4,959	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
401,700	401,700	401,700	241,113	241,113	241,113	

45-006-131-043-01 2018 Est. T.C.V. DIETZEL VAUGHN R TRUST
 Property Class: 401 7107 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	230.00	0.8677	1.0000	4500	100		390,464
GROUP B 4500	50.00	230.00	0.8677	1.0000	4500	50	SURPLUS: ZONING 100 ft	97,616
150 Actual Front Feet, 0.79 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: 4in Concrete	3.35	1.00	120	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 CD Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1328 SF Floor Area = 1328 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.34	-8.13	0.00	1328	64,023

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415
Fireplace: Interior 1 Story 2900.00 2 5,800

(16) Porches

CPP, Standard 13.16 126 1,658

(16) Deck/Balcony

Treated Wood, Standard 6.16 442 2,723

(17) Garages

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

Base Cost 17.33 540 9,358
Common Wall: 1/2 Wall -500.00 1 -500
Mechanical Doors 350.00 1 350

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

Base Cost 14.85 768 11,405
Mechanical Doors 350.00 1 350

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

Base Cost 10.13 4000 40,520
Mechanical Doors 350.00 1 350

County Multiplier = 1.39 => Cost New = 199,502

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 119,701
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 203,492

2018 Est. T.C.V. 006-131-043-01 = 694,072

Est. TCV/Total Floor Area = 522.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
319,400	319,400	319,400	319,400	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	27,600	0	6,707	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
347,000	347,000	347,000	326,107	326,107	326,107	

45-006-131-044-00 2018 Est. T.C.V. DAVEY JOHN G & ANN G & DAVEY G J/T
 Property Class: 401 7497 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.97	427.10	0.9966	1.0000	4500	100		452,832
101 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =								452,832

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 1.25 STORY Cls C+10 Blt 2001

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1804 SF Floor Area = 2255 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	77.32	-9.20	1.55	1804	125,685

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEP (1 Story), Standard	31.49	208	6,550
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(16) Breezeways

Frame Wall, Finished	27.75	30	833
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(17) Garages

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

Base Cost	17.55	576	10,109
Automatic Doors	375.00	2	750
Storage area over garage	3.95	576	2,275

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

Base Cost	13.16	576	7,580
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 236,079

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 200,667
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 341,135

2018 Est. T.C.V. 006-131-044-00 = 803,967

Est. TCV/Total Floor Area = 356.53, Most recent sale 04/26/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
398,200	398,200	398,200	253,001	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	3,800	0	0	5,313	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
402,000	402,000	402,000	258,314	258,314	258,314

45-006-131-045-00 2018 Est. T.C.V. WALSH D PATRICIA TRUST
 Property Class: 401 7551 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	461.00	0.9050	1.0000	4500	100		407,253
GROUP B 4500	33.00	461.00	0.9050	1.0000	4500	50	SURPLUS: ZONING 100 ft	67,197
133 Actual Front Feet, 1.41 Total Acres Total Est. Land Value =								474,450

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+10 Blt 1994

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF Floor Area = 1482 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	94.34	-10.79	0.00	988	82,547

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WSEP (1 Story), Standard	24.89	216	5,376
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(16) Deck/Balcony

Treated Wood, Standard	21.50	12	258
Treated Wood, Standard	6.45	402	2,593

County Multiplier = 1.39 => Cost New = 143,934

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 115,147
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 195,750

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls D Blt 1935

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 432 SF Floor Area = 540 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	71.46	-10.59	-0.99	432	25,868

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

1000 Gal Septic	2720.00	1	2,720
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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

WSEP (1 Story), Standard	27.39	136	3,725
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(17) Garages

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

Base Cost	12.04	576	6,935
Mechanical Doors	325.00	2	650

County Multiplier = 1.39 => Cost New = 57,175

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 31,446
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 53,459

2018 Est. T.C.V. 006-131-045-00				=	728,659	
Est. TCV/Total Floor Area = 360.37						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
352,400	352,400	352,400	284,385	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	11,900		0	0	5,972	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
364,300	364,300	364,300	290,357	290,357	290,357	

45-006-131-045-10 2018 Est. T.C.V. WOODWARD SUSAN J
 Property Class: 401 7595 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE HWY	100.00	285.24	1.0000	1.0000	400	100		40,000
S DUNE HWY	64.93	285.24	1.0000	1.0000	400	50	SURPLUS: ZONING 100 ft	12,986
165 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								52,986

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 CD Blt 1935

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 660 SF Floor Area = 990 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story	Siding	Mich Bsmnt.	83.34	-4.89	0.00	660	51,777

