45-006-661-004-00 2018 Est. T.C.V. LAKE STREET STUDIOS LLC
Property Class: 201 6023 S LAKE ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	132.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME $14.50/SQFT		21780 SqFt	14.50000		100			315,810

* denotes lines that do not contribute to the total acreage calculation.
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 315,810

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950
Description of Occupancy: STAGE BUILDING

Costs are taken from the Shed, Utility, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 13.75

Adjusted Square Foot Cost for Upper Floors = 13.75

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.960
Ave. Floor Area: 366 Perimeter: 86 Perim. Multiplier: 1.394
Refined Square Foot Cost for Upper Floors: 18.40

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 25.577

Total Floor Area: 366 Base Cost New of Upper Floors = 9,361

Reproduction/Replacement Cost = 9,361
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 3,276

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 4,751
Replacement Cost/Floor Area= 25.58 Est. TCV/Floor Area= 12.98

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

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

Base Rate for Upper Floors = 35.30

(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.30 100%
Adjusted Square Foot Cost for Upper Floors = 38.60

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.890
Ave. Floor Area: 2,230 Perimeter: 250 Perim. Multiplier: 1.220
Refined Square Foot Cost for Upper Floors: 41.91

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 58.258

Total Floor Area: 2,230 Base Cost New of Upper Floors = 129,914

Reproduction/Replacement Cost = 129,914
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 45,470

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 65,931
Replacement Cost/Floor Area= 58.26 Est. TCV/Floor Area= 29.57

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 2014

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

Base Rate for Upper Floors = 35.30

Adjusted Square Foot Cost for Upper Floors = 35.30

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.890
Ave. Floor Area: 800 Perimeter: 120 Perim. Multiplier: 1.376

```
Refined Square Foot Cost for Upper Floors: 43.23

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 60.089

Total Floor Area: 800                 Base Cost New of Upper Floors =     48,072

                                      Reproduction/Replacement Cost =     48,072
Eff.Age:35   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
                                             Total Depreciated Cost =     16,825

<<<<<                     Segregated Cost Computations                    >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials
                                   Cost            # or  Height Storys     Base
Item Desciption                    Col.   Rate     SqFt   Adj.   Adj.      Cost

                                                Total Base Cost New =          0
County Multiplier: 1.39   Architectural Multiplier: 0.00  Combined: 0.000

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

ECF (2201 COMMERCIAL)                    1.450 => TCV of Bldg:  3  =      24,396
    Replacement Cost/Floor Area= 60.09      Est. TCV/Floor Area= 30.50
```

```
Total Estimated True Cash Value of Commercial/Industrial Buildings =      95,078
```

```
2018 Est. T.C.V. 006-661-004-00                                    =     410,888
Est. TCV/Total Floor Area = 120.99, Most recent sale 02/02/2017 for 1
2017 Assessed       MBOR      S.E.V.      Base for Cap    C.P.I.
     203,100     203,100     203,100            74,190      2.10
2018     New  Eq. Adjustment    Loss         Additions   Tax Adjustment   Losses
         400       1,900           0               400        1,557            0
2018 Assessed       MBOR      S.E.V.            Capped   ->Taxable<-     PRE/MBT
   Tentative   Tentative   Tentative         Tentative    Tentative    Tentative
```

45-006-661-005-00 2018 Est. T.C.V. OBATA MAJEL CHANCE TRUST
Property Class: 201 6001 S LAKE ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME $14.50/SQFT	10890 SqFt		14.50000		100			157,905

* denotes lines that do not contribute to the total acreage calculation.
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 157,905

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.46	213	97	899

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	94	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	94	100	0
DRAIN FIELD	0.00	1.00	1.0	94	100	0

Total Estimated Land Improvements True Cash Value = 899

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls D Blt 1920

(11) Heating System: Wall/Floor Furnace
Ground Area = Size for Rates = 484 SF Floor Area = 726 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Slab	75.51	-11.32	-1.17	484	30,502

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	1650.00	-1	-1,650
2 Fixture Bath	1100.00	1	1,100
(16) Porches			
WPP, Standard	30.89	16	494

County Multiplier = 1.39 => Cost New = 42,320

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 23,276
ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 37,241

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 977 SF Floor Area = 977 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1 Story	Siding	Basement	48.73	0.00	0.66	977	48,254

Other Additions/Adjustments	Rate	Size	Cost
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Porches			
WGEP (1 Story), Standard	39.68	106	4,206
WSEP (1 Story), Standard	40.67	52	2,115
CPP, Standard	18.00	50	900

County Multiplier = 1.39 => Cost New = 78,827

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 43,355
ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 2 = 69,368

2018 Est. T.C.V. 006-661-005-00 = 265,413
Est. TCV/Total Floor Area = 155.85

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
117,000	117,000	117,000	46,793	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,700	0	0	982	0

