

45-006-134-001-10 2018 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701
 Map #: 69 GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			60.627		Acres	4,325	100	262,195
		60.63	Total Acres				Total Est. Land Value =	262,195

2018 Est. T.C.V. 006-134-001-10								=	0
Est. TCV/Total Floor Area =	0.00								
2017 Assessed	MBOR	S.E.V.			Base for Cap		C.P.I.		
0	0	0			0		2.10		
2018	New	Eq. Adjustment	Loss		Additions		Tax Adjustment	Losses	
0	0	0	0		0		0	0	
2018 Assessed	MBOR	S.E.V.			Capped		->Taxable<-	PRE/MBT	
Tentative	Tentative	Tentative			Tentative		Tentative	Tentative	

45-006-134-003-01 2018 Est. T.C.V. PFEIFER FRANK W & MARIE L TR
 Property Class: 401 7097 S GLEN LAKE RD
 Map #: 69 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	500.00	0.9831	1.0000	4500	100		442,381
GROUP D 4500/	5.00	500.00	0.9831	1.0000	4500	50	SURPLUS: ZONING 100 ft	11,060
105 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								453,440

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.75	1.00	60	50	382
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 =					5,382

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+10 Blt 1990

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 920 SF Floor Area = 1840 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	118.79	0.00	0.00	920	109,287

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	12.00	150	1,800
WPP, Standard	13.27	120	1,592

(16) Deck/Balcony

Wood Balcony	17.50	32	560
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(17) Garages

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

Base Cost	24.93	462	11,518
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 191,781

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 153,425

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 = 156,275

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 289,108

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1990

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

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 14.75

(10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100%
 Adjusted Square Foot Cost for Upper Floors = 13.15

45-006-134-005-00 2018 Est. T.C.V. WHITESIDE NATHANIEL H III TRUST &
 Property Class: 401 7016 S GLEN LAKE RD
 Map #: 69 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	200.00	373.17	0.7657	1.0000	2800	100		428,770
GLENRD DVD&BLUF	14.45	373.17	0.7657	1.0000	2800	50	SURPLUS: ZONING 100 ft	15,489
214 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =								444,259

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 BC Blt 1930

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1783 SF Floor Area = 1783 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	74.01	0.00	1.85	1140	86,480
1	Story Siding	Crawl Space	74.01	-10.49	1.85	643	42,033

Other Additions/Adjustments

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630

(16) Porches

WPP, Standard	Rate	Size	Cost
WPP, Standard	8.50	738	6,273
WPP, Standard	9.08	510	4,631

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
Treated Wood, Standard	11.90	48	571

(17) Garages

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

Base Cost	Rate	Size	Cost
Base Cost	26.05	360	9,378
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 237,205

Notes: 7001-WHITE HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,

Depr.Cost = 177,904

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
Basement Recreation Finish	13.50	1088	14,688

County Multiplier = 1.39 =>

Cost New = 20,416

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,

Depr.Cost = 10,208

Total Depreciated Cost = 188,112

ECF (4134 BIG GLEN)

1.850 => TCV of Bldg: 1 = 348,007

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C+5 Blt 1930

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2109 SF Floor Area = 2109 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.92	-8.42	2.01	409	23,113
1	Story Siding	Basement	62.92	0.00	2.01	1700	110,381

Other Additions/Adjustments

Parcel Number: 45-006-134-005-00	Rate	Size	Cost
Parcel Number: 45-006-134-005-00			Page: 2

(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: Prefab 1 Story	2200.00	1	2,200
(16) Porches			
WPP, Standard	15.67	83	1,301
(16) Deck/Balcony			
Treated Wood, Standard	6.40	448	2,867
Treated Wood, Standard	7.88	121	953
(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.93	586	9,335
Mechanical Doors	325.00	2	650
County Multiplier = 1.39 =>		Cost New =	228,043
Notes: 7016-BROWN HSE ACROSS ST			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =	148,228
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 =			274,222

