

45-006-610-001-50 2018 Est. T.C.V. KIRKPATRICK LUMBER CO
 Property Class: 401 7255 W DAY FOREST RD
 Map #: 67 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	244.50	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.56 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: Crushed Rock	1.24	1.00	312	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 BI-LEVEL Cls C Blt 1960

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1092 SF Floor Area = 1092 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Slab	85.30	-11.58	0.00	1092	80,502

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
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
Fireplace: Interior 2 Story	3825.00	2	7,650

(16) Porches

CPP, Standard	Rate	Size	Cost
WPP, Standard	14.97	96	1,437

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
	6.15	576	3,542

(17) Garages

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

Base Cost	Rate	Size	Cost
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 163,862

Phy/Ab.Phy/Func/Econ/Comb.%Good=	Depr.Cost =	Value
60/100/100/100/60.0,	98,317	
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 =		167,140

2018 Est. T.C.V. 006-610-001-50 = 622,140

Est. TCV/Total Floor Area = 569.73

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
286,800	286,800	286,800	286,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	24,300	0	6,022	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
311,100	311,100	311,100	292,822	292,822	0	

45-006-610-003-00 2018 Est. T.C.V. SODERHOLM JOHN C DEC OF TRUST
 Property Class: 401 7259 W DAY FOREST RD
 Map #: 67 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	213.64	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.49 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: Patio Blocks	9.80	1.00	163	0	0
D/W/P: Patio Blocks	9.80	1.00	81	0	0
D/W/P: Patio Blocks	9.80	1.00	151	0	0
D/W/P: Asphalt Paving	1.86	1.00	800	0	0
Shed: Wood Frame	14.55	1.00	101	50	735

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 =					5,735

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1533 SF Floor Area = 1916 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	86.96	0.00	2.34	1533	136,897

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Living Finish	19.75	1536	30,336
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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
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(16) Porches

WCP (1 Story), Standard	23.91	224	5,356
WPP, Standard	8.51	687	5,846
WPP, Standard	16.12	105	1,693

(17) Garages

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

Base Cost	20.57	608	12,507
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	2	850
Storage area over garage	4.50	202	909

County Multiplier = 1.39 => Cost New = 291,001

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 247,351
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 420,497

2018 Est. T.C.V. 006-610-003-00 = 876,232

Est. TCV/Total Floor Area = 457.32

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
432,100	432,100	432,100	232,591	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,000	0	0	4,884	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
438,100	438,100	438,100	237,475	237,475	237,475	

45-006-610-004-00 2018 Est. T.C.V. EICHSTADT JOHN L JR LIVING TRUST
 Property Class: 401 7267 W DAY FOREST RD
 Map #: 67 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	240.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.55 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: Crushed Rock	1.22	1.00	2800	0	0
Shed: Wood Frame	10.21	1.00	98	50	500
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1950

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1139 SF Floor Area = 1708 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	73.71	-10.13	1.45	1139	74,069

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	9.59	308	2,954
CCP (1 Story), Standard	61.64	18	1,110

(16) Deck/Balcony

Wood Balcony	15.00	28	420
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(17) Garages

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

Base Cost	16.27	618	10,055
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 141,637

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 90,648
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 154,101

Cost Est. for Res. Bldg: 2 Single Family 1.25 STORY Cls CD Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 600 SF Floor Area = 600 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.01	-10.03	-0.21	600	34,062

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
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

CPP, Standard	13.95	114	1,590
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County Multiplier = 1.39 => Cost New = 53,963

Notes: HAS LOFT

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Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 29,680
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 50,455

2018 Est. T.C.V. 006-610-004-00 = 657,556
 Est. TCV/Total Floor Area = 284.90

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,500	311,500	311,500	311,500	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	17,300	0	0	6,541	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
328,800	328,800	328,800	318,041	318,041	0	

45-006-610-005-00 2018 Est. T.C.V. CONZELMAN JAMES H & PATRICIA A
 Property Class: 401 7271 W DAY FOREST RD
 Map #: 67 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	246.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.56 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	1500	0	0
D/W/P: Patio Blocks	10.87	1.00	500	0	0

Residential Local Cost Land Improvements

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 1992

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1668 SF Floor Area = 2502 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	96.94	0.00	2.37	1668	165,649

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

Basement Recreation Finish	15.95	1100	17,545
Walk out Basement Door(s)	1125.00	4	4,500

(13) Plumbing

3 Fixture Bath	4650.00	2	9,300
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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

(16) Porches

WPP, Standard	10.34	496	5,129
WCP (1 Story), Standard	21.61	470	10,157

(17) Garages

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

Base Cost	33.05	576	19,037
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 345,681

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 293,829
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 499,509

2018 Est. T.C.V. 006-610-005-00 = 954,509

Est. TCV/Total Floor Area = 381.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
464,100	464,100	464,100	356,661	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,200	0	7,489	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
477,300	477,300	477,300	364,150	364,150	0	

45-006-610-006-00 2018 Est. T.C.V. MILLER DEBORAH TRUST
 Property Class: 401 7277 W DAY FOREST RD
 Map #: 67 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	258.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.59 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: Crushed Rock	1.29	1.00	240	0	0
D/W/P: 4in Concrete	4.23	1.00	500	0	0
D/W/P: Patio Blocks	9.80	1.00	72	0	0
D/W/P: Flagstone/Sand	13.55	1.00	300	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 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1981 SF Floor Area = 2418 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.42	0.00	0.00	873	78,064
1	Story Siding	Basement	72.90	0.00	0.00	438	31,930
1	Story Siding	Basement	72.90	0.00	0.00	670	48,843

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

Basement Recreation Finish	13.50	991	13,379
Walk out Basement Door(s)	1025.00	2	2,050

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	35.24	79	2,784
WPP, Standard	8.50	1345	11,433

(17) Garages

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

Base Cost	23.19	801	18,575
Automatic Doors	425.00	2	850
Storage area over garage	4.50	400	1,800

County Multiplier = 1.39 => Cost New = 317,423

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 238,067

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 = 240,917

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 409,560

2018 Est. T.C.V. 006-610-006-00 = 867,060

Est. TCV/Total Floor Area = 358.59

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
420,000	420,000	420,000	333,696	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	13,500	0	0	7,007	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
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433,500

433,500

433,500

340,703

340,703

340,703

45-006-610-007-00 2018 Est. T.C.V. FRIXEN EBERHARDT R & MARY F TRUST
 Property Class: 401 7279 W DAY FOREST RD
 Map #: 67 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors * LOT 7 & E 1/2 LOT 8

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	290.00	0.8677	1.0000	4500	100		390,464
GROUP B 4500	50.00	290.00	0.8677	1.0000	4500	50	SURPLUS: 1/2 LOT 8	97,616
150 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								488,080

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

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 2264 SF Floor Area = 2264 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	66.01	0.00	2.32	1354	92,519
1	Story Brick	Crawl Space	66.01	-7.87	2.32	910	55,019

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
Dishwasher	610.00	1	610
Oven	865.00	1	865
Standard Range	800.00	1	800
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CCP (1 Story), Standard	44.00	40	1,760
CPP, Standard	11.51	198	2,279
CPP, Standard	11.90	184	2,190

(17) Garages

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

Base Cost	14.85	840	12,474
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	2	750

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

Base Cost	15.35	780	11,973
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County Multiplier = 1.39 => Cost New = 271,186

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 162,712
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 276,610

2018 Est. T.C.V. 006-610-007-00 = 764,690

Est. TCV/Total Floor Area = 337.76

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
350,700	350,700	350,700	326,544	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	31,600	0	0	6,857	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
382,300	382,300	382,300	333,401	333,401	333,401	

45-006-610-011-00 2018 Est. T.C.V. POLOMSKY JOHN V & ANN V
 Property Class: 401 7349 W DAY FOREST RD
 Map #: 67 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	97.00	375.00	1.0092	1.0000	5200	100		509,030
97 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =								509,030

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.20	1.00	1200	0	0
Shed: Wood Frame	8.38	1.00	150	50	629
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,129

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1953

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 988 SF Floor Area = 1313 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	56.27	-8.45	0.83	676	32,887
1.5	Story Siding	Basement	61.97	0.00	0.98	312	19,640

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

2 Fixture Bath	1100.00	1	1,100
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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) Deck/Balcony

Treated Wood, Standard	6.35	231	1,467
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(17) Garages

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

Base Cost	26.85	240	6,444
Mechanical Doors	325.00	1	325

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

Base Cost	26.85	120	3,222
Mechanical Doors	325.00	1	325

County Multiplier = 1.39 => Cost New = 104,029

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 57,216
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 97,267

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 = 624 SF Floor Area = 624 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	56.94	-9.58	0.66	624	29,964

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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(16) Deck/Balcony

Treated Wood, Standard	8.08	80	646
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County Multiplier = 1.39 => Cost New = 44,266

Notes: 7353 WEST COTTAGE AT BEACH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 24,346
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 41,388

Cost Est. for Res. Bldg: 3 Single Family 1+ STORY Cls D Blt 1950
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(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 680 SF Floor Area = 680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	55.56	-9.36	0.66	680	31,865

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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(16) Deck/Balcony

Treated Wood, Standard	6.06	312	1,891
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County Multiplier = 1.39 => Cost New = 48,637

Notes: 7351 EAST COTTAGE AT BEACH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 26,750

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 3 = 45,475

2018 Est. T.C.V. 006-610-011-00 = 696,289

Est. TCV/Total Floor Area = 266.06, Most recent sale 02/11/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
353,000	353,000	353,000	186,591	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,900	0	3,918	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
348,100	348,100	348,100	190,509	190,509	142,882	

45-006-610-012-00 2018 Est. T.C.V. POLOMSKY JOHN V R L TRUST
 Property Class: 401 7355 W DAY FOREST RD
 Map #: 67 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	103.00	385.00	0.9912	1.0000	5200	100		530,871
103 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								530,871

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

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

Base Cost	12.40	1697	21,043
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County Multiplier = 1.39 => Cost New = 29,249

Notes: GARAGE - BLDG FIRE DAMAGED1994

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 16,087
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 27,348

2018 Est. T.C.V. 006-610-012-00 = 558,219

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/19/2003 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
292,500	292,500	292,500	136,949	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-13,400	0	2,875	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
279,100	279,100	279,100	139,824	139,824	139,824	

45-006-610-013-00 2018 Est. T.C.V. WRIGHT NANCY
 Property Class: 401 7377 W DAY FOREST RD
 Map #: 67 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	394.00	0.8455	1.0000	5200	100		439,635
GROUP A 5200	75.00	394.00	0.8455	1.0000	5200	50	SURPLUS: ZONING 100' MIN	164,863
175 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								604,498

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1900

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

Ground Area = Size for Rates = 716 SF Floor Area = 1074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story	Stone	Crawl Space	105.48	-10.69	-1.18	716	67,025

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

(15) Built-Ins & Fireplaces

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

County Multiplier = 1.39 => Cost New = 110,331

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 55,165
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 93,781

2018 Est. T.C.V. 006-610-013-00 = 700,779

Est. TCV/Total Floor Area = 652.49

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
359,300	359,300	359,300	205,011	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-8,900	0	0	4,305	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
350,400	350,400	350,400	209,316	209,316	209,316	

45-006-610-014-00	2018 Est. T.C.V.	VRATANINA DOROTHEA TRUST
Property Class: 401		7397 W DAY FOREST RD
Map #: 67	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	400.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.92 Total Acres								Total Est. Land Value = 520,000

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

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,163

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 1956

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1175 SF Floor Area = 1625 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Slab	68.63	-11.39	-0.27	725	41,303
2	Story Siding	Slab	103.19	-11.39	-0.54	450	41,067

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WSEP (1 Story), Standard	24.28	232	5,633
WPP, Standard	12.22	144	1,760

(16) Deck/Balcony

Treated Wood, Standard	7.53	144	1,084
Treated Wood, Standard	6.56	330	2,165

(17) Garages

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

Base Cost	16.38	676	11,073
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 166,098

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 107,964
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 183,538

2018 Est. T.C.V. 006-610-014-00 = 706,701

Est. TCV/Total Floor Area = 434.89

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
369,000	369,000	369,000	185,566	2.10		
2018 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	-15,600	0	0	3,896	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
353,400	353,400	353,400	189,462	189,462	0	

45-006-610-015-00 2018 Est. T.C.V. LINDNER ROBERT W REVOC TRUST ET AL
 Property Class: 401 7421 W DAY FOREST RD
 Map #: 67 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	408.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.94 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	150	0	0
D/W/P: Crushed Rock	1.24	1.00	2400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					1,500

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1596 SF Floor Area = 1596 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Pine Logs	Slab	64.55	-10.67	0.00	1596	85,992

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 1 Story	3875.00	1	3,875

(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	20.98	384	8,056
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 153,031

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 91,819
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 156,092

2018 Est. T.C.V. 006-610-015-00 = 677,592

Est. TCV/Total Floor Area = 424.56

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
359,600	359,600	359,600	176,504	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-20,800	0	3,706	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
338,800	338,800	338,800	180,210	180,210	0	

45-006-610-016-00 2018 Est. T.C.V. REID DOUGLAS L QPT
 Property Class: 401 7439 W DAY FOREST RD
 Map #: 67 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	414.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.41	1.00	995	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1604 SF Floor Area = 2807 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Pine Logs	Basement	142.11	0.00	3.09	1604	232,901

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	12.15	240	2,916
Walk out Basement Door(s)	1125.00	3	3,375

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
2 Fixture Bath	3100.00	1	3,100

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: 2nd on Same Stack	3500.00	1	3,500
Fireplace: Wood Stove	2425.00	1	2,425

(16) Porches

WCP (1 Story), Standard	29.09	168	4,887
WCP (1 Story), Standard	38.03	84	3,195
WCP (1 Story), Standard	27.86	189	5,266
WSEP (1 Story), Standard	44.97	91	4,092
WPP, Standard	19.13	78	1,492
WPP, Standard	11.88	307	3,647

(16) Deck/Balcony

Treated Wood, Standard	9.17	124	1,137
Treated Wood, Standard	20.49	19	389

County Multiplier = 1.39 =>

Cost New = 419,324

Notes: LOG

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =	398,358
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 =		677,208

2018 Est. T.C.V. 006-610-016-00 = 1,207,208

Est. TCV/Total Floor Area = 430.07, Most recent sale 04/15/2005 for 775,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
628,200	628,200	628,200	573,436	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-24,600	0	0	12,042	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
603,600	603,600	603,600	585,478	585,478	0

45-006-610-017-00 2018 Est. T.C.V. COGHLIN JOHN F
 Property Class: 401 7457 W DAY FOREST RD
 Map #: 67 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	421.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.97 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2869 SF Floor Area = 4470 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	100.38	0.00	2.63	2134	219,823
1.75	Story Siding	Blt-in Gar.	76.79	0.00	3.09	712	56,875
1	Story Siding	Overhang	43.67	0.00	0.00	23	1,004

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	12.15	240	2,916
Walk out Basement Door(s)	1125.00	4	4,500

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
2 Fixture Bath	3100.00	1	3,100