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 2 Story	4150.00	1	4,150

(16) Porches

WSEP (1 Story), Standard	34.01	96	3,265
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County Multiplier = 1.39 => Cost New = 95,433

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 57,260
ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 80,164

2018 Est. T.C.V. 006-131-045-10 = 138,150

Est. TCV/Total Floor Area = 139.55, Most recent sale 04/29/1994 for 95,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
69,400	69,400	69,400	62,113	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	1,304	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
69,100	69,100	69,100	63,417	63,417	0

45-006-131-046-00 2018 Est. T.C.V. JONES GARY L & BARBARA A LIV TRUST
 Property Class: 401 7531 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	412.37	0.8677	1.0000	4500	100		390,464
GROUP B 4500	50.00	412.37	0.8677	1.0000	4500	50	SURPLUS: ZONING 100 ft	97,616
150 Actual Front Feet, 1.42 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: 3.5 Concrete	3.44	1.00	175	0	0
D/W/P: Asphalt Paving	1.61	1.00	4000	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0
D/W/P: Patio Blocks	8.13	1.00	1600	0	0
Fencing: Vnyl, Slat, 6'	20.43	1.00	968	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.5	95	14,250
Total Estimated Land Improvements True Cash Value =					14,250

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2086 SF Floor Area = 2086 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.99	-8.84	0.00	2086	119,215

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	2700.00	1	2,700
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

WGEP (1 Story), Standard	29.91	239	7,148
CCP (1 Story), Standard	19.72	308	6,074

(17) Garages

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

Base Cost	22.18	338	7,497
Mechanical Doors	350.00	1	350

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

Base Cost	23.68	371	8,785
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 233,060

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 163,142
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 277,342

2018 Est. T.C.V. 006-131-046-00 = 779,672

Est. TCV/Total Floor Area = 373.76

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
372,200	372,200	372,200	283,202	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
2,300	15,300	2,300	5,947	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
389,800	389,800	389,800	291,449	291,449	0	

45-006-131-047-00 2018 Est. T.C.V. JONES GARY & BARBARA LIV TR
 Property Class: 401 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	100.00	313.00	1.0000	1.0000	500	100		50,000
100 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								50,000

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 GARAGE Cls CD 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:CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	20.67	360	7,441
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 10,830

Notes: NO PLUMBING - POSTED 1 TO REMOVE THE ALLOWANCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 9,205
 ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 12,887

2018 Est. T.C.V. 006-131-047-00 = 64,387

Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
32,200	32,200	32,200	32,200	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
32,200	32,200	32,200	32,876	32,200	0	

45-006-131-048-00	2018 Est. T.C.V.	BUDINGER RICHARD W & GAY M
Property Class: 402		S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	200.00	470.00	1.0000	1.0000	500	100		100,000
S DUNE LK VIEW	21.00	470.00	1.0000	1.0000	500	50	SURPLUS: ZONING 100 ft	5,250
221 Actual Front Feet, 2.38 Total Acres								Total Est. Land Value = 105,250

2018 Est. T.C.V. 006-131-048-00 = 105,250

Est. TCV/Total Floor Area = 0.00, Most recent sale 07/10/1996 for 62,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
52,600	52,600	52,600	40,614	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	852	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
52,600	52,600	52,600	41,466	41,466	41,466

45-006-131-049-00 2018 Est. T.C.V. JOHNSON BRADLEY J & KRISTEN M
 Property Class: 401 7513 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	500.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =								450,000

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	906	0	0
D/W/P: Crushed Rock	1.24	1.00	2200	0	0
Shed: Wood Frame	9.03	1.00	280	50	1,265
Dock: Light posts	21.31	1.00	688	50	7,331
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	2.0	100	20,000
Total Estimated Land Improvements True Cash Value =					28,596

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+10 Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 761 SF Floor Area = 1595 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	123.73	-11.56	0.00	761	85,361
1	Story Siding	Overhang	41.26	0.00	0.00	73	3,012

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	37.30	147	5,483
WGEP (1 Story), Standard	46.86	87	4,077
CPP, Standard	28.54	24	685

(17) Garages

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

Base Cost	24.56	272	6,680
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 167,298

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 100,379
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 170,644

2018 Est. T.C.V. 006-131-049-00 = 649,240

Est. TCV/Total Floor Area = 407.05, Most recent sale 10/31/2011 for 650,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
300,100	300,100	300,100	287,161	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	24,500	0	6,030	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
324,600	324,600	324,600	293,191	293,191	0	