Cost Est. for Res. Bldg: 3 Single Family GARAGE Cls C Blt 0

(11) Heating System: No Heating/Cooling							
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.							
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Other Additions/Adjustments			Rate			Size	Cost
(17) Garages							
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost			24.23			280	6,784
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost			16.54			660	10,916
Mechanical Doors			350.00			2	700
County Multiplier = 1.39 =>						Cost New =	25,577
Lump Sum Item(s):							
WOOD STRG LEANTO 14*20 GAR ATT			6.00			80.0	379
Notes: 7016 HOUSE GARAGES (2)							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,						Depr.Cost =	16,872
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 =							31,212

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls C Blt 0

(11) Heating System: Forced Heat & Cool							
Ground Area = Size for Rates = 1182 SF Floor Area = 1182 SF.							
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.20	-9.36	1.92	1182	68,272
Other Additions/Adjustments			Rate			Size	Cost
(13) Plumbing							
Average Fixture(s)			760.00			1	760
3 Fixture Bath			2400.00			1	2,400
(14) Water/Sewer							
Well, 50 Feet			1575.00			1	1,575
1000 Gal Septic			3085.00			1	3,085
(16) Porches							
WPP, Standard			7.10			779	5,531
(16) Deck/Balcony							
Treated Wood, Standard			8.92			76	678
Parcel Number: 45-006-134-005-00							

45-006-134-007-00	2018 Est. T.C.V.	DALY SUSAN & DALY BROOKE J/T
Property Class: 402		S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK LOT\$725/FF	100.00	359.01	1.0000	1.0000	725	100		72,500
BACK LOT\$725/FF	44.01	359.01	1.0000	1.0000	725	50	SURPLUS: ZONING 100 ft	15,954
144 Actual Front Feet, 1.19 Total Acres								Total Est. Land Value = 88,454

2018 Est. T.C.V. 006-134-007-00 = 88,454

Est. TCV/Total Floor Area = 17.43, Most recent sale 05/18/2011 for 300,000

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

45-006-134-007-50	2018 Est. T.C.V.	JOHNSON HARVEY C & AMELIA D &
Property Class: 402		S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK LOT\$725/FF	100.00	200.00	1.0000	1.0000	725	100		72,500
BACK LOT\$725/FF	40.00	200.00	1.0000	1.0000	725	50	SURPLUS: ZONING 100 ft	14,500
140 Actual Front Feet, 0.64 Total Acres								Total Est. Land Value = 87,000

2018 Est. T.C.V. 006-134-007-50 = 87,000

Est. TCV/Total Floor Area = 68.40, Most recent sale 05/16/2011 for 300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
43,500	43,500	43,500	43,500	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-134-007-60	2018 Est. T.C.V.	BAAD TRUST
Property Class: 402		S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK LOT\$725/FF	100.00	309.35	1.0000	1.0000	725	100		72,500
BACK LOT\$725/FF	35.01	309.35	1.0000	1.0000	725	50	SURPLUS: ZONING 100 ft	12,691
135 Actual Front Feet, 0.96 Total Acres								Total Est. Land Value = 85,191

2018 Est. T.C.V. 006-134-007-60 = 85,191

Est. TCV/Total Floor Area = 66.97, Most recent sale 05/18/2011 for 300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
42,600	42,600	42,600	42,600	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-134-007-70	2018 Est. T.C.V.	KNIGHT CHARLES F
Property Class: 402		7169 S GLEN LAKE RD
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK LOT\$725/FF	100.00	342.66	1.0000	1.0000	725	100		72,500
BACK LOT\$725/FF	44.12	342.66	1.0000	1.0000	725	50	SURPLUS: ZONING 100 ft	15,994
144 Actual Front Feet, 1.13 Total Acres								Total Est. Land Value = 88,494

2018 Est. T.C.V. 006-134-007-70 = 88,494

Est. TCV/Total Floor Area = 69.57, Most recent sale 08/25/2014 for 82,000

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

45-006-134-009-00 2018 Est. T.C.V. DOUGAL CYNTHIA B REV TRUST
 Property Class: 401 7213 S GLEN LAKE RD
 Map #: 69 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	262.81	0.7529	1.0000	4500	100		338,804
GROUP D 4500/	125.00	262.81	0.7529	1.0000	4500	50	SURPLUS: ZONING 100 ft	211,753
225 Actual Front Feet, 1.36 Total Acres Total Est. Land Value =								550,557