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Security System	5490.00	1	5,490
Fireplace: Interior 1 Story	4575.00	1	4,575
Fireplace: 2nd on Same Stack	3500.00	1	3,500

(16) Porches

CPP, Standard	13.90	150	2,085
CPP, Standard	29.18	28	817
WPP, Standard	15.74	128	2,015
WPP, Standard	15.32	139	2,129
CCP (1 Story), Standard	42.69	57	2,433

(16) Deck/Balcony

Treated Wood, Standard	9.07	130	1,179
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(17) Garages

Class:B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	24.65	950	23,418
Common Wall: 1 Wall	-1450.00	1	-1,450
Automatic Doors	500.00	2	1,000
Class:B Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	24.72	943	23,311
Automatic Doors	500.00	2	1,000
Storage area over garage	4.85	707	3,429

(17) Basement Garages

Basement Garage: 2 Car	2750.00	1	2,750
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 533,829

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 507,137
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 862,133

2018 Est. T.C.V. 006-610-017-00 = 1,389,633

Est. TCV/Total Floor Area = 310.88, Most recent sale 07/08/2005 for 950,000

Parcel Number: 45-006-610-017-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
722,100	722,100	722,100	655,425	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-27,300	0	0	13,763	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
694,800	694,800	694,800	669,188	669,188	669,188	

45-006-610-018-00 2018 Est. T.C.V. WAGNER PETER W
 Property Class: 401 7475 W DAY FOREST RD
 Map #: 67 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	422.00	1.0000	1.0000	5200	100	2011 ROL COMB	520,000
100 Actual Front Feet, 0.97 Total Acres Total Est. Land Value =								520,000

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 1.75 STORY Cls C+5 Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1785 SF Floor Area = 3124 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Crawl Space	93.28	-8.80	3.53	1785	157,098

Other Additions/Adjustments	Rate	Size	Cost
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(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

Fireplace: Exterior 2 Story	4650.00	2	9,300
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(16) Porches

CCP (1 Story), Standard	20.09	288	5,786
CPP, Standard	17.27	72	1,243
CCP (1 Story), Standard	47.78	34	1,625

(17) Garages

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

Base Cost	17.95	576	10,339
Common Wall: 1 Wall	-1250.00	1	-1,250
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 =>

Cost New = 267,194

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 227,115

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 386,095

2018 Est. T.C.V. 006-610-018-00 = 908,595

Est. TCV/Total Floor Area = 290.84

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
470,700	470,700	470,700	444,481	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-16,400	0	9,334	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
454,300	454,300	454,300	453,815	453,815	0	

45-006-610-019-00 2018 Est. T.C.V. CRETEN RONALD J & MARGARET L
 Property Class: 401 7493 W DAY FOREST RD
 Map #: 67 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	400.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.92 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	1.61	1.00	2800	0	0
Shed: Wood Frame	12.61	1.00	64	50	404

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 =					2,904

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1976

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2056 SF Floor Area = 2536 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	84.25	0.00	3.16	960	83,914
1	Story Siding	Crawl Space	66.10	-8.88	2.11	760	45,091
1	Story Siding	Basement	66.10	0.00	2.11	336	22,919

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	10.25	48	492

(9) Basement Finish

Basement Recreation Finish	11.45	96	1,099
Walk out Basement Door(s)	775.00	2	1,550

(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	2	9,300

(16) Porches

WPP, Standard	7.10	976	6,930
WPP, Standard	12.47	137	1,708
WPP, Standard	14.97	96	1,437

(17) Garages

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

Base Cost	14.33	910	13,040
Automatic Doors	375.00	2	750

(17) Basement Garages

Basement Garage: 1 Car	1550.00	1	1,550
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 279,376

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 195,563

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	7.35	166	1,220
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County Multiplier = 1.39 => Cost New = 1,696

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 1,577

Total Depreciated Cost = 197,140

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 335,138

2018 Est. T.C.V. 006-610-019-00 = 858,042

Parcel Number: 45-006-610-019-00 Page: 2

Est. TCV/Total Floor Area = 338.34

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
445,200	445,200	445,200	292,774	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-16,200	0	0	6,148	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
429,000	429,000	429,000	298,922	298,922	0	

45-006-610-020-00 2018 Est. T.C.V. ST JULIAN JOSEPH M & JENNIFER
 Property Class: 401 7515 W DAY FOREST RD
 Map #: 67 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	399.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.92 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: Crushed Rock	1.29	1.00	600	0	0
Shed: Wood Frame	14.13	1.00	120	50	848

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,348

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 1978

(11) Heating System: Electric Baseboard, Air Conditioning

Ground Area = Size for Rates = 2084 SF Floor Area = 2084 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.40	-10.04	5.66	2084	141,754

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100

(16) Porches

WCP (1 Story), Standard	42.78	48	2,053
WPP, Standard	28.22	28	790
WCP (1 Story), Standard	50.37	37	1,864

(16) Deck/Balcony

Treated Wood, Standard	7.31	348	2,544
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(17) Garages

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

Base Cost	22.83	484	11,050
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 246,426

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 172,498
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 293,246

2018 Est. T.C.V. 006-610-020-00 = 816,594

Est. TCV/Total Floor Area = 391.84, Most recent sale 09/30/2013 for 715,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
424,400	424,400	424,400	395,499	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-16,100	0	0	8,305	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
408,300	408,300	408,300	403,804	403,804	0	

45-006-610-021-00 2018 Est. T.C.V. STEVENSON LINDA W
 Property Class: 401 7529 W DAY FOREST RD
 Map #: 67 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	395.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.07	1.00	288	50	1,883
Total Estimated Land Improvements True Cash Value =					1,883

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B-10 Blt 1992

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 3485 SF Floor Area = 4356 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	82.08	-9.43	0.00	3485	253,185

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Prefab 2 Story	5395.00	1	5,395

(16) Porches

CGEP (1 Story), Standard	47.64	187	8,909
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(16) Deck/Balcony

Treated Wood, Standard	7.15	1184	8,466
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(17) Carports

Comp.Shingle	10.00	425	4,250
Comp.Shingle	10.00	419	4,190

(17) Garages

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

Base Cost	31.75	624	19,812
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 =>

Cost New = 454,539

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 363,631
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 618,173

2018 Est. T.C.V. 006-610-021-00 = 1,140,056

Est. TCV/Total Floor Area = 261.72, Most recent sale 05/03/1972 for 60,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
582,300	582,300	582,300	427,634	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
4,000	-16,300	4,000	8,980	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
570,000	570,000	570,000	440,614	440,614	0

45-006-610-022-00 2018 Est. T.C.V. STEVENSON LINDA W
 Property Class: 401 7541 W DAY FOREST RD
 Map #: 67 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	390.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 1980

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 2368 SF Floor Area = 2368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.08	-10.28	2.43	576	31,236
1	Story Siding	Crawl Space	62.08	-8.17	2.43	1792	100,961

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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
Oven	865.00	1	865
Microwave	480.00	1	480
Standard Range	800.00	1	800
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches

CPP, Standard	25.52	32	817
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(16) Deck/Balcony

Treated Wood, Standard	6.10	1121	6,838
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(17) Garages

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

Base Cost	10.46	960	10,042
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 237,028

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 165,920
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 282,064

2018 Est. T.C.V. 006-610-022-00 = 807,064

Est. TCV/Total Floor Area = 340.82, Most recent sale 06/29/2012 for 750,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
415,300	415,300	415,300	382,702	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
4,200	-16,000	0	4,200	8,036	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
403,500	403,500	403,500	394,938	394,938	0	

45-006-610-023-00 2018 Est. T.C.V. JACOBS BRUCE A & JUDITH A
 Property Class: 401 7547 W DAY FOREST RD
 Map #: 67 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	375.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.86 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: Patio Blocks	10.87	1.00	259	0	0
D/W/P: 4in Ren. Conc.	6.02	1.00	140	0	0
D/W/P: Patio Blocks	10.87	1.00	645	0	0
D/W/P: Asphalt Paving	2.01	1.00	2695	0	0
Shed: Wood Frame	14.18	1.00	198	50	1,404
Dock: Light posts	28.34	1.00	748	50	10,599

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	2.0	100	20,000
BOAT HOIST	2000.00	1.00	2.0	100	4,000
Total Estimated Land Improvements True Cash Value =					41,003

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B+5 Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2884 SF Floor Area = 5345 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	130.65	0.00	3.69	2329	312,878
2	Story Siding	Overhang	88.43	0.00	0.00	132	11,673
1	Story Siding	Overhang	43.64	0.00	0.00	387	16,889
1	Story Siding	Overhang	43.64	0.00	0.00	36	1,571

Other Additions/Adjustments

	Rate	Size	Cost
Walk out Basement Door(s)	1125.00	2	2,250

(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: 2nd on Same Stack	3500.00	1	3,500
Fireplace: Raised Hearth	425.00	1	425

(16) Porches

WCP (1 Story), Standard	24.62	286	7,041
WPP, Standard	9.60	796	7,642
WPP, Standard	12.87	231	2,973
WSEP (1 Story), Standard	30.81	231	7,117

(16) Deck/Balcony

Treated Wood, Standard	8.60	169	1,453
Wood Balcony	27.25	20	545

(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	2	1,000

County Multiplier = 1.39 =>

Cost New = 603,033

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,

Depr.Cost = 572,882

Separately Depreciated Items:

(9) Basement Finish

Basement Living Finish	22.75	2329	52,985
County Multiplier = 1.39 =>			Cost New = 73,649

Parcel Number: 45-006-610-023-00

Page: 2

 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 36,824

 Total Depreciated Cost = 609,706
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 1,036,500

 2018 Est. T.C.V. 006-610-023-00 = 1,597,503

Est. TCV/Total Floor Area = 298.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
817,500	817,500	817,500	755,899	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-18,700	0	0	15,873	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
798,800	798,800	798,800	771,772	771,772	771,772	

45-006-610-024-00 2018 Est. T.C.V. BECKER DENNIS J TRUST AGREEMENT
 Property Class: 401 7559 W DAY FOREST RD
 Map #: 67 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	355.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2344 SF Floor Area = 3516 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.45	0.00	0.00	2344	204,983

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	11.20	80	896
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	24.19	208	5,032
WPP, Standard	11.91	216	2,573
WPP, Standard	14.48	128	1,853

(17) Garages

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

Base Cost	26.93	598	16,104
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 347,667

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 312,901
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 531,931

2018 Est. T.C.V. 006-610-024-00 = 1,059,431

Est. TCV/Total Floor Area = 301.32

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
558,500	558,500	558,500	503,787	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-28,800	0	0	10,579	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
529,700	529,700	529,700	514,366	514,366	514,366	

45-006-610-025-00	2018 Est. T.C.V.	DANIEL ROLLIN
Property Class: 401		7565 W DAY FOREST RD
Map #: 67	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	337.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.77 Total Acres								Total Est. Land Value = 520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	72	0	0
D/W/P: Asphalt Paving	1.61	1.00	2000	0	0
D/W/P: 3.5 Concrete	3.44	1.00	24	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 1973

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1330 SF Floor Area = 1330 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.37	-9.98	-0.30	1330	79,920

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	21.37	206	4,402
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(16) Deck/Balcony

Treated Wood, Standard	7.76	128	993
Treated Wood, Standard	11.19	44	492

(17) Garages

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

Base Cost	15.84	731	11,579
Automatic Doors	375.00	1	375

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

Base Cost	19.90	534	10,627
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 173,039

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 103,823
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 176,499

2018 Est. T.C.V. 006-610-025-00 = 701,499

Est. TCV/Total Floor Area = 527.44, Most recent sale 11/24/2010 for 700,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
355,900	355,900	355,900	313,424	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,200	0	6,581	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
350,700	350,700	350,700	320,005	320,005	0	

45-006-610-026-00 2018 Est. T.C.V. KELLEY DEAN W
 Property Class: 401 7579 W DAY FOREST RD
 Map #: 67 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	330.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.76 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: Crushed Rock	1.24	1.00	1200	0	0
D/W/P: Flagstone/Sand	10.98	1.00	180	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 1964

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1599 SF Floor Area = 1599 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.26	-9.06	-0.28	1599	89,416

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

WPP, Standard	8.54	407	3,476
WPP, Standard	15.07	94	1,417

(16) Deck/Balcony

Treated Wood, Standard	9.26	69	639
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(17) Garages

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

Base Cost	18.30	633	11,584
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 166,927

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 108,502
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 184,454

2018 Est. T.C.V. 006-610-026-00 = 709,454

Est. TCV/Total Floor Area = 443.69, Most recent sale 01/14/2005 for 861,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
370,400	370,400	370,400	338,421	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-15,700	0	7,106	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
354,700	354,700	354,700	345,527	345,527	0	

45-006-610-027-00 2018 Est. T.C.V. AUCELLO MICHELE
 Property Class: 401 7587 W DAY FOREST RD
 Map #: 67 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	326.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								520,000

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
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,663

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1980

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1408 SF Floor Area = 2112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.78	-9.82	-0.44	1408	110,556

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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) Deck/Balcony

Treated Wood w/Roof,Standard	28.30	60	1,698
Treated Wood,Standard	6.51	346	2,252
Treated Wood w/Roof,Standard	39.80	25	995

(17) Garages

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

Base Cost	16.54	660	10,916
Automatic Doors	375.00	1	375
Storage area over garage	3.95	330	1,304

County Multiplier = 1.39 =>

Cost New = 198,835

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,	Depr.Cost =	147,138
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 =		250,134

2018 Est. T.C.V. 006-610-027-00 = 775,797

Est. TCV/Total Floor Area = 367.33, Most recent sale 01/01/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
403,800	403,800	403,800	372,728	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,900	0	0	15,172	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
387,900	387,900	387,900	380,555	387,900	387,900

45-006-610-028-00 2018 Est. T.C.V. TERRELL MARTY G & BARBARA
 Property Class: 401 7595 W DAY FOREST RD
 Map #: 67 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	332.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.76 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	380	0	0
D/W/P: Asphalt Paving	1.86	1.00	1600	0	0
D/W/P: Asphalt Paving	1.86	1.00	1680	0	0
D/W/P: Crushed Rock	1.29	1.00	275	0	0
Shed: Wood Frame	14.39	1.00	108	50	777
Dock: Light posts	25.61	1.00	896	50	11,473

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 =					22,250

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1956

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2744 SF Floor Area = 3430 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	80.30	-9.31	2.34	2744	201,218

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

(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	30.81	114	3,512
WPP, Standard	8.63	609	5,256

(16) Deck/Balcony

Treated Wood, Standard	12.77	43	549
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(17) Garages

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

Base Cost	21.88	923	20,195
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 354,186

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 301,058
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 511,798

2018 Est. T.C.V. 006-610-028-00 = 1,054,048

Est. TCV/Total Floor Area = 307.30, Most recent sale 09/28/2007 for 1,300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
543,900	543,900	543,900	493,132	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-16,900	0	0	10,355	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
527,000	527,000	527,000	503,487	503,487	0	