45-006-131-050-00 2018 Est. T.C.V. OLSON JOHN D ET AL
 Property Class: 401 7573 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	48.96	266.91	1.2840	1.0000	4500	100		282,885
49 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								282,885

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	148	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 CD Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 924 SF Floor Area = 924 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.33	-8.95	0.00	924	47,475

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	11.17	192	2,145
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County Multiplier = 1.39 => Cost New = 84,178

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 46,298
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 78,706

2018 Est. T.C.V. 006-131-050-00 = 366,591

Est. TCV/Total Floor Area = 396.74, Most recent sale 02/08/1995 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
169,500	169,500	169,500	80,058	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	13,800	0	0	1,681	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
183,300	183,300	183,300	81,739	81,739	0

45-006-131-050-10	2018 Est. T.C.V.	SALISBURY RESORT LLC
Property Class: 401		7589 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	62.00	48.00	1.0000	1.0000	500	100		31,000
62 Actual Front Feet, 0.07 Total Acres								Total Est. Land Value = 31,000

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 2 STORY Cls C Blt 1920

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 720 SF Floor Area = 1440 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Stone	Basement	131.78	0.00	0.00	720	94,882

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 760.00 1 760

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard 8.68 384 3,333

County Multiplier = 1.39 => Cost New = 153,595

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 84,477
ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 118,268

2018 Est. T.C.V. 006-131-050-10 = 154,268

Est. TCV/Total Floor Area = 107.13, Most recent sale 01/15/1991 for 75,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,600	77,600	77,600	71,247	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	0	1,496	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,100	77,100	77,100	72,743	72,743	0	

45-006-131-051-00 2018 Est. T.C.V. SEXTON FAMILY COTTAGE LLC
 Property Class: 401 7581 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	* Factors *		Rate	%Adj.	Reason	Value
			Front	Depth				
GROUP B 4500	52.31	66.00	1.2546	1.0000	4500	100		295,320
52 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =								295,320

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 Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 980 SF Floor Area = 1463 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.49	-9.83	0.00	336	19,374
1.75	Story Siding	Crawl Space	98.00	-9.83	0.00	644	56,781

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.30	100	830
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County Multiplier = 1.39 => Cost New = 125,163

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 75,098
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 127,666

2018 Est. T.C.V. 006-131-051-00						=	427,986
Est. TCV/Total Floor Area = 292.54							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
197,000	197,000	197,000	181,861	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	17,000	0	3,819	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
214,000	214,000	214,000	185,680	185,680	0		

45-006-131-052-00	2018 Est. T.C.V.	SEXTON RICHARD E
Property Class: 401		7577 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4131.4131 DUNE HWY

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S DUNE LK VIEW	55.40	157.26	1.0000	1.0000	500	100		27,700
55 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 27,700

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	68	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 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,554

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1935

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 836 SF Floor Area = 1672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	110.14	-12.26	0.00	836	81,828

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	16.43	72	1,183
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(16) Deck/Balcony

Treated Wood, Standard	7.70	132	1,016
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County Multiplier = 1.39 => Cost New = 135,375

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 115,069
ECF (4131 DUNE HIGHWAY AREAS) 1.400 => TCV of Bldg: 1 = 161,096

2018 Est. T.C.V. 006-131-052-00 = 194,350

Est. TCV/Total Floor Area = 116.24

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
97,800	97,800	97,800	95,148	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-600	0	1,998	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
97,200	97,200	97,200	97,146	97,146	0	

45-006-131-053-00 2018 Est. T.C.V. WOODWARD SUSAN J
 Property Class: 401 7627 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	250.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								450,000

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	48	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 CD Blt 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1282 SF Floor Area = 3212 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	88.86	-9.85	0.00	634	50,092
3	Story Siding	Slab	120.85	-9.85	0.00	648	71,928

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	1975.00	1	1,975
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Direct-Vented Gas	925.00	1	925

(16) Porches

CGEP (1 Story), Standard	45.24	90	4,072
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(16) Deck/Balcony

Treated Wood, Standard	7.46	128	955
Wood Balcony	15.00	128	1,920
Wood Balcony	15.00	96	1,440

County Multiplier = 1.39 =>

Cost New = 194,832

Notes: MAIN RESIDENCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 126,641
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 215,289

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 420 SF Floor Area = 420 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.36	-11.72	0.66	420	21,546

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

Appliance Allowance	1235.00	1	1,235
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County Multiplier = 1.39 =>

Cost New = 31,666

Notes: BLUE INN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 85/100/100/46.8, Depr.Cost = 14,804
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 25,166

Cost Est. for Res. Bldg: 3 Single Family 2 STORY Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 512 SF Floor Area = 1024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	91.67	-11.16	1.31	512	41,892