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1064 SF Floor Area = 1568 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.62	-9.62	0.00	1008	75,600
1	Story Siding	Slab	66.47	-11.64	0.00	56	3,070

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

CGEP (1 Story), Standard	26.33	403	10,611
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(16) Deck/Balcony

Treated Wood, Standard	7.45	150	1,118
Treated Wood, Standard	6.79	252	1,711

(16) Breezeways

Frame Wall, Finished	27.75	49	1,360
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(17) Garages

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

Base Cost	20.62	399	8,227
Mechanical Doors	350.00	2	700

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

Base Cost	22.43	330	7,402
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 171,643

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	94,404
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 =		174,647

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1930

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 240 SF Floor Area = 240 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.35	-14.38	1.92	240	17,494

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

Appliance Allowance	1915.00	1	1,915
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45-006-134-015-31 2018 Est. T.C.V. ROBINSON ANDREW & ELIZABETH
 Property Class: 401 7366 S GLEN LAKE RD
 Map #: 69 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	812.31	0.8620	1.0000	2800	100		241,371
GLENRD DVD&BLUF	52.83	812.31	0.8620	1.0000	2800	50	SURPLUS: ZONING 100 ft	63,758
153 Actual Front Feet, 2.85 Total Acres Total Est. Land Value =								305,129

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	6.02	1.00	860	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 1981

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2775 SF Floor Area = 3892 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	83.56	-9.59	0.00	2775	205,267
1	Story Siding	Overhang	43.82	0.00	0.00	23	1,008
2	Story Siding	Overhang	88.79	0.00	0.00	200	17,758

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
2 Fixture Bath	3100.00	1	3,100

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

CGEP (1 Story), Standard	80.82	56	4,526
WCP (1 Story), Standard	20.30	563	11,429

(16) Deck/Balcony

Treated Wood, Standard	7.20	563	4,054
Treated Wood, Standard	8.70	156	1,357

(17) Garages

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

Base Cost	30.89	673	20,789
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 416,565

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 291,596
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 539,452

2018 Est. T.C.V. 006-134-015-31 = 847,081

Est. TCV/Total Floor Area = 217.65, Most recent sale 08/18/2016 for 841,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
425,500	425,500	425,500	425,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,000	0	-2,000	0		
2018 Assessed Tentative	MBOR Tentative	S.E.V. Tentative	Capped Tentative	->Taxable<- Tentative	PRE/MBT Tentative	

45-006-134-015-41 2018 Est. T.C.V. DUNN EDWIN R & KATHLEEN L
 Property Class: 401 7394 S GLEN LAKE RD
 Map #: 69 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	739.33	0.8739	1.0000	2800	100		244,679
GLENRD DVD&BLUF	47.00	739.33	0.8739	1.0000	2800	50	SURPLUS: ZONING 100 ft	57,500
147 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =								302,179

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 BC Blt 1982

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1674 SF Floor Area = 2736 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	104.96	-10.68	0.00	1310	123,507
1	Story Siding	Crawl Space	74.71	-10.68	0.00	364	23,307
1	Story Siding	Overhang	40.47	0.00	0.00	80	3,238

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: Prefab 2 Story	4275.00	1	4,275

(16) Porches

CCP (1 Story), Standard	34.87	80	2,790
CSEP (1 Story), Standard	28.49	210	5,983

(16) Deck/Balcony

Treated Wood, Standard	8.01	192	1,538
Treated Wood, Standard	8.22	168	1,381

County Multiplier = 1.39 => Cost New = 253,290

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 177,303
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 328,010

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 512 SF Floor Area = 512 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	96.99	-18.06	0.00	512	40,412

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
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(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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County Multiplier = 1.39 => Cost New = 61,358

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 55,222
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 102,160