45-006-610-029-00 2018 Est. T.C.V. HALL WILLIAM E & MELANIE
 Property Class: 401 7599 W DAY FOREST RD
 Map #: 67 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	354.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	744	50	7,927
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 =					10,427

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1204 SF Floor Area = 1204 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.99	0.00	0.00	1204	78,248

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	2	1,550

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	Rate	Size	Cost
WPP, Standard	25.91	134	3,472
	9.83	252	2,477

(17) Garages

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

Base Cost	Rate	Size	Cost
Common Wall: 1 Wall	19.02	588	11,184
Automatic Doors	-1300.00	1	-1,300
	375.00	1	375

County Multiplier = 1.39 => Cost New = 153,061

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 84,184
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 143,112

2018 Est. T.C.V. 006-610-029-00 = 673,539

Est. TCV/Total Floor Area = 559.42, Most recent sale 01/17/2007 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
343,800	343,800	343,800	302,292	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,000	0	0	6,348	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
336,800	336,800	336,800	308,640	308,640	308,640

45-006-610-030-00 2018 Est. T.C.V. BELL JAMES A & LEBBE-BELL MARY A
 Property Class: 401 7601 W DAY FOREST RD
 Map #: 67 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	365.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.84 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: Flagstone/Sand	9.03	1.00	248	0	0
Fencing: Wd, Solid, 6 ft.	14.18	1.00	20	50	142
Dock: Light posts	18.00	1.00	320	50	2,880
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					4,522

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1392 SF Floor Area = 1392 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	45.39	-7.70	0.48	1392	53,133

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	38.59	115	4,438
WPP, Standard	12.53	115	1,441
WPP, Standard	27.51	21	578

(16) Deck/Balcony

Treated Wood, Standard	6.95	142	987
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(16) Breezeways

Frame Wall, Finished	26.75	284	7,597
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(17) Garages

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

Base Cost	18.50	624	11,544
Common Wall: 1 Wall	-975.00	1	-975
Automatic Doors	350.00	2	700

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

Base Cost	18.99	394	7,482
No Floor Deduction	-3.00	394	-1,182

County Multiplier = 1.39 => Cost New = 136,007

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 74,804

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 = 77,714

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 132,114

2018 Est. T.C.V. 006-610-030-00 = 656,636

Est. TCV/Total Floor Area = 471.72, Most recent sale 10/20/2017 for 656,200

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

Parcel Number: 45-006-610-030-00

Page: 2

	333,600	333,600	333,600	292,677	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-5,300	0	0	35,623	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	328,300	328,300	328,300	298,823	328,300	0

45-006-610-031-00 2018 Est. T.C.V. CROWE ELIZABETH HAUKE REVOC TRUST
 Property Class: 401 7625 W DAY FOREST RD
 Map #: 67 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	380.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.87 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	1.61	1.00	2800	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 C+10 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2040 SF Floor Area = 2952 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	95.98	-8.90	0.00	1216	105,889
1	Story Siding	Crawl Space	66.17	-8.90	0.00	824	47,190

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

WPP, Standard	7.15	651	4,655
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(16) Deck/Balcony

Treated Wood, Standard	9.73	60	584
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(17) Garages

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

Base Cost	16.90	624	10,546
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 257,079

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	179,955
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 =		305,924

2018 Est. T.C.V. 006-610-031-00 = 833,424

Est. TCV/Total Floor Area = 282.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
432,800	432,800	432,800	301,167	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-16,100	0	6,324	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
416,700	416,700	416,700	307,491	307,491	307,491	

45-006-610-032-00 2018 Est. T.C.V. WARDZINSKI NANCY
 Property Class: 401 7649 W DAY FOREST RD
 Map #: 67 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	392.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.90 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: Crushed Rock	1.24	1.00	1500	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 1963

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1210 SF Floor Area = 1210 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.94	-9.30	0.00	1210	67,324

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	19.65	50	983
CPP, Standard	17.71	68	1,204

(17) Garages

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

Base Cost	18.95	480	9,096
Common Wall: 1/2 Wall	-525.00	1	-525
Mechanical Doors	350.00	2	700

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

Base Cost	17.55	576	10,109
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 143,658

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 86,195
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 146,531

2018 Est. T.C.V. 006-610-032-00 = 671,531

Est. TCV/Total Floor Area = 554.98, Most recent sale 08/22/1972 for 4,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
342,600	342,600	342,600	185,898	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,800	0	3,903	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
335,800	335,800	335,800	189,801	189,801	0	

45-006-610-033-00 2018 Est. T.C.V. LONG ROBERT K JR & LORI J
 Property Class: 401 7663 W DAY FOREST RD
 Map #: 67 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	398.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.91 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	1.61	1.00	2160	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1988

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1918 SF Floor Area = 2973 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	96.82	-9.04	3.70	621	56,809
1.5	Story Siding	Basement	85.05	0.00	3.16	1178	103,911
1	Story Siding	Crawl Space	66.74	-9.04	2.11	119	7,117

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	11.45	800	9,160

(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	3	7,200

(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Jacuzzi Tub	4240.00	1	4,240
Sauna	5460.00	1	5,460
Fireplace: 2nd on Same Stack	2650.00	1	2,650
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches			
WCP (1 Story), Standard	29.64	94	2,786
WPP, Standard	7.10	825	5,858
WPP, Standard	13.71	114	1,563

(16) Deck/Balcony			
Treated Wood, Standard	6.14	615	3,776
Treated Wood, Standard	6.53	340	2,220
Treated Wood, Standard	7.90	120	948

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	17.35	1230	21,341
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375
Storage area over garage	3.95	336	1,327
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.10	736	12,586
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.66	500	9,330
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 376,957

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 278,948
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 474,212

2018 Est. T.C.V. 006-610-033-00 = 1,004,212

Est. TCV/Total Floor Area = 337.78, Most recent sale 05/10/2013 for 967,250

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

Parcel Number: 45-006-610-033-00

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	518,800	518,800	518,800	475,653	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-16,700	0	0	9,988	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	502,100	502,100	502,100	485,641	485,641	485,641

45-006-610-034-00	2018 Est. T.C.V.	SELBY BENJAMIN J & CAROLYN L
Property Class: 401		7677 W DAY FOREST RD
Map #: 67	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	395.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.91 Total Acres								Total Est. Land Value = 520,000

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 CD Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1024 SF Floor Area = 1024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.06	-8.71	-0.21	1024	51,343

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard 7.23 528 3,817

County Multiplier = 1.39 => Cost New = 91,116

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 59,225
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 100,683

2018 Est. T.C.V. 006-610-034-00 = 623,613

Est. TCV/Total Floor Area = 609.00, Most recent sale 05/18/1978 for 18,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
327,200	327,200	327,200	179,250	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-15,400	0	0	3,764	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
311,800	311,800	311,800	183,014	183,014	0

45-006-610-035-00 2018 Est. T.C.V. SILLS JOHN D & MARLENE
 Property Class: 401 7695 W DAY FOREST RD
 Map #: 67 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	387.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 1968

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1110 SF Floor Area = 1110 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Crawl Space	78.26	-9.99	2.01	1110	78,011

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	192	1,584

(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 1 Story	3875.00	1	3,875

(16) Porches			
CPP, Standard	32.97	18	593
WPP, Standard	10.01	240	2,402

(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
Storage area over garage	3.95	432	1,706

County Multiplier = 1.39 => Cost New = 150,385

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 97,750
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 166,176

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

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

Ground Area = Size for Rates = 581 SF Floor Area = 1017 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Blt-in Gar.	75.94	0.00	-1.38	581	43,319

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

(17) Basement Garages

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

County Multiplier = 1.39 => Cost New = 63,599

Notes: D.G. W/ DWELLING ABOVE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 54,059
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 91,900

2018 Est. T.C.V. 006-610-035-00 = 783,076

Est. TCV/Total Floor Area = 368.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
407,500	407,500	407,500	194,730	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-16,000	0	0	4,089	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
391,500	391,500	391,500	198,819	198,819	0	

45-006-610-036-00 2018 Est. T.C.V. HERENDEEN SUZANNE W
 Property Class: 401 7711 W DAY FOREST RD
 Map #: 67 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	365.00	0.8945	1.0000	5200	100		465,150
GROUP A 5200	45.00	365.00	0.8945	1.0000	5200	50	SURPLUS: ZONING 100 ft	104,659
145 Actual Front Feet, 1.22 Total Acres Total Est. Land Value =								569,809

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	8.13	1.00	283	0	0
D/W/P: 3.5 Concrete	3.44	1.00	833	0	0
D/W/P: 3.5 Concrete	3.44	1.00	600	0	0
D/W/P: Asphalt Paving	1.61	1.00	2400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C-5 Blt 1960

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 5372 SF Floor Area = 5694 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	51.59	-6.93	1.82	2536	117,873
1.25	Story Block	Crawl Space	68.92	-6.93	2.30	1287	82,741
1	Story Block	Crawl Space	51.59	-6.93	1.82	1397	64,933
1	Story Siding	Overhang	33.59	0.00	0.00	152	5,106

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
Fireplace: Interior 2 Story	3825.00	1	3,825
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

CCP (1 Story), Standard	23.50	177	4,160
WPP, Standard	14.31	106	1,517
WPP, Standard	11.94	152	1,815
WPP, Standard	7.89	483	3,811
WPP, Standard	21.15	43	909

(17) Carports

Aluminum	7.70	766	5,898
Aluminum	7.70	332	2,556

(17) Garages

Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.55	1368	19,904
Mechanical Doors	350.00	2	700
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.85	983	14,598
Mechanical Doors	350.00	1	350
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.91	483	9,134
Mechanical Doors	350.00	1	350

County Multiplier = 1.43 => Cost New = 512,068

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 332,844
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 565,835

2018 Est. T.C.V. 006-610-036-00 = 1,145,644

Est. TCV/Total Floor Area = 201.20, Most recent sale 06/14/1990 for 1

Parcel Number: 45-006-610-036-00

Page: 2

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
585,700	585,700	585,700	534,082	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-12,900	0	0	11,215	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
572,800	572,800	572,800	545,297	545,297	545,297	

45-006-610-038-00	2018 Est. T.C.V.	7735 DAY FOREST LLC
Property Class: 401		7735 W DAY FOREST RD
Map #: 67	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	350.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.80 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: Flagstone/Sand	13.55	1.00	120	0	0
D/W/P: Asphalt Paving	1.86	1.00	3350	0	0
Fencing: Wd, Split, 2 Rail	9.26	1.00	110	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
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					7,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1991

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3241 SF Floor Area = 4164 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	79.04	-9.08	2.34	2024	146,335
1.5	Story Siding	Crawl Space	84.38	-9.08	2.77	833	65,032
1	Story Siding	Overhang	37.34	0.00	0.00	384	14,339

Other Additions/Adjustments Rate Size Cost

(1) Exterior							
Stone Veneer	11.20		736				8,243

(13) Plumbing							
Average Fixture(s)	1120.00		1				1,120
3 Fixture Bath	3525.00		2				7,050
2 Fixture Bath	2350.00		1				2,350

(14) Water/Sewer							
Well, 100 Feet	3050.00		1				3,050
2000 Gal Septic	5650.00		1				5,650

(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	34.19		88				3,009
CCP (1 Story), Standard	32.67		99				3,234
WCP (1 Story), Standard	56.58		28				1,584

(16) Deck/Balcony							
Treated Wood, Standard	6.90		1027				7,086
Treated Wood, Standard	8.01		192				1,538

(17) Garages							
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)							
Base Cost	20.95		1517				31,781
Common Wall: 1 Wall	-1425.00		1				-1,425
Automatic Doors	425.00		3				1,275
Storage area over garage	4.50		1224				5,508

County Multiplier = 1.39 => Cost New = 436,870

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 349,496
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 594,143

2018 Est. T.C.V. 006-610-038-00 = 1,121,143

Est. TCV/Total Floor Area = 269.25, Most recent sale 08/29/2005 for 1,293,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
577,700	577,700	577,700	572,987	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-17,100	0	0	-12,387	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
560,600	560,600	560,600	585,019	560,600	0	

45-006-610-039-00 2018 Est. T.C.V. MANDERS MARK D & KAREN K
 Property Class: 401 7777 W DAY FOREST RD
 Map #: 67 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	110.00	340.00	0.9718	1.0000	5200	100		555,876
110 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =								555,876

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	378	0	0
D/W/P: Asphalt Paving	1.61	1.00	1400	0	0
D/W/P: Asphalt Paving	1.61	1.00	1850	0	0
D/W/P: Asphalt Paving	1.61	1.00	1016	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 1963

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1819 SF Floor Area = 1819 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.05	-8.34	-0.27	1819	95,388

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
Separate Shower	775.00	1	775

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

CCP (1 Story), Standard	52.82	26	1,373
WPP, Standard	8.87	348	3,087
WPP, Standard	12.18	145	1,766

(17) Carports

Comp.Shingle	7.85	367	2,881
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(17) Garages

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

Base Cost	27.41	311	8,525
Automatic Doors	375.00	1	375
Storage area over garage	3.95	113	446

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

Base Cost	25.12	258	6,481
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 192,386

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 115,432
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 196,234

2018 Est. T.C.V. 006-610-039-00 = 757,110

Est. TCV/Total Floor Area = 416.22, Most recent sale 01/05/2017 for 765,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
382,300	382,300	382,300	233,235	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,700	0	145,365	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
378,600	378,600	378,600	238,132	378,600	0	

45-006-610-040-00 2018 Est. T.C.V. GOODNEY DONALD B & LINDA L
 Property Class: 401 7791 W DAY FOREST RD
 Map #: 67 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	340.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 672 SF Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	73.29	-10.87	-0.27	672	41,765

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
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(16) Porches

CCP (1 Story), Standard	24.35	160	3,896
WPP, Standard	9.22	304	2,803

(17) Garages

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

Base Cost	17.02	616	10,484
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 94,670

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 63,429
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 107,829

2018 Est. T.C.V. 006-610-040-00 = 632,829

Est. TCV/Total Floor Area = 941.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
331,800	331,800	331,800	169,111	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,400	0	0	3,551	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
316,400	316,400	316,400	172,662	172,662	0	

45-006-610-041-00 2018 Est. T.C.V. GORIS GREGORY TRUST 50% &
 Property Class: 401 7805 W DAY FOREST RD
 Map #: 67 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	347.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.80 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: Brick on Sand	9.39	1.00	303	0	0
D/W/P: Asphalt Paving	1.61	1.00	2000	0	0
Shed: Wood Frame	9.76	1.00	196	50	956
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,456

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1966

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 2058 SF Floor Area = 2658 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.08	-8.07	-0.27	2058	106,481
1	Story Siding	Overhang	34.97	0.00	0.00	600	20,982

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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

(17) Garages

Class:C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	24.74	392	9,698
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	19.40	791	15,345
Automatic Doors	375.00	1	375
Storage area over garage	3.95	200	790

County Multiplier = 1.39 => Cost New = 241,403

Phy/Ab.Phy/Func/Econ/Comb.%Good= 61/100/100/100/61.0, Depr.Cost = 147,256
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 250,335