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

45-006-661-006-00 2018 Est. T.C.V. SIEPKER FRANK & BARBARA
Property Class: 201 5989 S LAKE ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME $14.50/SQFT		10890 SqFt		14.50000	100			157,905

* denotes lines that do not contribute to the total acreage calculation.
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 157,905

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Commercial/Industrial Local Cost Land Improvements					

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	93	100	0
SEPTIC TANK 750 GAL	0.00	1.00	1.0	93	100	0
DRAIN FIELD	0.00	1.00	1.0	93	100	0
WOOD DECKS	5.25	1.00	168.0	93	100	820

Total Estimated Land Improvements True Cash Value = 820

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: LOG HOUSE

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

Base Rate for Upper Floors = 54.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.960
Ave. Floor Area: 1,056 Perimeter: 136 Perim. Multiplier: 1.272
Refined Square Foot Cost for Upper Floors: 66.98

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 93.100

Total Floor Area: 1,056 Base Cost New of Upper Floors = 98,314

Reproduction/Replacement Cost = 98,314
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
Total Depreciated Cost = 50,140

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 72,703
Replacement Cost/Floor Area= 93.10 Est. TCV/Floor Area= 68.85

Total Estimated True Cash Value of Commercial/Industrial Buildings = 72,703

2018 Est. T.C.V. 006-661-006-00 = 231,428
Est. TCV/Total Floor Area = 219.16, Most recent sale 08/20/1998 for 66,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
111,700	111,700	111,700	76,973	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,000	0	0	1,616	0

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

45-006-661-007-50 2018 Est. T.C.V. GLEN ARBOR TOWNSHIP-GARDEN
Property Class: 703 5973 S LAKE ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	99.00	125.00	1.0000	0.0000	0	100*		0
2122 COMME $14.50/SQFT		12371 SqFt	14.50000		100			179,380

* denotes lines that do not contribute to the total acreage calculation.
99 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 179,380

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	97	4,850

Total Estimated Land Improvements True Cash Value = 4,850

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2009
Description of Occupancy: BLT LATE FALL 2008

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

Base Rate for Upper Floors = 93.65

Adjusted Square Foot Cost for Upper Floors = 93.65

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.040
Ave. Floor Area: 448 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 97.40

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 142.198

Total Floor Area: 448 Base Cost New of Upper Floors = 63,705

Reproduction/Replacement Cost = 63,705
Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0
Total Depreciated Cost = 61,794

ECF (090 EXEMPT) 1.000 => TCV of Bldg: 1 = 61,794
Replacement Cost/Floor Area= 142.20 Est. TCV/Floor Area= 137.93

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2009
Description of Occupancy: PAVILLION

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

Base Rate for Upper Floors = 104.55

Adjusted Square Foot Cost for Upper Floors = 104.55

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.695
Ave. Floor Area: 400 Perimeter: 280 Perim. Multiplier: 3.415
Refined Square Foot Cost for Upper Floors: 248.14

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 362.287

Total Floor Area: 400 Base Cost New of Upper Floors = 144,915

Reproduction/Replacement Cost = 144,915
Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0
Total Depreciated Cost = 144,915

ECF (090 EXEMPT) 1.000 => TCV of Bldg: 2 = 144,915
Replacement Cost/Floor Area= 362.29 Est. TCV/Floor Area= 362.29

Total Estimated True Cash Value of Commercial/Industrial Buildings = 206,709

2018 Est. T.C.V. 006-661-007-50 = 0
Est. TCV/Total Floor Area = 0.00
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
Parcel Number: 45-006-661-007-50 Page: 2

	0	0	0	0	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-661-008-00 2018 Est. T.C.V. MEDUSAS SHARK PAW INVESTMENTS LLC
Property Class: 201 6487 W WESTERN AVE
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	48.00	92.00	1.0000	0.0000	0	100*	CORNER SITUS	0
2122 COMME $14.50/SQFT	4416 SqFt		14.50000		150		CNR WESTERN & LAKE- CNTR OF TOWN	96,048

MAIN WESTERN

* denotes lines that do not contribute to the total acreage calculation.
48 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 96,048

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.39	460	70	1,334
Shed: Wood Frame	10.02	1.39	64	97	865

Total Estimated Land Improvements True Cash Value = 2,199

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

Costs are taken from the Bar - Tavern cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +5

Base Rate for Upper Floors = 70.35

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 70.35

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 11 Height per Story Multiplier: 0.980
Ave. Floor Area: 2,020 Perimeter: 200 Perim. Multiplier: 1.117
Refined Square Foot Cost for Upper Floors: 77.01