2018 Est. T.C.V. 006-134-015-41 = 737,349

Est. TCV/Total Floor Area = 227.02

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

Parcel Number: 45-006-134-015-41

Page: 2

45-006-134-016-00	2018 Est. T.C.V.	WRIGHT MICHAEL R TRUST
Property Class: 402		S ASHLAND AVE
Map #: 69	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	100.00	450.00	1.0000	1.0000	1400	100		140,000
ASHLAND 1400	52.00	450.00	1.0000	1.0000	1400	50	SURPLUS: ZONING 100 ft	36,400
152 Actual Front Feet, 1.57 Total Acres								Total Est. Land Value = 176,400

2018 Est. T.C.V. 006-134-016-00 = 176,400

Est. TCV/Total Floor Area = 54.31, Most recent sale 09/20/1990 for 56,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
88,200	88,200	88,200	36,922	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	775	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-134-018-00 2018 Est. T.C.V. DURKEE NORMA W TRUST
 Property Class: 401 7408 S GLEN LAKE RD
 Map #: 69 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	82.69	574.20	1.0688	1.0000	2800	100		247,459
83 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								247,459

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1395 SF Floor Area = 1395 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	55.86	-8.03	0.00	1395	66,723

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEP (1 Story), Standard	26.49	180	4,768
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(16) Deck/Balcony

Treated Wood, Standard	9.35	60	561
Treated Wood, Standard	6.20	353	2,189

(17) Garages

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

Base Cost	18.20	480	8,736
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 132,907

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 79,744
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 147,527

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 402 SF Floor Area = 402 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.22	-14.37	0.00	402	28,482

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

Treated Wood, Standard	8.30	100	830
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County Multiplier = 1.39 => Cost New = 44,462

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 26,677
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 49,352

45-006-134-020-00 2018 Est. T.C.V. RAINES JOHN C REV FAMILY TRUST
 Property Class: 401 7283 S ASHLAND AVE
 Map #: 69 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	100.00	321.47	1.0000	1.0000	1400	100		140,000
ASHLAND 1400	66.67	321.47	1.0000	1.0000	1400	50	SURPLUS: ZONING 100 ft	46,667
167 Actual Front Feet, 1.23 Total Acres Total Est. Land Value =								186,667

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(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	Basement	59.72	0.00	0.00	1248	74,531
1	Story Siding	Crawl Space	59.72	-8.36	0.00	144	7,396
1	Story Siding	Crawl Space	59.72	-8.36	0.00	96	4,931

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

2 Fixture Bath	1600.00	1	1,600
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CSEP (1 Story), Standard	23.45	288	6,754
CGEP (1 Story), Standard	40.96	120	4,915
CGEP (1 Story), Standard	40.96	120	4,915
WCP (1 Story), Basement	64.80	32	2,074
WCP (1 Story), Standard	54.24	24	1,302

County Multiplier = 1.39 =>

Cost New = 166,996

Notes: MAIN HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	91,848
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 =		169,919

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1960

(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	Basement	63.90	0.00	0.00	432	27,605
1	Story Siding	Slab	63.90	-11.33	0.00	288	15,140

Other Additions/Adjustments

	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	9.10	280	2,548
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(16) Deck/Balcony

Roof Cover Only, Standard	17.30	56	969
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(16) Breezeways

Parcel Number: 45-006-134-020-00

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45-006-134-022-00 2018 Est. T.C.V. FORNOWSKI RONALD E TRUST
 Property Class: 401 7418 S GLEN LAKE RD
 Map #: 70,69 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	408.50	0.9311	1.0000	2800	100		260,705
GLENRD DVD&BLUF	22.63	408.50	0.9311	1.0000	2800	50	SURPLUS: ZONING 100 ft	29,499
123 Actual Front Feet, 1.15 Total Acres Total Est. Land Value =								290,204

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	3500	0	0
Shed: Wood Frame	14.13	1.00	120	50	848
Shed: Wood Frame	12.38	1.00	200	50	1,238
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 =					9,586

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1994

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3175 SF Floor Area = 3203 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.98	0.00	1.85	3175	224,885
1	Story Siding	Overhang	37.34	0.00	0.00	28	1,046

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	11.20	90	1,008

(9) Basement Finish			
Basement Recreation Finish	13.50	1587	21,425
Walk out Basement Door(s)	1025.00	2	2,050