Parcel Number: 45-006-131-053-00

Page: 2

Other Additions/Adjustments	Rate	Size	Cost
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Direct-Vented Gas	725.00	1	725
(16) Porches			
CGEP (1 Story), Standard	42.29	96	4,060
County Multiplier = 1.39 =>		Cost New =	66,597
Notes: COTTAGE			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/ 85/100/100/46.8,		Depr.Cost =	31,134
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 3 =			52,928

2018 Est. T.C.V. 006-131-053-00		=	748,383
Est. TCV/Total Floor Area = 160.74			
2017 Assessed	MBOR	S.E.V.	Base for Cap
355,600	355,600	355,600	235,730
			C.P.I.
			2.10
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	18,600	0	4,950
			Losses
			0
2018 Assessed	MBOR	S.E.V.	Capped
374,200	374,200	374,200	240,680
			->Taxable<-
			240,680
			PRE/MBT
			129,967

45-006-131-054-00 2018 Est. T.C.V. JACKSON LARY D & SARAH R
 Property Class: 401 7667 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	55.40	300.00	1.2296	1.0000	4500	100		306,545
55 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =								306,545

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1576 SF Floor Area = 2402 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	71.66	-8.66	0.00	1000	63,000
2	Story Siding	Crawl Space	98.54	-8.66	0.00	576	51,771

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: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

CGEP (1 Story), Standard	36.11	160	5,778
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(16) Deck/Balcony

Treated Wood, Standard	6.78	256	1,736
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(17) Garages

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

Base Cost	25.85	240	6,204
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 199,184

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 133,454

Separately Depreciated Items:

Square footage # 2 is depreciated at 97 %Good... Base Cost Was = 51,771
 County Multiplier = 1.39 => Cost New = 71,962
 Phy/Ab.+hy/Func/Econ/Comb.%Good= 30/100/100/100/30.0, Depr.Cost = 21,588

(16) Deck/Balcony

Treated Wood w/Roof, Standard	28.30	40	1,132
County Multiplier = 1.39 =>			Cost New = 1,573
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,			Depr.Cost = 1,526

Total Depreciated Cost = 156,568

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 266,166

2018 Est. T.C.V. 006-131-054-00 = 572,711

Est. TCV/Total Floor Area = 238.43

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
277,100	277,100	277,100	165,895	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	9,300	0	0	3,483	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
286,400	286,400	286,400	169,378	169,378	0	

45-006-131-055-00 2018 Est. T.C.V. SMITH RICHARD K JR TRUST
 Property Class: 401 7161 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	400.00	0.9074	1.0000	4500	100		408,330
GROUP B 4500	32.00	400.00	0.9074	1.0000	4500	50	SURPLUS: ZONING 100 ft	65,333
132 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								473,663

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 1994

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2014 SF Floor Area = 2518 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	83.44	-10.14	2.34	2014	152,339

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	35.12	80	2,810
WPP, Standard	8.63	612	5,282

(17) Garages

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

Base Cost	21.10	576	12,154
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 270,166

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 216,132
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 367,425

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1964

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 660 SF Floor Area = 660 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.25	-9.78	0.00	660	36,610

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Appliance Allowance	1415.00	1	1,415
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(16) Porches

CPP, Standard	30.25	20	605
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County Multiplier = 1.39 => Cost New = 54,572

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 35,472

Separately Depreciated Items:

Parcel Number: 45-006-131-055-00

Page: 2

(17) Garages

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

Base Cost	13.80	903	12,461
Mechanical Doors	350.00	1	350
County Multiplier = 1.39 =>		Cost New =	17,808
Phy/Ab.Phy/Func/Econ/Comb.%Good= 42/100/100/100/42.0,		Depr.Cost =	7,479
		Total Depreciated Cost =	42,951
ECF (4610 LITTLE GLEN AREA LAKEFRONT)	1.700 =>	TCV of Bldg: 2 =	73,017

2018 Est. T.C.V. 006-131-055-00	=	921,605
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Est. TCV/Total Floor Area = 290.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
458,200	458,200	458,200	282,978	2.10		
2018 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	2,600	0	0	5,942	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
460,800	460,800	460,800	288,920	288,920	231,136	

45-006-131-055-10 2018 Est. T.C.V. BRATT DAVID CHARLES
 Property Class: 401 7179 S DUNE HWY
 Map #: 63 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	70.00	200.00	1.1330	1.0000	4500	100		356,883
70 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								356,883

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	3000	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 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1546 SF Floor Area = 1546 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.53	-8.71	0.00	1546	83,206