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 107.043

Total Floor Area: 2,020 Base Cost New of Upper Floors = 216,227

Reproduction/Replacement Cost = 216,227
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
Total Depreciated Cost = 168,657

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI8/WALB/32TF/150	16900.00	1	1.39	1.00	100	23,491
/CI8/WALB/-45TF/150	2350.00	1	1.39	1.00	100	3,267

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 283,351
Replacement Cost/Floor Area= 120.29 Est. TCV/Floor Area= 140.27

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

Total Estimated True Cash Value of Commercial/Industrial Buildings = 283,351

2018 Est. T.C.V. 006-661-008-00 = 381,598
Est. TCV/Total Floor Area = 188.91, Most recent sale 07/17/2000 for 250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
188,200	188,200	188,200	157,045	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,600	0	0	3,297	0

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

45-006-661-008-10 2018 Est. T.C.V. NESCOTT-BARR REAL ESTATE
Property Class: 201 6475 W WESTERN AVE
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
* Factors * PART OF LOTS 8 & 9

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	132.00	1.0000	0.0000	0	100*		0
	17.00	132.00	1.0000	0.0000	0	50*	SURPLUS & SEPTIC	0
2122 COMME $14.50/SQFT	15464 SqFt		14.50000		100			224,225

* denotes lines that do not contribute to the total acreage calculation.
117 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 224,225

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	7	350

Total Estimated Land Improvements True Cash Value = 350

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1958

Costs are taken from the Garage, Service/Repair cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 38.85

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 38.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.000
Ave. Floor Area: 1,600 Perimeter: 164 Perim. Multiplier: 1.240
Refined Square Foot Cost for Upper Floors: 48.17

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 70.334

Total Floor Area: 1,600 Base Cost New of Upper Floors = 112,534

Reproduction/Replacement Cost = 112,534
Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0
Total Depreciated Cost = 73,147

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
SOLAR PANEL	600.00	7	95	3,990

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 111,849
Replacement Cost/Floor Area= 72.83 Est. TCV/Floor Area= 69.91

Total Estimated True Cash Value of Commercial/Industrial Buildings = 111,849

2018 Est. T.C.V. 006-661-008-10 = 336,424
Est. TCV/Total Floor Area = 210.26, Most recent sale 02/14/2005 for 372,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
161,800	161,800	161,800	146,660	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
2,800	3,600	0	2,800	3,079	0

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

45-006-661-008-50 2018 Est. T.C.V. GLEN ARBOR TOWNSHIP-GARDEN SITE
Property Class: 703 5973 S LAKE ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	40.00	62.00	1.0000	0.0000	0	100*	62*40	0
2122 COMME $14.50/SQFT			2520 SqFt	14.50000	100			36,540

* denotes lines that do not contribute to the total acreage calculation.

40 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 36,540

2018 Est. T.C.V. 006-661-008-50 = 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

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

45-006-661-010-00 2018 Est. T.C.V. WORSLEY CAROL E
Property Class: 201 6453 W WESTERN AVE
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	50.00	120.00	1.0000	0.0000	0	100*		0
2122 COMME $14.50/SQFT			6011 SqFt	14.50000	100			87,164

* denotes lines that do not contribute to the total acreage calculation.
50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 87,164

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Commercial/Industrial Local Cost Land Improvements					

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	50	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	50	100	0
DRAIN FIELD	0.00	1.00	1.0	50	100	0
WOOD DECKS	5.25	1.00	124.0	50	100	326
CONCRETE 4CU	2.75	1.00	504.0	50	100	693

Total Estimated Land Improvements True Cash Value = 1,019

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1955

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

Base Rate for Upper Floors = 54.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Combined Heating System adjustment: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 896 Perimeter: 134 Perim. Multiplier: 1.352
Refined Square Foot Cost for Upper Floors: 68.22

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 94.832

Total Floor Area: 896 Base Cost New of Upper Floors = 84,970

Reproduction/Replacement Cost = 84,970
Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 47,583

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
ROOF OVER DECK	2.86	60	1.39	1.00	94	224
FIREPLACE	1565.00	1	1.39	1.00	94	2,045

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 72,285
Replacement Cost/Floor Area= 97.53 Est. TCV/Floor Area= 80.68

Total Estimated True Cash Value of Commercial/Industrial Buildings = 72,285

2018 Est. T.C.V. 006-661-010-00 = 160,468
Est. TCV/Total Floor Area = 179.09

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
79,900	79,900	79,900	66,820	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	300	0	0	1,403	0

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

45-006-661-010-51 2018 Est. T.C.V. GLENAGAIN LLC
Property Class: 201 6445 W WESTERN AVE
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
* Factors * CORNER OF WEST & PINE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	115.00	198.00	1.0000	0.0000	0	100*		0
2122 COMME $14.50/SQFT	22782 SqFt		14.50000		100			330,337