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

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100

(16) Porches			
WPP, Standard	10.67	310	3,308
WPP, Standard	8.50	737	6,265

(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	24.26	728	17,661
Automatic Doors	425.00	1	425
Storage area over garage	4.50	728	3,276

(17) Basement Garages			
Basement Garage: 2 Car	2575.00	1	2,575
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 425,101

Notes: 2002 ADDITION & DETACHED GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 340,080
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 629,149

2018 Est. T.C.V. 006-134-022-00 = 928,939

Est. TCV/Total Floor Area = 290.02, Most recent sale 06/08/1993 for 92,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
466,700	466,700	466,700	246,075	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	5,167	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

Parcel Number: 45-006-134-022-00

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45-006-134-023-00 2018 Est. T.C.V. JENNINGS ROSWELL D TRUST
 Property Class: 401 7446 S GLEN LAKE RD
 Map #: 70 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	200.00	435.00	0.7846	1.0000	2800	100		439,367
200 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								439,367

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C+10 Blt 1990

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1174 SF Floor Area = 2054 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	104.27	0.00	3.70	1174	126,757

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

Basement Recreation Finish	11.45	300	3,435
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	43.22	40	1,729
WCP (1 Story), Standard	34.80	60	2,088
WPP, Standard	14.97	96	1,437
WCP (1 Story), Standard	60.39	20	1,208

(17) Garages

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

Base Cost	22.65	576	13,046
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.39 =>

Cost New = 235,827

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	176,870
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 =		327,210

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1940

(11) Heating System: Space Heater

Ground Area = Size for Rates = 1240 SF Floor Area = 1240 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	57.01	-12.00	-2.85	1240	52,278

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

2 Fixture Bath	1325.00	1	1,325
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(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (1 Story), Standard	20.69	340	7,035
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Parcel Number: 45-006-134-023-00

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45-006-134-027-00 2018 Est. T.C.V. KNIGHT CHARLES F & JOANNE P
 Property Class: 401 7252 S ASHLAND AVE
 Map #: 69 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4134.4134 BIG GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASHLAND 1400	200.00	498.13	1.0000	1.0000	1400	100		280,000
ASHLAND 1400	30.86	498.13	1.0000	1.0000	1400	50	SURPLUS: ZONING 100 ft	21,602
ACREAGE TABLE 4134			2.614	Acres	45,000	100		117,630
231 Actual Front Feet, 5.25 Total Acres Total Est. Land Value =								419,232

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	128	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	3.0	100	30,000
Total Estimated Land Improvements True Cash Value =					30,000

Cost Est. for Res. Bldg: 1 Single Family 3 STORY Cls B Blt 0

(11) Heating System: Forced Air w/ Ducts , Air Conditioning

Ground Area = Size for Rates = 2818 SF Floor Area = 4589 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Basement	169.63	0.00	18.59	196	36,891
2	Story Siding	Basement	124.73	0.00	13.67	1311	181,442
1	Story Siding	Basement	80.98	0.00	6.84	1311	115,132
1	Story Siding	Overhang	43.75	0.00	0.00	36	1,575
1	Story Siding	Overhang	43.75	0.00	0.00	32	1,400

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	15.95	1507	24,037

(13) Plumbing			
3 Fixture Bath	4650.00	2	9,300

(14) Water/Sewer			
Well, 150 Feet	4475.00	1	4,475
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125

(16) Porches			
WPP, Standard	22.30	50	1,115

(17) Garages

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

Base Cost	32.91	484	15,928
Automatic Doors	500.00	1	500

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

Base Cost	25.55	1317	33,649
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 606,902

Notes: MAIN HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	485,521
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 =		898,215

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls B Blt 1985

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1078 SF Floor Area = 1078 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	93.56	-15.67	0.00	1078	83,965

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650

(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050

Parcel Number: 45-006-134-027-00

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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
County Multiplier = 1.39 =>		Cost New =	148,230
Notes: STUDIO/GUEST HOUSE			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,		Depr.Cost =	118,584
ECF (4134 BIG GLEN)	1.850 => TCV of Bldg: 2 =		219,381