2018 Est. T.C.V. 006-610-041-00 = 773,791

Est. TCV/Total Floor Area = 291.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
402,800	402,800	402,800	372,008	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-15,900	0	7,812	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
386,900	386,900	386,900	379,820	379,820	379,820	

45-006-610-042-00 2018 Est. T.C.V. GOTTWALD JOHN J & CAROL M
 Property Class: 401 7819 W DAY FOREST RD
 Map #: 67 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	358.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =								520,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2017

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 2822 SF Floor Area = 2822 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.76	-9.23	-5.03	2822	156,621

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	3525.00	-1	-3,525

(13) Plumbing

3 Fixture Bath	3525.00	-1	-3,525
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County Multiplier = 1.39 => Cost New = 212,803

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 210,675
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 358,148
 20 % Completed => Est. True Cash Value 2018 = 71,630

2018 Est. T.C.V. 006-610-042-00 = 591,630

Est. TCV/Total Floor Area = 209.65, Most recent sale 05/20/2016 for 630,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
275,000	275,000	275,000	275,000	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
35,800	-15,000	0	35,800	-15,000	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
295,800	295,800	295,800	316,575	295,800	0	

45-006-610-043-00 2018 Est. T.C.V. BURROWS BRENDAN J
 Property Class: 401 7833 W DAY FOREST RD
 Map #: 67 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
* Factors * LOT 43 & 44								
GROUP A 5200	100.00	378.00	0.8123	1.0000	5200	100		422,371
GROUP A 5200	100.00	363.00	0.8123	1.0000	5200	100		422,371
200 Actual Front Feet, 1.70 Total Acres Total Est. Land Value =								844,742

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 Blt 1952

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1717 SF Floor Area = 1717 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Slab 61.57 -10.50 0.00 1717 87,687

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) Carports
 Comp.Shingle 7.85 156 1,225

(17) Garages
 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)
 Base Cost 11.18 832 9,302
 Automatic Doors 375.00 1 375

County Multiplier = 1.39 => Cost New = 157,520

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 94,512
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 160,670

2018 Est. T.C.V. 006-610-043-00 = 1,010,412

Est. TCV/Total Floor Area = 588.48

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
505,400	505,400	505,400	247,230	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-200		0	0	5,191	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
505,200	505,200	505,200	252,421	252,421	252,421	252,421

45-006-610-045-00 2018 Est. T.C.V. WARBURTON HARVEY R & MARILYN E &
 Property Class: 401 7871 W DAY FOREST RD
 Map #: 67 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	392.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.90 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2753 SF Floor Area = 2753 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.94	-9.30	1.85	2753	172,035

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
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: Prefab 1 Story	3630.00	1	3,630

(16) Deck/Balcony

Treated Wood, Standard	8.97	116	1,041
Pine w/Roof, Standard	41.95	25	1,049
Treated Wood, Standard	7.18	435	3,123
Treated Wood, Standard	8.17	173	1,413

(17) Garages

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

Base Cost	25.59	672	17,196
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

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

Base Cost	19.53	780	15,233
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 325,074

Local Cost Items:

GENERATOR	3000.00	1	3,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 242,774

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	72	972
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County Multiplier = 1.39 => Cost New = 1,351

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 676

Total Depreciated Cost = 243,450

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 413,865

2018 Est. T.C.V. 006-610-045-00 = 938,865

Est. TCV/Total Floor Area = 341.03

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
485,900	485,900	485,900	238,792	2.10

2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-16,500	0	0	5,014	0

Parcel Number: 45-006-610-045-00

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
469,400	469,400	469,400	243,806	243,806	243,806

45-006-610-046-00 2018 Est. T.C.V. MCWATT GEORGE D & RUTH E
 Property Class: 401 7901 W DAY FOREST RD
 Map #: 67 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	397.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1850 SF Floor Area = 1850 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.91	-8.30	-0.27	1850	96,829

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	35.92	14	503
WPP, Standard	8.80	360	3,168

(16) Deck/Balcony

Treated Wood, Standard	9.99	55	549
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(17) Garages

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

Base Cost	17.55	576	10,109
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	2	750

County Multiplier = 1.39 =>

Cost New = 172,628

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 117,387
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 199,558

2018 Est. T.C.V. 006-610-046-00 = 724,558

Est. TCV/Total Floor Area = 391.65

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
378,000	378,000	378,000	217,394	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-15,700	0	4,565	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
362,300	362,300	362,300	221,959	221,959	221,959	

45-006-610-047-00 2018 Est. T.C.V. HAMILTON JEFF & DIANE TRUST
 Property Class: 401 7923 W DAY FOREST RD
 Map #: 67 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	400.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.92 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: Flagstone/Sand	10.98	1.00	180	0	0
Shed: Wood Frame	13.18	1.00	47	50	310
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					12,310

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2010

(11) Heating System: Radiant (in-floor)

Ground Area = Size for Rates = 2599 SF Floor Area = 3982 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	103.04	-10.81	2.88	2599	247,191
1	Story Siding	Overhang	44.18	0.00	0.00	84	3,711

Other Additions/Adjustments Rate Size Cost

(1) Exterior				
Stone Veneer	12.15	64	778	

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
2 Fixture Bath	3100.00	1	3,100
Separate Shower	1605.00	1	1,605

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	9.60	1385	13,296
WCP (1 Story), Standard	34.49	110	3,794
WCP (1 Story), Standard	64.25	25	1,606

(16) Deck/Balcony

Treated Wood, Standard	7.77	310	2,409
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(17) Garages

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

Base Cost	25.55	1076	27,492
Automatic Doors	500.00	2	1,000
Storage area over garage	4.85	538	2,609

County Multiplier = 1.39 => Cost New = 469,737

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 446,251

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 = 449,161

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 763,573

2018 Est. T.C.V. 006-610-047-00 = 1,295,883

Est. TCV/Total Floor Area = 325.44

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
681,800	681,800	681,800	620,666	2.10

Parcel Number: 45-006-610-047-00

Page: 2

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-33,900	0	0	13,033	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	647,900	647,900	647,900	633,699	633,699	633,699

45-006-610-048-00 2018 Est. T.C.V. LORENZ ELIZABETH & DRUMM CHARLES
 Property Class: 401 7933 W DAY FOREST RD
 Map #: 67 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	399.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1578 SF Floor Area = 1578 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.30	-8.66	-0.27	1578	84,218

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

WPP, Standard	9.37	290	2,717
WCP (1 Story), Standard	41.96	42	1,762

(17) Carports

Comp.Shingle	7.85	320	2,512
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(17) Garages

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

Base Cost	18.40	624	11,482
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 162,875

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0,	Depr.Cost =	109,126
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 =		185,514

2018 Est. T.C.V. 006-610-048-00 = 710,997

Est. TCV/Total Floor Area = 450.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
371,200	371,200	371,200	197,363	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-15,700	0	4,144	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
355,500	355,500	355,500	201,507	201,507	0	

45-006-610-049-00 2018 Est. T.C.V. STENBACK GEORGE O
 Property Class: 401 7949 W DAY FOREST RD
 Map #: 67 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	400.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+5 Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1704 SF Floor Area = 2136 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	82.45	-8.91	-0.42	864	63,176
1	Story Siding	Crawl Space	64.70	-8.91	-0.28	840	46,628

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
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WPP, Standard	7.20	600	4,320
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(17) Garages

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

Base Cost	19.20	576	11,059
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 197,857

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 128,607
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 218,632

2018 Est. T.C.V. 006-610-049-00 = 744,115

Est. TCV/Total Floor Area = 348.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
387,800	387,800	387,800	217,142	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,700	0	0	4,559	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
372,100	372,100	372,100	221,701	221,701	221,701	

45-006-610-050-00 2018 Est. T.C.V. DUFF KRISTIN M & MARK A
 Property Class: 401 7971 W DAY FOREST RD
 Map #: 67 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	407.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.71	1.00	48	50	281

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 =					2,781

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.91	-9.40	0.00	768	41,096

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: Interior 1 Story	2900.00	1	2,900

(16) Porches

CGEP (1 Story), Standard	31.73	196	6,219
WPP, Standard	14.36	96	1,379

(17) Garages

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

Base Cost	24.80	240	5,952
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 93,631

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 51,497
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 87,545

2018 Est. T.C.V. 006-610-050-00 = 610,326

Est. TCV/Total Floor Area = 794.70, Most recent sale 02/06/2015 for 625,796

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
315,300	315,300	315,300	289,986	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-10,100	0	0	6,089	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
305,200	305,200	305,200	296,075	296,075	0	

45-006-610-051-00 2018 Est. T.C.V. NOEL RICHARD & NICOLA FAMILY TRUST
 Property Class: 401 7989 W DAY FOREST RD
 Map #: 67 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	400.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.92 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	2.01	1.00	2500	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 STORY Cls B-10 Blt 1987

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2161 SF Floor Area = 2161 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	75.31	-10.21	1.58	2161	144,095

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
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 1 Story	4575.00	1	4,575

(16) Porches

WPP, Standard	10.27	504	5,176
WCP (1 Story), Standard	36.05	100	3,605

(17) Garages

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

Base Cost	31.50	545	17,168
Common Wall: 1 Wall	-1450.00	1	-1,450
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 269,547

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 215,638

Separately Depreciated Items:

Local Cost Items:

GENERATOR	3000.00	1	3,000
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,			Depr.Cost = 2,910

Total Depreciated Cost = 218,548

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 371,532

2018 Est. T.C.V. 006-610-051-00 = 899,032

Est. TCV/Total Floor Area = 416.03, Most recent sale 03/29/2012 for 937,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
477,400	477,400	477,400	438,946	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-27,900	0	0	9,217	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
449,500	449,500	449,500	448,163	448,163		0

45-006-610-052-00 2018 Est. T.C.V. FISHMAN KENNETH A & KRISTINE B
 Property Class: 401 8031 W DAY FOREST RD
 Map #: 66 & 67 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	427.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.98 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: Flagstone/Sand	10.98	1.00	500	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 1.25 STORY Cls BC Blt 2017

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 3308 SF Floor Area = 4135 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	78.92	0.00	0.00	3308	261,067

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	3	10,575
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
2000 Gal Septic	5650.00	1	5,650

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	13.87	137	1,900
CCP (1 Story), Standard	23.56	227	5,348
CCP (1 Story), Standard	23.03	243	5,596

(16) Deck/Balcony

Treated Wood, Standard	6.90	1110	7,659
Treated Wood, Standard	7.23	408	2,950

(17) Garages

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

Base Cost	20.95	1110	23,255
Automatic Doors	425.00	2	850
Mechanical Doors	400.00	1	400

County Multiplier = 1.39 => Cost New = 473,566

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 468,831

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 = 471,681

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 801,857

2018 Est. T.C.V. 006-610-052-00 = 1,324,357

Est. TCV/Total Floor Area = 320.28, Most recent sale 09/14/2007 for 900,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
480,300	480,300	480,300	458,145	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
198,300	-16,400	0	198,300	5,755	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
662,200	662,200	662,200	666,066	662,200	0	

45-006-610-053-00 2018 Est. T.C.V. QUARDERER GEORGE J & CAROL TR
 Property Class: 401 8055 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	200.00	432.00	0.8123	1.0000	5200	100		844,742
200 Actual Front Feet, 1.98 Total Acres Total Est. Land Value =								844,742

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	2000	0	0
D/W/P: Crushed Rock	1.29	1.00	2220	0	0
D/W/P: Flagstone/Sand	13.55	1.00	88	0	0
Shed: Wood Frame	12.14	1.00	223	50	1,353
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 =					8,853

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1966

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1572 SF Floor Area = 2854 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	116.35	-10.86	0.00	1282	135,238
1	Story Siding	Crawl Space	75.44	-10.86	0.00	290	18,728

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	11.20	360	4,032

(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
Separate Shower	1390.00	1	1,390

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800

(16) Porches			
CPP, Standard	10.90	265	2,889
WPP, Standard	8.50	705	5,993
WCP (1 Story), Standard	24.81	198	4,912

(16) Deck/Balcony			
Treated Wood, Standard	6.90	800	5,520

(17) Garages			
Class:C Exterior: Brick Foundation: 42 Inch (Unfinished)			
Base Cost	18.22	827	15,068
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 295,792

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 192,265

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 = 195,115

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 331,695

2018 Est. T.C.V. 006-610-053-00 = 1,185,290

Est. TCV/Total Floor Area = 415.31

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
608,000	608,000	608,000	425,816	2.10

2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses

Parcel Number: 45-006-610-053-00

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	0	-15,400	0	0	8,942	0
2018 Assessed		MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	592,600	592,600	592,600	434,758	434,758	434,758

45-006-610-055-00 2018 Est. T.C.V. VINYARD JOELLEN TRUST
 Property Class: 401 8073 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	431.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.99 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.48	1.00	226	50	1,071
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,571

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1196 SF Floor Area = 1196 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.06	-9.33	-0.27	1196	66,330

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
Separate Shower	775.00	1	775

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	10.35	219	2,267
CCP (1 Story), Standard	26.63	124	3,302
WCP (1 Story), Standard	52.07	26	1,354

(16) Deck/Balcony

Treated Wood, Standard	8.02	114	914
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(17) Garages

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

Base Cost	27.22	317	8,629
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 136,020

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 88,413
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 150,302

2018 Est. T.C.V. 006-610-055-00 = 673,873

Est. TCV/Total Floor Area = 563.44, Most recent sale 12/14/2012 for 715,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
352,500	352,500	352,500	319,684	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-15,600	0	0	6,713	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
336,900	336,900	336,900	326,397	326,397		0

45-006-610-056-00 2018 Est. T.C.V. STONER JOHN R &
 Property Class: 401 8091 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	428.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	252	0	0
D/W/P: 3.5 Concrete	3.44	1.00	108	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1967

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1384 SF Floor Area = 2076 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	89.03	-9.87	-0.44	1384	108,948

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	36.44	56	2,041
WPP, Standard	9.98	242	2,415

(16) Deck/Balcony

Wood Balcony	17.50	12	210
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County Multiplier = 1.39 => Cost New = 178,336

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 115,918

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 = 118,828

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 202,008

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls C Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1232 SF Floor Area = 2464 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Blt-in Gar.	74.47	0.00	3.83	1232	96,466

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	14.45	104	1,503
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Parcel Number: 45-006-610-056-00

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(17) Basement Garages

Basement Garage: 3 Car	3375.00	1	3,375
Automatic Doors	375.00	3	1,125

County Multiplier = 1.39 => Cost New = 148,373

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,443
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 163,953

2018 Est. T.C.V. 006-610-056-00 = 890,961

Est. TCV/Total Floor Area = 196.25

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
461,800	461,800	461,800	424,859	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-16,300	0	0	8,922	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
445,500	445,500	445,500	433,781	433,781	0	

45-006-610-057-00 2018 Est. T.C.V. DEPUY JOHN R & PAMELA H TRUSTEES OF
 Property Class: 401 8107 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	425.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	50	483

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,483

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1977

(11) Heating System: Forced Air w/ Ducts

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	61.66	-8.50	0.00	1696	90,159

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	27.44	112	3,073
CCP (2 Story), Standard	42.41	64	2,714