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

Treated Wood, Standard	8.40	96	806
Treated Wood, Standard	6.13	616	3,776

(17) Garages

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

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

County Multiplier = 1.39 => Cost New = 150,964

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 98,126
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 166,815

2018 Est. T.C.V. 006-131-055-10 = 528,698

Est. TCV/Total Floor Area = 341.98

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
253,100	253,100	253,100	161,548	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	11,200	0	0	3,392	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
264,300	264,300	264,300	164,940	164,940	164,940	

45-006-131-057-00 2018 Est. T.C.V. MARTLEW JEFFREY L & VIRGINIA L
 Property Class: 401 7647 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	50.03	360.00	1.2743	1.0000	4500	100		286,888
50 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								286,888

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 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 1940

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1144 SF Floor Area = 1716 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Pine Logs	Basement	104.56	0.00	0.00	1144	119,617

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	37.75	66	2,492
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(16) Deck/Balcony

Treated Wood, Standard	7.45	312	2,324
Treated Wood, Standard	8.54	140	1,196
Treated Wood, Standard	24.20	12	290

(17) Garages

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

Base Cost	23.08	580	13,386
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 221,649

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 199,484

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 339,123

2018 Est. T.C.V. 006-131-057-00 = 633,511

Est. TCV/Total Floor Area = 369.18

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
288,300	288,300	288,300	176,270	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
20,300	8,200	20,300	3,701	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
316,800	316,800	316,800	200,271	200,271	200,271	

45-006-131-058-00 2018 Est. T.C.V. CAWOOD WILLIAM E & JULIA A
 Property Class: 401 7637 S DUNE HWY
 Map #: 65 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	50.03	350.00	1.2743	1.0000	4500	100		286,888
50 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								286,888

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1256 SF Floor Area = 1256 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.56	-9.20	0.00	1256	69,532

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	24.75	32	792
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(17) Garages

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

Base Cost	15.47	768	11,881
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 131,932

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 79,159
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 134,571

2018 Est. T.C.V. 006-131-058-00 = 421,459

Est. TCV/Total Floor Area = 335.56, Most recent sale 12/02/2014 for 352,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
193,700	193,700	193,700	173,859	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	17,000	0	0	3,651	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
210,700	210,700	210,700	177,510	177,510	0	

45-006-131-059-00	2018 Est. T.C.V.	DEERING PAUL M TRUST
Property Class: 401		7545 S DUNE HWY
Map #: 65	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 3800	50.00	174.24	1.2311	1.0000	3800	100		233,917
50 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 233,917

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554
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 =					5,554

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.49	-8.98	0.00	912	46,977

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

Well, 200 Feet 4675.00 1 4,675
1000 Gal Septic 2895.00 1 2,895

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415

(16) Deck/Balcony

Treated Wood,Standard 6.02 493 2,968

County Multiplier = 1.39 => Cost New = 82,788

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 74,510
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 126,666

2018 Est. T.C.V. 006-131-059-00 = 366,137

Est. TCV/Total Floor Area = 401.47, Most recent sale 12/08/1972 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
183,500	183,500	183,500	70,362	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	1,477	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
183,100	183,100	183,100	71,839	71,839	71,839	

45-006-132-003-00 2018 Est. T.C.V. MOLNAR JENNIFER Y TRUST
 Property Class: 401 8257 W DAY FOREST RD
 Map #: 66 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 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: Asphalt Paving	1.42	1.00	2386	0	0
D/W/P: Patio Blocks	6.84	1.00	360	0	0
Fencing: Wd, Split, 2 Rail	7.04	1.00	180	50	634
Dock: Light posts	18.00	1.00	270	50	2,430
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 =					13,064

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1926

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1208 SF Floor Area = 1806 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	78.85	-11.69	0.00	1208	81,129
1	Story Siding	Overhang	42.86	0.00	0.00	598	25,630

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
2 Fixture Bath	2350.00	1	2,350
Separate Shower	1390.00	1	1,390

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100

(16) Porches

WPP, Standard	9.34	481	4,493
WPP, Standard	20.02	56	1,121

(16) Deck/Balcony

Treated Wood, Standard	9.88	81	800
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(17) Garages

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

Base Cost	23.24	797	18,522
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 217,314

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 152,120
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 258,603

2018 Est. T.C.V. 006-132-003-00 = 791,667

Est. TCV/Total Floor Area = 438.35, Most recent sale 09/29/2008 for 1,050,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
411,800	411,800	411,800	389,282	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-16,000	0	0	6,518	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
395,800	395,800	395,800	397,456	395,800	0	