Cost Est. for Res. Bldg: 3	Single Family	1 STORY	Cls B	Blt	0		
(11) Heating System: Forced Air w/ Ducts							
Ground Area = Size for Rates = 384 SF Floor Area = 384 SF.							
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	122.53	-19.78	0.00	384	39,456
Other Additions/Adjustments			Rate			Size	Cost
(15) Built-Ins & Fireplaces							
Appliance Allowance		4125.00				1	4,125
County Multiplier = 1.39 =>				Cost New =			60,578
Notes: GAZEBO							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,				Depr.Cost =			57,549
ECF (4134 BIG GLEN)		1.850 => TCV of Bldg: 3 =					106,465

Cost Est. for Res. Bldg: 4	Single Family	1 STORY	Cls B	Blt	2006		
(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	120.51	-19.56	0.00	420	42,399
Other Additions/Adjustments			Rate			Size	Cost
(13) Plumbing							
3 Fixture Bath		4650.00				-1	-4,650
No Plumbing		-8350.00				1	-8,350
(15) Built-Ins & Fireplaces							
Appliance Allowance		4125.00				1	4,125
County Multiplier = 1.39 =>				Cost New =			46,598
Notes: STUDIO IN HILL							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,				Depr.Cost =			44,268
ECF (4134 BIG GLEN)		1.850 => TCV of Bldg: 4 =					81,897

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

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

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0.00

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

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

Total Floor Area: 0	Base Cost New of Upper Floors =	0
	Reproduction/Replacement Cost =	0
Eff.Age:0	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/0 /0 /0.0	
	Total Depreciated Cost =	0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
Parcel Number: 45-006-134-027-00					Page: 3

45-006-134-028-00 2018 Est. T.C.V. RIVA INVESTMENTS LLC
 Property Class: 401 7547 S GLEN LAKE RD
 Map #: 70 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	400.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	7.50	1.00	60	50	225
Dock: Light posts	19.57	1.00	780	50	7,632

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					17,357

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1939

(11) Heating System: Electric Wall Heat

Ground Area = Size for Rates = 879 SF Floor Area = 1758 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	108.97	0.00	-5.25	879	91,170

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	2400.00	1	2,400

(14) Water/Sewer

Well, 100 Feet	Rate	Size	Cost
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
	1915.00	1	1,915

(16) Porches

WPP, Standard	Rate	Size	Cost
WPP, Standard	9.72	261	2,537
WSEP (1 Story), Standard	11.83	156	1,845
WPP, Standard	38.12	76	2,897
WPP, Standard	11.86	155	1,838

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
	7.05	200	1,410

(17) Garages

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

	Rate	Size	Cost
Base Cost	14.55	2078	30,235
Automatic Doors	375.00	1	375
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 200,567

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 110,312

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
	11.45	457	5,233

County Multiplier = 1.39 => Cost New = 7,273

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,637

Total Depreciated Cost = 113,948

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 210,805

2018 Est. T.C.V. 006-134-028-00 = 678,162

Est. TCV/Total Floor Area = 385.76, Most recent sale 12/16/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
339,800	339,800	339,800	302,089	2.10

2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-700	0	0	6,343	0

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

Parcel Number: 45-006-134-028-00

45-006-134-034-00 2018 Est. T.C.V. RIVARD KURT A & SALLY B
 Property Class: 401 7658 S GLEN LAKE RD
 Map #: 70 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	344.12	0.7860	1.0000	2800	100		220,069
GLENRD DVD&BLUF	99.00	334.12	0.7860	1.0000	2800	50	SURPLUS: ZONING 100 ft	108,934
199 Actual Front Feet, 1.55 Total Acres Total Est. Land Value =								329,004

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	16.80	1.00	48	50	403
Shed: Wood Frame	12.82	1.00	180	50	1,154
Dock: Light posts	25.61	1.00	514	50	6,582
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 =					13,139

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1994

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.09	0.00	0.00	2555	179,080
1	Story Siding	Overhang	37.78	0.00	0.00	157	5,931

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	2	7,050

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	2	8,200

(16) Deck/Balcony

Treated Wood,Standard	6.90	1141	7,873
Treated Wood,Standard	7.63	268	2,045
Treated Wood,Standard	11.55	50	578
Treated Wood,Standard	7.42	320	2,374