(16) Deck/Balcony

Treated Wood, Standard	6.40	448	2,867
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(17) Garages

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

Base Cost	16.75	960	16,080
Automatic Doors	375.00	3	1,125

County Multiplier = 1.39 => Cost New = 180,879

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 126,616
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 215,247

2018 Est. T.C.V. 006-610-057-00 = 740,730

Est. TCV/Total Floor Area = 436.75

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
386,100	386,100	386,100	217,479	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-15,700	0	4,567	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
370,400	370,400	370,400	222,046	222,046	222,046	

45-006-610-058-00	2018 Est. T.C.V.	EMMONS JOHN & JENNIFER
Property Class: 401		8129 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	419.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.96 Total Acres								Total Est. Land Value = 520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	150	0	0
Dock: Light posts	21.31	1.00	320	50	3,410
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					8,410

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1954

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1929 SF Floor Area = 1929 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.62	-8.21	1.11	1641	87,826
1	Story Siding	Basement	60.62	0.00	1.11	288	17,778

Other Additions/Adjustments Rate Size Cost

(1) Exterior

Brick Veneer	8.25	564	4,653
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	9.35	292	2,730
WGEP (1 Story), Standard	57.30	51	2,922

(16) Deck/Balcony

Treated Wood, Standard	11.65	41	478
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(17) Garages

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

Base Cost	17.44	585	10,202
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 197,623

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 108,693

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	288	3,298
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County Multiplier = 1.39 => Cost New = 4,584

Phy/Ab.Phy/Func/Econ/Comb.%Good= 10/100/100/100/10.0, Depr.Cost = 458

Total Depreciated Cost = 109,151

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 185,557

2018 Est. T.C.V. 006-610-058-00 = 713,967

Est. TCV/Total Floor Area = 370.12, Most recent sale 11/15/2016 for 730,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
361,700	361,700	361,700	361,700	2.10

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

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

Parcel Number: 45-006-610-058-00

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357,000	357,000	357,000	369,295	357,000	0
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45-006-610-059-00 2018 Est. T.C.V. SPITZNER LANCE & ANNA
 Property Class: 401 8151 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	415.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.95 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C+10 Blt 1987

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 1600 SF Floor Area = 2045 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	78.60	-9.49	3.22	1600	115,728
1	Story Siding	Overhang	36.13	0.00	0.00	45	1,626

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	9.30	296	2,753
WCP (1 Story), Standard	41.96	42	1,762

(16) Deck/Balcony

Treated Wood, Standard	7.39	160	1,182
Treated Wood, Standard	10.25	50	513

(17) Garages

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

Base Cost	16.44	792	13,020
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

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

Base Cost	18.21	640	11,654
Automatic Doors	375.00	1	375

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

Base Cost	34.10	240	8,184
Common Wall: 1 Wall	-1300.00	1	-1,300

County Multiplier = 1.39 => Cost New = 233,433

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 163,403
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 277,786

2018 Est. T.C.V. 006-610-059-00 = 802,786

Est. TCV/Total Floor Area = 392.56, Most recent sale 10/23/2014 for 740,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
421,400	421,400	421,400	411,591	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-20,000	0	0	-10,191	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
401,400	401,400	401,400	420,234	401,400	0	

45-006-610-060-00 2018 Est. T.C.V. DAVIS SAMMIE L
 Property Class: 401 8165 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	411.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.94 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-5 Blt 1954

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1930 SF Floor Area = 1930 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	57.59	-7.80	-0.26	1546	76,573
1	Story Siding	Slab	57.59	-9.72	-0.26	384	18,282

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	30.38	87	2,643
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(16) Deck/Balcony

Treated Wood, Standard	7.58	141	1,069
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(17) Garages

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

Base Cost	18.40	624	11,482
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 173,971

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 95,684
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 162,663

2018 Est. T.C.V. 006-610-060-00 = 687,663

Est. TCV/Total Floor Area = 356.30, Most recent sale 12/22/2017 for 650,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
356,400	356,400	356,400	313,728	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-12,600	0	0	30,072	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
343,800	343,800	343,800	320,316	343,800	0	

45-006-610-061-00 2018 Est. T.C.V. CIOCI MARGARET A & JOSEPH P
 Property Class: 401 8179 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	406.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =								520,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 2017

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1962 SF Floor Area = 2943 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.07	-9.00	0.00	1962	151,211

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
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins & Fireplaces

Fireplace: Prefab 2 Story	2505.00	1	2,505
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(16) Porches

WPP, Standard	8.00	469	3,752
WCP (1 Story), Standard	22.00	191	4,202
WCP (1 Story), Standard	51.44	27	1,389
WCP (1 Story), Standard	34.59	61	2,110

(17) Garages

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

Base Cost	18.35	628	11,524
No Floor Deduction	-3.15	628	-1,978

County Multiplier = 1.39 => Cost New = 261,285

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 258,672
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 439,743

2018 Est. T.C.V. 006-610-061-00 = 959,743

Est. TCV/Total Floor Area = 326.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
386,500	386,500	386,500	250,156	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
109,200	-15,800	0	109,200	5,253	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
479,900	479,900	479,900	364,609	364,609	0	

45-006-610-062-00 2018 Est. T.C.V. MATHIESEN JEAN M TRUST
 Property Class: 401 8195 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	403.00	1.0000	1.0000	5200	50	INTEREST SPLIT	260,000
100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =								260,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1954

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1634 SF Floor Area = 1634 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.98	-8.58	-0.27	1634	86,814

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

CCP (1 Story), Standard	27.17	120	3,260
WPP, Standard	12.79	128	1,637

(17) Garages

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

Base Cost	23.67	294	6,959
Common Wall: 1.5 Wall	-1575.00	1	-1,575
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 157,287

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/ 50/100/27.5, Depr.Cost = 43,254

Functional Depreciation because of: INTEREST SPLIT

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 73,532

2018 Est. T.C.V. 006-610-062-00 = 338,532

Est. TCV/Total Floor Area = 207.18, Most recent sale 08/14/2002 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,300	173,300	173,300	152,410	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,000	0	0	3,200	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
169,300	169,300	169,300	155,610	155,610	0	

45-006-610-062-01 2018 Est. T.C.V. MATHIESEN JEAN M TRUST
 Property Class: 401 8195 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	403.00	1.0000	1.0000	5200	50	INTEREST SPLIT	260,000
100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =								260,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1634 SF Floor Area = 1634 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.98	-8.58	-0.27	1634	86,814

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

CCP (1 Story), Standard	27.17	120	3,260
WPP, Standard	12.79	128	1,637

(17) Garages

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

Base Cost	23.67	294	6,959
Common Wall: 1.5 Wall	-1575.00	1	-1,575
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 157,287

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/ 50/100/27.5, Depr.Cost = 43,254

Functional Depreciation because of: INTEREST SPLIT

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 73,532

2018 Est. T.C.V. 006-610-062-01 = 338,532

Est. TCV/Total Floor Area = 207.18, Most recent sale 05/13/1985 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
173,300	173,300	173,300	152,410	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-4,000	0	0	16,890	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
169,300	169,300	169,300	155,610	169,300	0

45-006-610-063-00	2018 Est. T.C.V.	MATHIESEN JEAN M TRUST
Property Class: 402		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	402.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	520,000

2018 Est. T.C.V. 006-610-063-00 = 520,000

Est. TCV/Total Floor Area = 318.24

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
275,000	275,000	275,000	132,956	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-15,000	0	0	2,792	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
260,000	260,000	260,000	135,748	135,748	0		

45-006-610-064-00 2018 Est. T.C.V. KANEASTER SUE ANN TRUST
 Property Class: 401 8203 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	400.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	600	50	6,393
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					11,393

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2096 SF Floor Area = 2916 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.96	-11.06	0.00	1276	70,052
2	Story Siding	Slab	104.35	-11.06	0.00	820	76,498

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

CCP (1 Story), Standard	25.58	139	3,556
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(16) Deck/Balcony

Wood Balcony	17.50	192	3,360
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(17) Garages

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

Base Cost	23.10	390	9,009
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.39 =>

Cost New = 244,688

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,	Depr.Cost =	171,282
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 =		291,179

2018 Est. T.C.V. 006-610-064-00 = 822,572

Est. TCV/Total Floor Area = 282.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
427,300	427,300	427,300	390,723	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-16,000	0	8,205	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
411,300	411,300	411,300	398,928	398,928	398,928	

45-006-610-065-00 2018 Est. T.C.V. RICKETTS ROBERT A & PAULA A
 Property Class: 401 8205 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	395.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.91 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	1.61	1.00	2400	0	0
D/W/P: Patio Blocks	8.13	1.00	125	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 1978

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2046 SF Floor Area = 2046 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.13	-8.48	2.01	2046	115,926

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	112	924

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

(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250

(16) Porches			
CCP (1 Story), Standard	42.11	43	1,811
CPP, Standard	19.11	55	1,051

(16) Deck/Balcony			
Treated Wood, Standard	6.15	563	3,462
Treated Wood, Standard	9.83	58	570

(17) Garages

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

Base Cost	15.86	729	11,562
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 206,786

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 144,750
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 246,075

2018 Est. T.C.V. 006-610-065-00 = 771,075

Est. TCV/Total Floor Area = 376.87

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
401,400	401,400	401,400	264,438	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-15,900	0	5,553	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
385,500	385,500	385,500	269,991	269,991	0	

45-006-610-066-00 2018 Est. T.C.V. YOAKAM JUANITA J TRUST
 Property Class: 401 8209 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	395.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								520,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1966

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1237 SF Floor Area = 1237 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.72	-9.24	-0.27	1237	68,295

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	37.40	12	449
CPP, Standard	37.40	12	449

(16) Deck/Balcony

Treated Wood, Standard	6.58	322	2,119
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County Multiplier = 1.39 => Cost New = 118,735

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 75,991

Separately Depreciated Items:

(17) Garages

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

Base Cost	16.90	624	10,546
County Multiplier = 1.39 =>			Cost New = 14,658
Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,			Depr.Cost = 12,753

Total Depreciated Cost = 88,743

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 150,864

2018 Est. T.C.V. 006-610-066-00 = 675,864

Est. TCV/Total Floor Area = 546.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
353,500	353,500	353,500	198,168	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-15,600	0	4,161	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
337,900	337,900	337,900	202,329	202,329	0	

45-006-610-067-00 2018 Est. T.C.V. CUTLER JEFFREY G & TAMARA H TRUST
 Property Class: 401 8213 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	398.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								520,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1960

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1248 SF Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.09	-10.13	-0.30	1248	75,704

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

(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	21.95	192	4,214
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(16) Deck/Balcony

Treated Wood, Standard	21.50	12	258
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(17) Garages

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

Base Cost	11.96	720	8,611
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 139,677

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 83,806
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 142,471

2018 Est. T.C.V. 006-610-067-00 = 662,471

Est. TCV/Total Floor Area = 530.83, Most recent sale 11/18/1996 for 455,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
338,300	338,300	338,300	261,361	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-7,100	0	0	5,488	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
331,200	331,200	331,200	266,849	266,849	0	

45-006-610-068-00	2018 Est. T.C.V.	CHORMANN RICHARD F & CAROLYN A
Property Class: 402		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	409.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	520,000

2018 Est. T.C.V. 006-610-068-00 = 520,000

Est. TCV/Total Floor Area = 416.67

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
275,000	275,000	275,000	237,826	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-15,000	0	0	4,994	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
260,000	260,000	260,000	242,820	242,820	0		

45-006-610-069-00 2018 Est. T.C.V. COOK MARY K & OLSON KARIN E &
 Property Class: 401 8229 W DAY FOREST RD
 Map #: 66 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS
 * Factors * 3 BUILDABLE LOTS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 5200	300.00	440.00	0.7192	1.0000	5200	100		1,121,988
300 Actual Front Feet, 3.03 Total Acres Total Est. Land Value =								1,121,988

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 1959

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 2384 SF Floor Area = 3104 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.02	-8.15	1.17	2384	131,215
1	Story Siding	Overhang	34.41	0.00	0.00	720	24,775

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	2400.00	2	4,800
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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	2	7,750

(16) Porches

CPP, Standard	14.10	120	1,692
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(16) Deck/Balcony

Treated Wood, Standard	6.64	304	2,019
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(17) Garages

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

Base Cost	15.95	720	11,484
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 265,713

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 146,142
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 248,441

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

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 272 SF Floor Area = 272 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.35	-14.38	-3.95	272	18,229

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

1000 Gal Septic	3085.00	1	3,085
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(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	18.14	64	1,161
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(17) Garages

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

Base Cost	13.50	1296	17,496
Common Wall: 1 Wall	-1025.00	1	-1,025

Parcel Number: 45-006-610-069-00

Page: 2

Automatic Doors	375.00	2	750			
County Multiplier = 1.39 =>				Cost New =	60,898	
Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,				Depr.Cost =	33,494	
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 =					56,939	
<hr/>						
2018 Est. T.C.V. 006-610-069-00				=	1,432,368	
Est. TCV/Total Floor Area = 424.28						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
699,800	699,800	699,800	650,834	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	16,400	0	13,667	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
716,200	716,200	716,200	664,501	664,501	0	

45-006-610-072-00 2018 Est. T.C.V. LOTT KAREN S TRUST
 Property Class: 401 8241 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	443.00	1.0000	1.0000	5200	100		520,000
100 Actual Front Feet, 1.02 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: 4in Ren. Conc.	6.02	1.00	1306	0	0
Dock: Light posts	28.34	1.00	224	50	3,174
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 =					8,174

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1797 SF Floor Area = 3218 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	95.82	0.00	2.37	1797	176,447
1	Story Siding	Overhang	46.42	0.00	0.00	146	6,777
1	Story Siding	Overhang	46.42	0.00	0.00	377	17,500

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
Separate Shower	1605.00	1	1,605

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 1 Story	4575.00	1	4,575
Fireplace: Raised Hearth	425.00	1	425

(16) Porches

WPP, Standard	24.08	45	1,084
WPP, Standard	35.95	19	683
WPP, Standard	23.37	47	1,098
WSEP (1 Story), Standard	28.66	293	8,397
WPP, Standard	15.93	124	1,975

(16) Deck/Balcony

Treated Wood, Standard	7.28	522	3,800
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(17) Garages

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

Base Cost	28.96	754	21,836
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 380,796

Local Cost Items:

GENERATOR	3000.00	1	3,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 372,282

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	15.95	1797	28,662
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County Multiplier = 1.39 => Cost New = 39,840

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 19,920

Total Depreciated Cost = 392,202

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 666,744

2018 Est. T.C.V. 006-610-072-00 = 1,194,918

Parcel Number: 45-006-610-072-00 Page: 2

Est. TCV/Total Floor Area = 371.32, Most recent sale 08/20/1999 for 400,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
614,800	614,800	614,800	553,374	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-17,300	0	0	11,620	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
597,500	597,500	597,500	564,994	564,994	564,994	

45-006-610-073-00 2018 Est. T.C.V. HALE DONALD N & HALE DAVIS C J/T
 Property Class: 401 8245 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	115.00	438.00	0.9589	1.0000	5200	100		573,445
115 Actual Front Feet, 1.16 Total Acres Total Est. Land Value =								573,445