(17) Garages

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

Base Cost	24.38	720	17,554
Automatic Doors	425.00	2	850

(17) Basement Garages

Basement Garage: 2 Car	2575.00	1	2,575
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 341,787

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 290,519

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	2075	28,013
County Multiplier = 1.39 =>			Cost New = 38,937
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 19,469

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 = 312,897

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 578,860

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls BC Blt 2006
 Parcel Number: 45-006-134-034-00 Page: 2

45-006-134-035-01 2018 Est. T.C.V. WORTHINGTON CYNTHIA K TRUST
 Property Class: 401 7682 S GLEN LAKE RD
 Map #: 70 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	355.45	1.0000	1.0000	2800	100		280,000
100 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =								280,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1907

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	48.38	-12.18	0.66	768	28,308
1	Story Siding	Piers	48.38	-12.18	0.66	240	8,846

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

WSEP (1 Story), Standard 16.65 550 9,158

County Multiplier = 1.39 => Cost New = 79,775

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 47,865

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 88,551

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1914

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 446 SF Floor Area = 446 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	60.93	0.00	0.48	446	27,389

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

(16) Porches

WPP, Standard 10.51 169 1,776

County Multiplier = 1.39 => Cost New = 42,986

Notes: ORIGNIALLY THE BOATHOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 25,791

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 47,714

2018 Est. T.C.V. 006-134-035-01 = 418,765

Est. TCV/Total Floor Area = 288.01

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
208,500	208,500	208,500	119,426	2.10

2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
1,400	-500	1,400	2,507	0

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

Parcel Number: 45-006-134-035-01

Page: 2

45-006-134-037-00 2018 Est. T.C.V. CADY FAMILY LLC & FRANCIS FAMILY LL
 Property Class: 401 7842 S GLEN LAKE RD
 Map #: 70 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLENRD DVD&BLUF	100.00	575.00	1.0000	1.0000	2800	100		280,000
100 Actual Front Feet, 1.32 Total Acres Total Est. Land Value =								280,000

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	1800	0	0
D/W/P: Flagstone/Sand	13.55	1.00	60	0	0
D/W/P: 3.5 Concrete	4.04	1.00	140	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1556 SF Floor Area = 3112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	116.59	0.00	0.00	1246	145,271
2	Story Siding	Overhang	82.96	0.00	0.00	310	25,718

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.80	120	1,056

(9) Basement Finish

Basement Recreation Finish	13.50	1246	16,821
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	4	14,100

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275

(16) Porches

CCP (1 Story), Standard	38.19	63	2,406
CSEP (1 Story), Standard	25.95	282	7,318
WPP, Standard	10.82	294	3,181
CCP (1 Story), Standard	36.82	69	2,541

(16) Deck/Balcony

Pine w/Roof, Standard	29.80	54	1,609
Treated Wood, Standard	7.62	270	2,057

(17) Garages

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

Base Cost	36.41	310	11,287
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

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

Base Cost	38.07	282	10,736
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 358,246

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 304,509
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 563,341

2018 Est. T.C.V. 006-134-037-00 = 853,341

Est. TCV/Total Floor Area = 274.21, Most recent sale 07/21/2000 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
428,700	428,700	428,700	377,333	2.10

Parcel Number: 45-006-134-037-00

Page: 2

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,000	0	0	7,923	0
2018 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative		Tentative	Tentative	Tentative

45-006-136-001-10	2018 Est. T.C.V.	BROOKHAVEN LTD
Property Class: 402		S BROOKS RD
Map #: 71	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value F> ACCESS SITE					120000	100		120,000
56 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	120,000

2018 Est. T.C.V. 006-136-001-10 = 120,000

Est. TCV/Total Floor Area = 60.79, Most recent sale 08/14/1989 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
60,000	60,000	60,000	394	2.10				
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	8	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			

45-006-136-002-10 2018 Est. T.C.V. BEAM RENEE E TRUST
 Property Class: 401 6942 S BROOKS RD
 Map #: 71 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	65.00	531.00	1.0000	1.0000	15000	100		975,000
65 Actual Front Feet, 0.79 Total Acres Total Est. Land Value =								975,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	499	0	0
D/W/P: Asphalt Paving	1.86	1.00	8876	0	0
D/W/P: Patio Blocks	9.80	1.00	337	0	0
D/W/P: Flagstone/Sand	13.55	1.00	379	0	0
Dock: Light posts	25.61	1.00	1344	50	17,210

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					34,210

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1998

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1789 SF Floor Area = 2931 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	103.88	0.00	3.25	1523	163,159
1	Story Siding	Overhang	40.04	0.00	0.00	266	10,651

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	11.20	210	2,352
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Jacuzzi Tub	6085.00	1	6,085
Fireplace: Exterior 2 Story	5875.00	1	5,875

(16) Porches

WCP (1 Story), Standard	27.19	153	4,160
WPP, Standard	11.91	216	2,573

(17) Garages

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

Base Cost	28.24	536	15,137
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 323,552

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 275,019

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1233	16,646
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County Multiplier = 1.39 => Cost New = 23,137

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 11,569

Total Depreciated Cost = 286,587

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 530,187

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

(11) Heating System: Forced Heat & Cool

(Heating system cost adjusted in area(s): 1)

Parcel Number: 45-006-136-002-10

Page: 2

45-006-136-005-00 2018 Est. T.C.V. MATHES JOSEPH TRUST &
 Property Class: 401 7152 S BROOKS RD
 Map #: 71 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	380.00	1.0000	1.0000	10000	100		1,000,000
100 Actual Front Feet, 0.87 Total Acres Total Est. Land Value =								1,000,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	50	663
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 1.5 STORY Cls C+10 Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1472 SF Floor Area = 1856 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.22	-9.70	0.00	768	60,303
1	Story Siding	Crawl Space	69.26	-9.70	0.00	320	19,059
1	Story Siding	Basement	69.26	0.00	0.00	384	26,596

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.58	322	2,119
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(16) Breezeways

Frame Wall, Finished	27.75	192	5,328
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County Multiplier = 1.39 => Cost New = 173,931

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 121,752

Separately Depreciated Items:

(17) Garages

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

Base Cost	13.50	1344	18,144
Automatic Doors	375.00	2	750
Storage area over garage	3.95	672	2,654
County Multiplier = 1.39 =>			Cost New = 29,952
Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,			Depr.Cost = 27,257

Total Depreciated Cost = 149,008

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 275,665

2018 Est. T.C.V. 006-136-005-00 = 1,281,811

Est. TCV/Total Floor Area = 690.63

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
641,900	641,900	641,900	262,020	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,000	0	5,502	0		
2018 Assessed Tentative	MBOR Tentative	S.E.V. Tentative	Capped Tentative	->Taxable<- Tentative	PRE/MBT Tentative	

45-006-136-006-00 2018 Est. T.C.V. STEWART EDWARD T TRUST
 Property Class: 401 7158 S BROOKS RD
 Map #: 71 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	325.00	0.8855	1.0000	10000	100		885,467
BIG GLEN B 10K	50.00	325.00	0.8855	1.0000	10000	50	SURPLUS: ZONING 100 ft	221,367
150 Actual Front Feet, 1.12 Total Acres Total Est. Land Value =								1,106,834

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.75	1.00	80	50	430
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 =					2,930

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1957

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1265 SF Floor Area = 1265 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.93	-10.10	0.00	1265	76,950

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	15.04	960	14,438
Automatic Doors	375.00	2	750
Storage area over garage	3.95	960	3,792

County Multiplier = 1.39 => Cost New = 153,825

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 99,986
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 184,974

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1957

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

Ground Area = Size for Rates = 352 SF Floor Area = 352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Blt-in Gar.	43.23	0.00	-0.71	352	14,967

Other Additions/Adjustments Rate Size Cost

(17) Basement Garages

Basement Garage: 1 Car	1525.00	1	1,525
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 23,410

Notes: BOAT HOUSE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 15,217
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 28,151

2018 Est. T.C.V. 006-136-006-00 = 1,322,889

Est. TCV/Total Floor Area = 818.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
662,200	662,200	662,200	269,840	2.10		
2018 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-800	0	0	5,666	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative	