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 1955

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1788 SF Floor Area = 1788 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.27	-8.80	-0.28	1788	98,680

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
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Deck/Balcony

Treated Wood, Standard	8.51	92	783
Treated Wood, Standard	6.95	220	1,529

(17) Garages

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

Base Cost	16.38	676	11,073
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 180,699

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 117,455
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 199,673

2018 Est. T.C.V. 006-610-073-00 = 778,118

Est. TCV/Total Floor Area = 435.19

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
404,200	404,200	404,200	228,948	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-15,100	0	0	4,807	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
389,100	389,100	389,100	233,755	233,755	0	

45-006-610-074-00 2018 Est. T.C.V. CLARK STEPHANIE S
 Property Class: 401 8253 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	163.00	372.00	0.8637	1.0000	5200	100		732,040
163 Actual Front Feet, 1.39 Total Acres Total Est. Land Value =								732,040

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	5500	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	860	0	0
Shed: Wood Frame	15.64	1.00	75	50	587
Dock: Light posts	25.61	1.00	560	50	7,171
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	3.0	100	30,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					39,758

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

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 1896 SF Floor Area = 2014 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	73.38	0.00	1.88	1896	142,693
0.5	Story Siding	Overhang	16.64	0.00	0.00	47	782
1	Story Siding	Overhang	39.70	0.00	0.00	28	1,112
1	Story Siding	Overhang	39.70	0.00	0.00	40	1,588
1	Story Siding	Overhang	39.70	0.00	0.00	26	1,032

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: Two Sided	5800.00	1	5,800

(16) Porches

CCP (1 Story), Standard	28.82	128	3,689
WPP, Standard	9.26	489	4,528
WPP, Standard	16.35	102	1,668

(16) Deck/Balcony

Treated Wood, Standard	7.20	427	3,074
Treated Wood, Standard	9.80	84	823

County Multiplier = 1.39 =>

Cost New = 257,420

Notes: RES

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 205,936

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1896	25,596
County Multiplier = 1.39 =>			Cost New = 35,578
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 17,789

Total Depreciated Cost = 223,725

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 380,333

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 0 SF Floor Area = 911 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	57.97	0.00	0.00	911	52,811

Parcel Number: 45-006-610-074-00

Page: 2

Other Additions/Adjustments	Rate	Size	Cost
(15) Built-Ins & Fireplaces Appliance Allowance	2610.00	1	2,610
(16) Porches CCP (1 Story), Standard	41.84	49	2,050
(16) Deck/Balcony Treated Wood, Standard	8.32	158	1,315
(17) Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.59	911	16,935
Automatic Doors	425.00	3	1,275
County Multiplier = 1.39 =>		Cost New =	107,024
Notes: GARAGE W/ LIVING OVER			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0,	Depr.Cost =		66,355
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 =			112,804

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls BC Blt 1968

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 381 SF Floor Area = 381 SF.
Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
1 Story Siding Crawl Space 105.47 -15.88 0.00 381 34,134

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing Average Fixture(s)	1120.00	1	1,120
(14) Water/Sewer Well, 50 Feet 1000 Gal Septic	1600.00 3550.00	1 1	1,600 3,550
(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Two Sided Fireplace: Exterior 1 Story	2610.00 5800.00 4925.00	1 1 1	2,610 5,800 4,925
(16) Porches WPP, Standard	8.78	556	4,882
(16) Deck/Balcony Treated Wood, Standard	11.25	55	619
County Multiplier = 1.39 =>		Cost New =	82,343
Notes: BEACH HOUSE			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0,	Depr.Cost =		52,699
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 3 =			89,589

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

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

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0.00

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

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

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

Reproduction/Replacement Cost = 0
Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
Parcel Number: 45-006-610-074-00 Page: 3

Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	3.55	7200	1.46 1.00	80	29,854

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.000 => TCV of Bldg: 1 = 29,854

Total Estimated True Cash Value of Commercial/Industrial Buildings = 29,854

2018 Est. T.C.V. 006-610-074-00 = 1,384,378

Est. TCV/Total Floor Area = 418.75

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
706,100	706,100	706,100	621,485	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-13,900	0	0	13,051	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
692,200	692,200	692,200	634,536	634,536	0	

45-006-620-075-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701
Map #: GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

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

2018 Est. T.C.V. 006-620-075-00 = 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

45-006-630-001-00 2018 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701
 Map #: GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT EXEMPT			1.06 Acres		8000	100		8,480
			1.06 Total Acres				Total Est. Land Value =	8,480

2018 Est. T.C.V. 006-630-001-00							=	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	

45-006-630-002-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		S FOREST HAVEN
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	165.00	417.12	1.0000	1.0000	700	100		115,500
4633 IN TO			2 SqFt	0.00000	100			0
165 Actual Front Feet, 1.58 Total Acres Total Est. Land Value =								115,500

2018 Est. T.C.V. 006-630-002-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-630-002-50 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701
Map #: GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT EXEMPT			1.05 Acres		8000	100		8,400
			1.05 Total Acres		Total Est. Land Value =			8,400

2018 Est. T.C.V. 006-630-002-50								=	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	0		
2018 Assessed		MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT	
0		0	0	0		0		0	

45-006-630-003-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		S FOREST HAVEN
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	829.00	316.74	1.0000	1.0000	700	100		580,300
829 Actual Front Feet, 6.03 Total Acres								Total Est. Land Value = 580,300

2018 Est. T.C.V. 006-630-003-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-630-008-00 2018 Est. T.C.V. VOLK JOHN F & KIM E
 Property Class: 401 6006 S FOREST HAVEN DR
 Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	158.80	298.95	1.0000	1.0000	700	100		111,160
159 Actual Front Feet, 1.09 Total Acres Total Est. Land Value =								111,160

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	132	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 TRI-LEVEL Cls C+10 Blt 1972

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1385 SF Floor Area = 2007 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	69.89	0.00	0.00	897	62,691
Bi-Level	Siding	Basement	90.00	0.00	0.00	488	43,920
1	Story Siding	Overhang	36.91	0.00	0.00	134	4,946

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	8.25	32	264

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

(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Porches			
CPP, Basement	23.42	114	2,670
WPP, Standard	8.56	405	3,467
WCP (1 Story), Standard	21.13	214	4,522

(16) Deck/Balcony			
Treated Wood, Standard	6.49	364	2,362
Treated Wood, Standard	10.56	48	507
Wood Balcony	17.50	48	840

(17) Garages

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

Base Cost	18.50	760	14,060
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 217,860

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 141,609
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 247,816

2018 Est. T.C.V. 006-630-008-00		=	361,476
Est. TCV/Total Floor Area = 180.11, Most recent sale 11/20/2001 for 329,000			
2017 Assessed	MBOR	S.E.V.	Base for Cap C.P.I.
181,600	181,600	181,600	179,927 2.10
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment Losses
0	-900	0	773 0
2018 Assessed	MBOR	S.E.V.	Capped ->Taxable<- PRE/MBT
180,700	180,700	180,700	183,705 180,700 180,700

45-006-630-010-01 2018 Est. T.C.V. WELCHLI RUSSELL M & DOLORES S
 Property Class: 401 5977 S FOREST HAVEN DR
 Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	174.00	300.00	1.0000	1.0000	700	100		121,800
174 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								121,800

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 2 STORY Cls C+10 Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1261 SF Floor Area = 1881 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	112.19	0.00	0.00	380	42,632
2	Story Siding	Crawl Space	112.19	-10.11	0.00	240	24,499
1	Story Siding	Basement	70.97	0.00	0.00	380	26,969
1	Story Siding	Crawl Space	70.97	-10.11	0.00	261	15,884

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	8.01	468	3,749
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(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 = 194,036

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 155,229
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 271,651

2018 Est. T.C.V. 006-630-010-01 = 395,951

Est. TCV/Total Floor Area = 210.50, Most recent sale 06/27/2012 for 375,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
199,000	199,000	199,000	191,042	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000	0	0	4,011	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
198,000	198,000	198,000	195,053	195,053	0

45-006-630-011-10 2018 Est. T.C.V. EGLOFF PETER
 Property Class: 401 6007 S FOREST HAVEN DR
 Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	150.00	610.00	1.0000	1.0000	700	100		105,000
150 Actual Front Feet, 2.10 Total Acres Total Est. Land Value =								105,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	720	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1977

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1684 SF Floor Area = 1684 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.73	-8.51	-0.27	1684	89,168

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	28.54	24	685
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(16) Deck/Balcony

Treated Wood, Standard	7.15	190	1,359
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(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 160,658

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 112,461

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 196,806

2018 Est. T.C.V. 006-630-011-10 = 304,306

Est. TCV/Total Floor Area = 180.70, Most recent sale 09/09/2016 for 310,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
152,900	152,900	152,900	152,900	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	-700	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
152,200	152,200	152,200	156,110	152,200	0

45-006-630-012-00 2018 Est. T.C.V. DINGMAN PATRICIA
 Property Class: 401 6025 S FOREST HAVEN DR
 Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	100.00	173.05	1.0000	1.0000	700	100		70,000
FOREST HVN 700	133.44	173.05	1.0000	1.0000	700	50	SURPLUS/EXCESS	46,704
233 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =								116,704

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 952 SF Floor Area = 952 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.50	-9.40	0.00	952	52,455

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: Interior 1 Story	3250.00	1	3,250

(16) Porches

CPP, Standard	12.64	156	1,972
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(17) Garages

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

Base Cost	23.99	286	6,861
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

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

Base Cost	10.64	928	9,874
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 115,331

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 83,038

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 145,317

2018 Est. T.C.V. 006-630-012-00 = 264,521

Est. TCV/Total Floor Area = 277.86

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
132,800	132,800	132,800	132,800	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-500	0	0	-500	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,300	132,300	132,300	135,588	132,300	132,300	

45-006-630-013-00 2018 Est. T.C.V. HOPPLE JULIA J
 Property Class: 401 6077 S FOREST HAVEN DR
 Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	198.55	722.28	1.0000	1.0000	700	100		138,983
199 Actual Front Feet, 3.29 Total Acres Total Est. Land Value =								138,983

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+5 Blt 1973

(11) Heating System: No Heating/Cooling

Ground Area = Size for Rates = 2212 SF Floor Area = 4424 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	99.02	-8.32	-8.29	2212	182,291

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
2000 Gal Septic	5000.00	1	5,000

(15) Built-Ins & Fireplaces

Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: 2nd on Same Stack	2650.00	1	2,650

(16) Porches

WPP, Standard	14.75	100	1,475
WCP (1 Story), Standard	45.12	37	1,669

(16) Deck/Balcony

Wood Balcony	17.50	80	1,400
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(17) Carports

Comp.Shingle	7.85	351	2,755
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(17) Garages

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

Base Cost	16.42	672	11,034
Mechanical Doors	350.00	2	700

County Multiplier = 1.39 => Cost New = 302,026

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 271,823

Separately Depreciated Items:

(16) Porches

WPP, Standard	7.68	512	3,932
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County Multiplier = 1.39 => Cost New = 5,466

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 2,733

Total Depreciated Cost = 274,556

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 480,474

2018 Est. T.C.V. 006-630-013-00 = 620,957

Est. TCV/Total Floor Area = 140.36, Most recent sale 10/06/1976 for 53,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
314,900	314,900	314,900	257,913	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,400	0	0	5,416	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
310,500	310,500	310,500	263,329	263,329	263,329	

45-006-630-014-00 2018 Est. T.C.V. KINNEY RICHARD M & FRANCOISE
 Property Class: 401 6117 S FOREST HAVEN DR
 Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	199.87	747.54	1.0000	1.0000	700	100		139,909
200 Actual Front Feet, 3.43 Total Acres Total Est. Land Value =								139,909

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	850	0	0
D/W/P: Flagstone/Sand	10.98	1.00	67	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					1,500

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C+10 Blt 2000

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Pine Logs	Basement	127.49	0.00	0.00	784	99,952

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: Wood Stove	1350.00	1	1,350

(16) Porches

WCP (1 Story), Standard	16.29	505	8,226
WSEP (1 Story), Standard	30.03	134	4,024

(16) Deck/Balcony

Composite, Standard	14.37	25	359
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County Multiplier = 1.39 => Cost New = 172,321

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 146,473

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	817	9,355
County Multiplier = 1.39 =>			Cost New = 13,003
Phy/Ab.Phy/Func/Econ/Comb.%Good= 10/100/100/100/10.0,			Depr.Cost = 1,300

Total Depreciated Cost = 147,773

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 258,603

2018 Est. T.C.V. 006-630-014-00 = 400,012

Est. TCV/Total Floor Area = 340.15

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
208,500	208,500	208,500	118,615	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-8,500	0	2,490	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
200,000	200,000	200,000	121,105	121,105	0	

45-006-630-015-00 2018 Est. T.C.V. PEPPLER JOHN W TRUST
 Property Class: 401 6159 S FOREST HAVEN DR
 Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	199.86	760.25	1.0000	1.0000	700	100		139,902
200 Actual Front Feet, 3.49 Total Acres Total Est. Land Value =								139,902

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 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 847 SF Floor Area = 1482 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	111.05	0.00	0.00	847	94,059

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

CCP (1 Story), Standard	22.01	210	4,622
WCP (1 Story), Standard	48.91	31	1,516

(16) Deck/Balcony

Treated Wood, Standard	7.60	139	1,056
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(17) Garages

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

Base Cost	21.13	378	7,987
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	2	750
Storage area over garage	3.95	105	415

County Multiplier = 1.39 =>

Cost New = 170,617

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,

Depr.Cost = 136,493

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 238,864

2018 Est. T.C.V. 006-630-015-00 = 383,766

Est. TCV/Total Floor Area = 258.95, Most recent sale 07/08/1989 for 25,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
192,700	192,700	192,700	117,355	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-800	0	2,464	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
191,900	191,900	191,900	119,819	119,819	119,819	

45-006-630-016-00 2018 Est. T.C.V. LOKAY LEONARD B
 Property Class: 401 6181 S FOREST HAVEN DR
 Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	198.33	788.53	1.0000	1.0000	700	100		138,831
198 Actual Front Feet, 3.59 Total Acres Total Est. Land Value =								138,831

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 Blt 1973

(11) Heating System: Electric Baseboard

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.54	-8.97	-0.27	1385	75,206

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) Deck/Balcony

Treated Wood, Standard	6.83	244	1,667
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(17) Garages

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

Base Cost	18.24	529	9,649
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

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

Base Cost	14.40	576	8,294
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 148,557

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0, Depr.Cost = 98,047

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 171,583

2018 Est. T.C.V. 006-630-016-00 = 315,414

Est. TCV/Total Floor Area = 227.74

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
158,300	158,300	158,300	96,134	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	2,018	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
157,700	157,700	157,700	98,152	98,152	98,152	

45-006-630-017-00 2018 Est. T.C.V. HAGERMAN ROBERT L TRUST
 Property Class: 401 6233 S FOREST HAVEN DR
 Map #: 53 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	196.00	731.66	1.0000	1.0000	700	100		137,200
196 Actual Front Feet, 3.29 Total Acres Total Est. Land Value =								137,200

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 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1524 SF Floor Area = 1524 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.92	0.00	1.22	1244	87,254
1	Story Siding	Crawl Space	68.92	-9.61	1.22	280	16,948

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

Basement Living Finish	17.25	1300	22,425
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

3 Fixture Bath	2400.00	1	2,400
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Garages

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

Base Cost	17.93	550	9,862
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 209,319

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 140,244

Separately Depreciated Items:

(17) Garages

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

Base Cost	10.80	900	9,720
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 14,553

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 11,643

Total Depreciated Cost = 151,886

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 265,801

2018 Est. T.C.V. 006-630-017-00 = 408,001

Est. TCV/Total Floor Area = 267.72, Most recent sale 12/07/1990 for 119,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
205,000	205,000	205,000	133,157	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,000	0	0	2,796	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
204,000	204,000	204,000	135,953	135,953	135,953

45-006-630-021-00 2018 Est. T.C.V. US GOVT NATL PARK
 Property Class: 701
 Map #: GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

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

2018 Est. T.C.V. 006-630-021-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-630-022-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			9.419		Acres	7,572	100	71,320
		9.42	Total Acres			Total Est.	Land Value =	71,320

2018 Est. T.C.V. 006-630-022-00

= 0

Est. TCV/Total Floor Area = 0.00

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

45-006-645-000-00	2018 Est. T.C.V.	GENTLE WINDS CONDOMINIUM
Property Class: 470		GENTLE WINDS COMMONS
Map #: 17	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 800.800 REFERENCE LAND TABLE
 * Factors * LAKE MICH & CRYSTAL RIVER

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	238.00	470.00	1.0000	1.0000	0	100		0
238 Actual Front Feet, 2.57 Total Acres							Total Est. Land Value =	0

2018 Est. T.C.V. 006-645-000-00	=	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

45-006-645-001-00 2018 Est. T.C.V. MUSIAL JAMES & GERI
 Property Class: 407 1 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000.00	0000	100		140,000
		0.00	Total Acres				Total Est. Land Value =	140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 898 SF Floor Area = 898 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	61.97	-10.21	0.00	898	46,480	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	49,269

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987

County Multiplier = 1.39 => Cost New = 84,987

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 69,340
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 208,021

2018 Est. T.C.V. 006-645-001-00 = 348,021

Est. TCV/Total Floor Area = 387.55, Most recent sale 01/30/2015 for 345,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,000	173,000	173,000	173,000	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	1,000	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,000	174,000	174,000	176,633	174,000	0	

45-006-645-003-00 2018 Est. T.C.V. TRUBA JAMES D REVOCABLE
 Property Class: 407 5 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000.00	0000	100	FLR LOCATION	140,000
		0.00	Total Acres				Total Est. Land Value =	140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 898 SF Floor Area = 898 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	61.97	-10.21	0.00	898	46,480	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	49,269

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987

County Multiplier = 1.39 => Cost New = 84,987

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 69,340
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 208,021

2018 Est. T.C.V. 006-645-003-00 = 348,021

Est. TCV/Total Floor Area = 387.55

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,000	173,000	173,000	96,711	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	2,030	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,000	174,000	174,000	98,741	98,741	0	

45-006-645-004-00 2018 Est. T.C.V. BATH CLIFFORD O JR TRUST
 Property Class: 407 7 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000.00	0000	100		250,000
		0.00	Total Acres				Total Est. Land Value =	250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 792 SF Floor Area = 1980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Slab	115.41	-10.58	0.00	792	83,025
	1 Exterior Units, (@6% more)						Base cost of Exterior units = 88,007

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987
Wood Balcony	17.50	72	1,260

County Multiplier = 1.39 => Cost New = 142,808

Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 104,249
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 312,748

2018 Est. T.C.V. 006-645-004-00 = 562,748

Est. TCV/Total Floor Area = 284.22

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
256,800	256,800	256,800	117,355	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	24,600	0	0	2,464	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
281,400	281,400	281,400	119,819	119,819	0	

45-006-645-005-00 2018 Est. T.C.V. DUCHI JOSEPH J JR & MARY L
 Property Class: 407 9 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000.00	0000	100	FLOOR LOCATION	140,000
		0.00	Total Acres				Total Est. Land Value =	140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 898 SF Floor Area = 898 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.97	-10.21	0.00	898	46,480
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				49,269

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987

County Multiplier = 1.39 => Cost New = 84,987

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 69,340
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 208,021

2018 Est. T.C.V. 006-645-005-00 = 348,021

Est. TCV/Total Floor Area = 387.55, Most recent sale 02/12/2001 for 312,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,000	173,000	173,000	112,826	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	2,369	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,000	174,000	174,000	115,195	115,195	0	

45-006-645-006-00 2018 Est. T.C.V. CARILLON COMPANY
 Property Class: 407 11 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000.00	0000	100		250,000
		0.00	Total Acres				Total Est. Land Value =	250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 792 SF Floor Area = 1980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Slab	115.41	-10.58	0.00	792	83,025
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				88,007

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987
Wood Balcony	17.50	72	1,260

County Multiplier = 1.39 => Cost New = 142,808

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 104,249
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 312,748

2018 Est. T.C.V. 006-645-006-00 = 562,748

Est. TCV/Total Floor Area = 284.22

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
256,800	256,800	256,800	137,608	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	24,600	0	2,889	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
281,400	281,400	281,400	140,497	140,497	0	

45-006-645-007-00 2018 Est. T.C.V. SELL ROSALIND B (ELE)
 Property Class: 407 13 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000.00	0000	100	FLR LOCATION	140,000
		0.00	Total Acres				Total Est. Land Value =	140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 898 SF Floor Area = 898 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1	Story Siding	Slab	61.97	-10.21	0.00	898	46,480	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	49,269

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987

County Multiplier = 1.39 => Cost New = 84,987

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 69,340
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 208,021

2018 Est. T.C.V. 006-645-007-00 = 348,021

Est. TCV/Total Floor Area = 387.55, Most recent sale 08/29/1997 for 184,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
161,200	161,200	161,200	96,711	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,800	0	0	2,030	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,000	174,000	174,000	98,741	98,741	0	

45-006-645-008-00 2018 Est. T.C.V. TANIELIAN MICHAEL E & SHARON A
 Property Class: 407 15 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000.00	0000	100		250,000
		0.00	Total Acres				Total Est. Land Value =	250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 792 SF Floor Area = 1980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
2.5	Story Siding	Slab	115.41	-10.58	0.00	792	83,025	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	88,007

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987
Wood Balcony	17.50	72	1,260

County Multiplier = 1.39 => Cost New = 142,808

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 111,549
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 334,648

2018 Est. T.C.V. 006-645-008-00 = 584,648

Est. TCV/Total Floor Area = 295.28, Most recent sale 06/02/1986 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
269,200	269,200	269,200	137,608	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	23,100	0	2,889	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
292,300	292,300	292,300	140,497	140,497	0

45-006-645-009-00 2018 Est. T.C.V. DAVENPORT RICHARD
 Property Class: 407 17 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000.00	0000	100	FLR LOCATION	140,000
		0.00	Total Acres				Total Est. Land Value =	140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 889 SF Floor Area = 889 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	62.15	-10.24	0.00	889	46,148
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				48,917

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987

County Multiplier = 1.39 => Cost New = 84,497

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 68,983
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 206,948

2018 Est. T.C.V. 006-645-009-00 = 346,948

Est. TCV/Total Floor Area = 390.27, Most recent sale 08/13/1992 for 128,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
161,200	161,200	161,200	96,711	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,300	0	0	2,030	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
173,500	173,500	173,500	98,741	98,741	0	

45-006-645-010-00 2018 Est. T.C.V. LAIRD JOHN & ALPERN ANN
 Property Class: 407 19 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000.00	00000	100		250,000
0.00 Total Acres Total Est. Land Value =								250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 893 SF Floor Area = 2232 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Slab	112.00	-10.22	0.00	893	90,890
1 Exterior Units, (@6% more) Base cost of Exterior units =							96,343

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987
Wood Balcony	17.50	72	1,260

County Multiplier = 1.39 => Cost New = 155,507

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 124,130
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 372,390

2018 Est. T.C.V. 006-645-010-00 = 622,390

Est. TCV/Total Floor Area = 278.85, Most recent sale 11/08/2017 for 650,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
269,200	269,200	269,200	154,173	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
6,200	35,800	0	6,200	150,827	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
311,200	311,200	311,200	163,610	311,200	0

45-006-645-011-00 2018 Est. T.C.V. GIERAK JOHN L & DONA A
 Property Class: 407 21 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000.00	0000	100		140,000
		0.00	Total Acres				Total Est. Land Value =	140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 898 SF Floor Area = 898 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.97	-10.21	0.00	898	46,480
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				49,269

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987

County Multiplier = 1.39 => Cost New = 84,987

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 69,340
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 208,021

2018 Est. T.C.V. 006-645-011-00 = 348,021

Est. TCV/Total Floor Area = 387.55, Most recent sale 03/09/2017 for 349,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,000	173,000	173,000	158,036	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	1,000	0	15,964	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,000	174,000	174,000	161,354	174,000	0	

45-006-645-012-00 2018 Est. T.C.V. VALADE AMY ELIZABETH
 Property Class: 407 23 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000.00	0000	100		250,000
		0.00	Total Acres				Total Est. Land Value =	250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 792 SF Floor Area = 1980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Slab	115.41	-10.58	0.00	792	83,025
	1 Exterior Units, (@6% more)						Base cost of Exterior units = 88,007

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987
Wood Balcony	17.50	72	1,260

County Multiplier = 1.39 => Cost New = 146,144

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 109,608
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 328,823

2018 Est. T.C.V. 006-645-012-00 = 578,823

Est. TCV/Total Floor Area = 292.33, Most recent sale 05/28/2002 for 670,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
256,800	256,800	256,800	173,914	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	32,600	0	3,652	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
289,400	289,400	289,400	177,566	177,566	0	

45-006-645-013-00 2018 Est. T.C.V. YAMSHON LESLIE TRUST
 Property Class: 407 25 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL LOWER LEVEL			1 Units	140000.00	0000	100		140,000
		0.00	Total Acres				Total Est. Land Value =	140,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 898 SF Floor Area = 898 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.97	-10.21	0.00	898	46,480
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				49,269

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987

County Multiplier = 1.39 => Cost New = 84,987

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 69,340
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 208,021

2018 Est. T.C.V. 006-645-013-00 = 348,021

Est. TCV/Total Floor Area = 387.55, Most recent sale 05/08/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,000	173,000	173,000	96,711	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	1,000	0	0	2,030	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,000	174,000	174,000	98,741	98,741	0	

45-006-645-014-00 2018 Est. T.C.V. GENTLE WINDS 14 LLC
 Property Class: 407 27 GENTLE WINDS
 Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H645.H645 GENTLE WINDS CONDOS HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H645 GENTL GENTLE WINDS			1 Units	250000.00	0.0000	100		250,000
		0.00	Total Acres				Total Est. Land Value =	250,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1977
 Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 792 SF Floor Area = 1980 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
2.5	Story Siding	Slab	115.41	-10.58	0.00	792	83,025	
	1 Exterior Units, (@6% more)						Base cost of Exterior units =	88,007

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(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	7.79	126	982
Treated Wood, Standard	7.77	127	987
Wood Balcony	17.50	72	1,260

County Multiplier = 1.39 => Cost New = 142,808

Lump Sum Item(s):

END UNIT	10000.00	1.0	10,000
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Notes: END UNIT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 111,549
 ECF (H645 GENTLE WINDS CONDOS HOMESTEAD) 3.000 => TCV of Bldg: 1 = 334,648

2018 Est. T.C.V. 006-645-014-00 = 584,648

Est. TCV/Total Floor Area = 295.28, Most recent sale 01/20/2000 for 405,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
269,200	269,200	269,200	164,977	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	23,100	0	0	3,464	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
292,300	292,300	292,300	168,441	168,441	0	0

45-006-650-001-00 2018 Est. T.C.V. ADLER BARRY & LYNN
 Property Class: 401 5265 W NORTHWOOD DR
 Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	110.00	600.00	0.9811	1.0000	15000	100		1,618,846
110 Actual Front Feet, 1.51 Total Acres Total Est. Land Value =								1,618,846

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	5.0	100	50,000
Total Estimated Land Improvements True Cash Value =					50,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls A Blt 2013

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1885 SF Floor Area = 3299 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	184.95	0.00	0.00	1885	348,631

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

Basement Living Finish	33.25	1143	38,005
Walk out Basement Door(s)	1275.00	3	3,825

(13) Plumbing

Average Fixture(s)	1950.00	1	1,950
3 Fixture Bath	6150.00	2	12,300
2 Fixture Bath	4100.00	1	4,100

(14) Water/Sewer

Well, 100 Feet	3550.00	1	3,550
2000 Gal Septic	6575.00	1	6,575

(15) Built-Ins & Fireplaces

Appliance Allowance	5650.00	1	5,650
Fireplace: Exterior 2 Story	7400.00	2	14,800

(16) Porches

WPP, Standard	10.80	655	7,074
CCP (1 Story), Standard	48.98	66	3,233
CCP (1 Story), Standard	45.08	83	3,742
CCP (1 Story), Standard	41.04	108	4,432

(17) Garages

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

Base Cost	37.09	1000	37,090
Automatic Doors	675.00	3	2,025
Storage area over garage	6.25	500	3,125

County Multiplier = 1.39 => Cost New = 695,148

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 660,390
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,221,722

2018 Est. T.C.V. 006-650-001-00 = 2,890,568

Est. TCV/Total Floor Area = 876.20, Most recent sale 11/12/2010 for 800,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,462,600	1,462,600	1,462,600	910,295	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-17,300	0	0	19,116	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,445,300	1,445,300	1,445,300	929,411	929,411	929,411	

45-006-650-002-00 2018 Est. T.C.V. DUMAS THOMAS W & DARLA G
 Property Class: 401 5243 W NORTHWOOD DR
 Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	124.00	550.00	0.9579	1.0000	15000	100		1,781,675
124 Actual Front Feet, 1.57 Total Acres Total Est. Land Value =								1,781,675

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
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 1978

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2558 SF Floor Area = 3647 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	108.63	0.00	3.70	1089	122,327
1	Story Siding	Crawl Space	70.58	-9.49	1.85	239	15,043
1	Story Siding	Basement	70.58	0.00	1.85	664	48,094
1	Story Siding	Crawl Space	70.58	-9.49	1.85	506	31,848
1	Story Siding	Overhang	38.06	0.00	0.00	60	2,284

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	11.20	82	918

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

(14) Water/Sewer			
Well, 50 Feet	1600.00	1	1,600
2000 Gal Septic	5650.00	1	5,650

(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
Fireplace: Exterior 2 Story	5875.00	1	5,875

(16) Porches			
WPP, Standard	14.44	129	1,863
WPP, Standard	8.59	632	5,429
WPP, Standard	18.08	73	1,320

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

(16) Breezeways			
Frame Wall, Finished	33.25	90	2,993

(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	20.95	1268	26,565
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	4	1,700

County Multiplier = 1.39 => Cost New = 405,663

Notes: 2015 CHANGE EXISTING ATTACHED GARAGE TO LIVING & ADD ATTACHED GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 344,813
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 637,905

2018 Est. T.C.V. 006-650-002-00 = 2,427,080

Est. TCV/Total Floor Area = 665.50, Most recent sale 10/12/1995 for 475,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,215,800	1,215,800	1,215,800	452,959	2.10	
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment
0	-2,300	0	0	0	9,512
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
1,213,500	1,213,500	1,213,500	462,471	462,471	0

Parcel Number: 45-006-650-002-00

Page: 2

45-006-650-003-00 2018 Est. T.C.V. FEHRMANN BARBARA W TRUST
 Property Class: 401 5227 W NORTHWOOD DR
 Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	130.00	500.00	0.9489	1.0000	15000	100		1,850,316
130 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =								1,850,316

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	238	0	0
Shed: Wood Frame	10.37	1.00	160	50	830
Total Estimated Land Improvements True Cash Value =					830

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3425 SF Floor Area = 6201 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	122.86	-10.48	3.51	2488	288,334
1	Story Siding	Crawl Space	79.77	-10.48	1.76	80	5,684
1	Story Siding	Crawl Space	79.77	-10.48	1.76	252	17,905
1.5	Story Siding	Blt-in Gar.	62.75	0.00	2.63	576	37,659
1	Story Siding	Overhang	43.46	0.00	0.00	29	1,260

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

(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: Direct-Vented Gas	2575.00	1	2,575

(16) Porches

WSEP (2 Story), Standard	63.34	120	7,601
WGEP (1 Story), Standard	67.65	92	6,224
WPP, Standard	30.13	28	844
WPP, Standard	25.86	40	1,034
WCP (1 Story), Standard	52.94	40	2,118
WCP (1 Story), Standard	41.90	64	2,682

(16) Deck/Balcony

Treated Wood, Standard	7.15	705	5,041
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(17) Basement Garages

Basement Garage: 2 Car	2750.00	1	2,750
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 571,936

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 457,549

Separately Depreciated Items:

(17) Garages

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

Base Cost	21.35	1056	22,546
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 32,033

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 29,471

Total Depreciated Cost = 487,019

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 900,986

Cost Est. for Res. Bldg: 2 Single Family 1.75 STORY Cls B Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 976 SF Floor Area = 1708 SF.

Parcel Number: 45-006-650-003-00

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Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Blt-in Gar.	91.01	0.00	3.09	976	91,842
Other Additions/Adjustments			Rate			Size	Cost
(13) Plumbing			Average Fixture(s)			1	1,475
(14) Water/Sewer			1000 Gal Septic			1	3,850
(15) Built-Ins & Fireplaces			Appliance Allowance			1	4,125
(16) Porches			CCP (1 Story), Standard			54	2,346
(17) Carports			Comp.Shingle			192	1,920
(17) Basement Garages			Basement Garage: 1.5Car			1	2,325
			Automatic Doors			1	500
County Multiplier = 1.39 =>					Cost New =	150,651	
Notes: GAME ROOM							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,				Depr.Cost =		138,599	
ECF (4134 BIG GLEN)				1.850 => TCV of Bldg: 2 =		256,409	

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Blt-in Gar.	95.11	0.00	3.09	804	78,953
Other Additions/Adjustments			Rate			Size	Cost
(13) Plumbing			Average Fixture(s)			1	1,475
(14) Water/Sewer			1000 Gal Septic			1	3,850
(15) Built-Ins & Fireplaces			Appliance Allowance			1	4,125
			Fireplace: Prefab 1 Story			1	4,660
(16) Porches			WCP (1 Story), Standard			36	2,015
(17) Basement Garages			Basement Garage: 1.5Car			1	2,325
			Automatic Doors			1	500
County Multiplier = 1.39 =>					Cost New =	136,084	
Notes: YOGA ROOM							
Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,				Depr.Cost =		125,198	
ECF (4134 BIG GLEN)				1.850 => TCV of Bldg: 3 =		231,615	

2018 Est. T.C.V. 006-650-003-00						=	3,240,156
Est. TCV/Total Floor Area = 347.81							
2017 Assessed	MBOR	S.E.V.	Base for Cap		C.P.I.		
1,635,700	1,635,700	1,635,700	527,971		2.10		
2018 New	Eq. Adjustment	Loss	Additions		Tax Adjustment		Losses
0	-15,600	0	0		11,087		0
2018 Assessed	MBOR	S.E.V.	Capped		->Taxable<-		PRE/MBT
1,620,100	1,620,100	1,620,100	539,058		539,058		485,152

45-006-650-004-00 2018 Est. T.C.V. TRAMITZ SALLY A DECLARATION
 Property Class: 401 5195 W NORTHWOOD DR
 Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	113.28	353.01	0.9754	1.0000	15000	100		1,657,313
113 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								1,657,313

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 BC Blt 1975

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1120 SF Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	98.32	-11.93	0.00	1120	96,757

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

WPP, Standard	8.50	710	6,035
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(17) Garages

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

Base Cost	25.85	200	5,170
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 =>

Cost New = 177,978

Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 138,823

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 256,822

2018 Est. T.C.V. 006-650-004-00 = 1,916,635

Est. TCV/Total Floor Area = 1140.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
959,200	959,200	959,200	272,328	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-900	0	5,718	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
958,300	958,300	958,300	278,046	278,046	0	

45-006-650-006-00 2018 Est. T.C.V. HOENECKE GRETCHEN R TRUST
 Property Class: 401 5157 W NORTHWOOD DR
 Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	200.00	365.00	0.8706	1.0000	15000	100		2,611,652
200 Actual Front Feet, 1.68 Total Acres Total Est. Land Value =								2,611,652

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
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 1974

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 3035 SF Floor Area = 3035 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.22	-8.03	-0.30	2358	129,431
1	Story Siding	Basement	63.22	0.00	-0.30	677	42,597

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 1 Story	3250.00	1	3,250
Fireplace: Exterior 1 Story	3875.00	1	3,875

(16) Deck/Balcony

Treated Wood, Standard	6.43	417	2,681
Treated Wood, Standard	6.49	357	2,317

County Multiplier = 1.39 => Cost New = 274,401

Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 203,057

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	674	7,717
County Multiplier = 1.39 =>			Cost New = 10,727
Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,			Depr.Cost = 10,405

Total Depreciated Cost = 213,462

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 394,904

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls BC Blt 1981

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 980 SF Floor Area = 1715 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Blt-in Gar.	78.29	0.00	-0.73	980	76,009

Other Additions/Adjustments	Rate	Size	Cost
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(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Wood Stove	2000.00	1	2,000

(16) Porches

WCP (1 Story), Standard	39.12	60	2,347
WCP (1 Story), Standard	41.40	50	2,070
WCP (1 Story), Standard	67.15	20	1,343

(16) Deck/Balcony

Treated Wood, Standard	10.95	60	657
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Parcel Number: 45-006-650-006-00

Page: 2

(17) Garages

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

Base Cost	26.30	528	13,886
Automatic Doors	425.00	2	850

(17) Basement Garages

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

County Multiplier = 1.39 => Cost New = 146,224

Notes: GARAGE WITH GUEST ROOM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	116,980
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 =		216,412

2018 Est. T.C.V. 006-650-006-00	=	3,227,968
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Est. TCV/Total Floor Area = 679.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,616,200	1,616,200	1,616,200	399,817	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,200	0	0	8,396	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,614,000	1,614,000	1,614,000	408,213	408,213	0	

45-006-650-007-00	2018 Est. T.C.V.	HOENECKE GRETCHEN R
Property Class: 402		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	41.00	400.00	1.1952	1.0000	8000	100		392,028
41 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 392,028

2018 Est. T.C.V. 006-650-007-00 = 392,028

Est. TCV/Total Floor Area = 82.53, Most recent sale 12/15/1997 for 345,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
196,000	196,000	196,000	44,940	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	943	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
196,000	196,000	196,000	45,883	45,883	0		

45-006-650-007-50	2018 Est. T.C.V.	JOUTRAS META H TRUST
Property Class: 402		W NORTHWOOD DR
Map #: 50	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	60.00	368.00	1.0000	1.0000	15000	100		900,000
60 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 900,000

2018 Est. T.C.V. 006-650-007-50 = 900,000

Est. TCV/Total Floor Area = 189.47, Most recent sale 03/22/1999 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
450,000	450,000	450,000	159,019	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	3,339	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
450,000	450,000	450,000	162,358	162,358	0		

45-006-650-008-00 2018 Est. T.C.V. JOUTRAS META H TRUST
 Property Class: 401 5127 W NORTHWOOD DR
 Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	100.00	400.00	1.0000	1.0000	15000	100		1,500,000
100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								1,500,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.33	1.00	3000	0	0
D/W/P: Flagstone/Sand	15.20	1.00	400	0	0
Retaining Wall: Brick, 12 in.	24.89	1.00	165	0	0
Shed: Wood Frame	15.92	1.00	128	50	1,019
Shed: Wood Frame	14.63	1.00	180	50	1,317

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					12,336

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 3329 SF Floor Area = 4722 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	91.48	-10.48	2.22	3329	277,039
1	Story Siding	Overhang	43.46	0.00	0.00	561	24,381

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	245	2,977

(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300

(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	2	10,700
Fireplace: 2nd on Same Stack	3500.00	1	3,500
Fireplace: Exterior 1 Story	5525.00	1	5,525

(16) Porches			
CCP (1 Story), Standard	57.95	32	1,854
CCP (1 Story), Standard	62.45	26	1,624
WPP, Standard	9.60	1509	14,486

(16) Deck/Balcony			
Treated Wood, Standard	8.00	251	2,008
Treated Wood, Standard	7.80	300	2,340

(17) Garages			
Class: B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	29.05	749	21,758
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 540,839

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 486,756
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 900,498

2018 Est. T.C.V. 006-650-008-00 = 2,412,834

Est. TCV/Total Floor Area = 510.98, Most recent sale 12/15/1997 for 345,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,219,700	1,219,700	1,219,700	478,744	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-13,300	0	0	10,053	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,206,400	1,206,400	1,206,400	488,797	488,797	0	

45-006-650-009-00 2018 Est. T.C.V. BAXTER W M JR & G C JOINT TRUST
 Property Class: 401 5121 W NORTHWOOD DR
 Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	200.00	450.00	0.8706	1.0000	15000	100		2,611,652
200 Actual Front Feet, 2.07 Total Acres Total Est. Land Value =								2,611,652

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.36	1.00	240	50	1,123
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 =					6,123

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1965

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1528 SF Floor Area = 2292 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.76	0.00	0.00	1528	134,097

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches

WPP, Standard	9.39	288	2,704
WCP (1 Story), Standard	17.24	440	7,586

(17) Garages

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

Base Cost	17.28	720	12,442
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	1792	18,153
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 265,930

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 172,855
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 319,781

2018 Est. T.C.V. 006-650-009-00 = 2,937,556

Est. TCV/Total Floor Area = 1281.66

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,469,900	1,469,900	1,469,900	346,377	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,100	0	0	7,273	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,468,800	1,468,800	1,468,800	353,650	353,650	353,650	

45-006-650-011-00 2018 Est. T.C.V. KASSARJIAN JOHN R & CAROLYN
 Property Class: 401 5043 W NORTHWOOD DR
 Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	101.00	500.00	0.9980	1.0000	15000	100		1,511,988
101 Actual Front Feet, 1.16 Total Acres Total Est. Land Value =								1,511,988

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 1.75 STORY Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1448 SF Floor Area = 2246 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	91.61	-8.86	0.00	1064	88,046
1	Story Siding	Crawl Space	63.12	-8.86	0.00	384	20,836

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CCP (1 Story), Standard	20.05	290	5,815
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(16) Deck/Balcony

Wood Balcony	17.50	60	1,050
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(17) Garages

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

Base Cost	15.23	792	12,062
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 200,255

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 130,166
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 240,807

2018 Est. T.C.V. 006-650-011-00 = 1,755,295

Est. TCV/Total Floor Area = 781.52

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
878,500	878,500	878,500	259,877	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-900	0	0	5,457	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
877,600	877,600	877,600	265,334	265,334	0	

45-006-650-012-00 2018 Est. T.C.V. HURBIS CHARLES JAMES
 Property Class: 401 5027 W NORTHWOOD DR
 Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	102.00	517.00	0.9960	1.0000	15000	100		1,523,952
102 Actual Front Feet, 1.21 Total Acres Total Est. Land Value =								1,523,952

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1975

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1707 SF Floor Area = 2608 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.41	-10.62	2.77	1707	142,637
1	Story Siding	Overhang	40.34	0.00	0.00	48	1,936

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 2 Story	5875.00	1	5,875

(16) Porches

WPP, Standard	17.53	81	1,420
WPP, Standard	8.50	836	7,106

(16) Deck/Balcony

Wood Balcony	23.50	171	4,019
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(17) Garages

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

Base Cost	21.32	981	20,915
Automatic Doors	425.00	2	850
Storage area over garage	4.50	736	3,312

County Multiplier = 1.39 => Cost New = 285,575

Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 205,614
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 380,386

2018 Est. T.C.V. 006-650-012-00 = 1,911,838

Est. TCV/Total Floor Area = 733.07, Most recent sale 06/30/1989 for 203,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
957,300	957,300	957,300	300,311	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,400	0	6,306	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
955,900	955,900	955,900	306,617	306,617	0	

45-006-650-013-00 2018 Est. T.C.V. J R HALEY FAMILY LTD PARTNERSHIP
 Property Class: 401 5005 W NORTHWOOD DR
 Map #: 50 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 15000	119.94	527.92	0.9643	1.0000	15000	100		1,734,818
120 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =								1,734,818

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 1965

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 3165 SF Floor Area = 5173 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	113.15	-10.48	3.00	2677	282,879
1	Story Siding	Overhang	43.46	0.00	0.00	468	20,339
1	Story Siding	Overhang	43.46	0.00	0.00	20	869

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Brick Veneer	9.45	432	4,082
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
2 Fixture Bath	3100.00	1	3,100
Separate Shower	1605.00	1	1,605

(14) Water/Sewer

Well, 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
Dishwasher	895.00	1	895
Garbage Disposal	325.00	1	325
Vented Hood	545.00	1	545
Fireplace: Exterior 2 Story	6600.00	2	13,200

(16) Porches

CCP (1 Story), Standard	70.71	21	1,485
WPP, Standard	25.86	40	1,034
WPP, Standard	9.60	1540	14,784
WPP, Standard	16.65	115	1,915

(17) Garages

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

Base Cost	26.95	624	16,817
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 =>

Cost New = 534,836

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 427,869

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 791,558

2018 Est. T.C.V. 006-650-013-00 = 2,531,376

Est. TCV/Total Floor Area = 489.34

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,268,500	1,268,500	1,268,500	472,559	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,800	0	9,923	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,265,700	1,265,700	1,265,700	482,482	482,482	0	