* denotes lines that do not contribute to the total acreage calculation.
115 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 330,337

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.46	480	50	1,044
D/W/P: Asphalt Paving	1.42	1.46	3470	50	3,597

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	92	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	92	100	0
DRAIN FIELD	0.00	1.00	1.0	92	100	0

Total Estimated Land Improvements True Cash Value = 4,641

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1955
Description of Occupancy: COFFE RETAIL & 6645 LAKE AFFE

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

Base Rate for Upper Floors = 40.20

(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100%
Adjusted Square Foot Cost for Upper Floors = 43.25

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 3,741 Perimeter: 346 Perim. Multiplier: 1.131
Refined Square Foot Cost for Upper Floors: 45.00

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 65.704

Total Floor Area: 3,741 Base Cost New of Upper Floors = 245,797

Reproduction/Replacement Cost = 245,797
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 115,525

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 167,511
Replacement Cost/Floor Area= 65.70 Est. TCV/Floor Area= 44.78

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: COFFEE ROASTING WAREHOUSE

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

Base Rate for Upper Floors = 21.15

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 21.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.880
Ave. Floor Area: 1,280 Perimeter: 144 Perim. Multiplier: 1.303
Refined Square Foot Cost for Upper Floors: 24.25

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 35.407

Total Floor Area: 1,280 Base Cost New of Upper Floors = 45,321

Reproduction/Replacement Cost = 45,321
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 21,301

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 30,886

Replacement Cost/Floor Area= 35.41 Est. TCV/Floor Area= 24.13

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: WAREHOUSE GARAGE

Costs are taken from the Shed, Equipment, 4 Wall cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 16.85

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 16.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 16 Height per Story Multiplier: 1.120
Ave. Floor Area: 960 Perimeter: 128 Perim. Multiplier: 1.127
Refined Square Foot Cost for Upper Floors: 21.27

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 29.564

Total Floor Area: 960 Base Cost New of Upper Floors = 28,381

Reproduction/Replacement Cost = 28,381
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
Total Depreciated Cost = 19,299

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 27,984
Replacement Cost/Floor Area= 29.56 Est. TCV/Floor Area= 29.15

Total Estimated True Cash Value of Commercial/Industrial Buildings = 226,381

2018 Est. T.C.V. 006-661-010-51 = 561,359
Est. TCV/Total Floor Area = 93.86

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
278,500	278,500	278,500	227,662	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	0	4,780	0

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

45-006-662-001-00 2018 Est. T.C.V. TOBES EDWIN & BAKALAR HARRIET R
Property Class: 401 6440 W STATE ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	ADJ FIRESTATION Reason	Value
<Site Value A> GROUP A $90K					90000	100		90,000
83 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			90,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C+5 Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1852 SF Floor Area = 2358 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Crawl Space	81.50	-8.72	0.00	1012	73,653
1 Story	Siding	Crawl Space	63.95	-8.72	0.00	168	9,279
1 Story	Siding	Overhang	35.45	0.00	0.00	672	23,822

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505
(16) Porches			
WCP (1 Story), Standard	40.06	45	1,803
WPP, Standard	16.65	70	1,166
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.84	672	11,988
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 188,694

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 150,955
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 264,172

2018 Est. T.C.V. 006-662-001-00 = 359,172
Est. TCV/Total Floor Area = 152.32, Most recent sale 10/19/2012 for 365,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
170,600	170,600	170,600	170,600	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,000	0	0	3,582	0

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

45-006-662-001-10 2018 Est. T.C.V. DISHER JAMES D & EMILY E
Property Class: 401 6456 W STATE ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	ADJ FIRESTATION %Adj.	Reason	Value
<Site Value A> GROUP A $90K					90000	100		90,000
83 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			90,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 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+5 Blt 1999

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	119.32	-11.17	0.00	728	78,733

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
Separate Shower	775.00	1	775
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505
Fireplace: Direct-Vented Gas	1200.00	1	1,200
(16) Porches			
WSEP (1 Story), Standard	20.19	432	8,722
(16) Deck/Balcony			
Treated Wood,Standard	12.59	35	441
(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	1	375

County Multiplier = 1.39 => Cost New = 160,347

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 136,295
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 238,516

2018 Est. T.C.V. 006-662-001-10 = 331,016
Est. TCV/Total Floor Area = 227.35, Most recent sale 06/20/2017 for 389,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
155,600	155,600	155,600	104,171	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,900	0	0	61,329	0

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

45-006-662-003-00 2018 Est. T.C.V. MOSSNER KENNETH C ET AL
Property Class: 401 6026 S OAK ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
					BACK LOT CATAILS			
	66.00	165.00	1.0000	0.0000	0	100*		0
	73.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME $3/SQFT			22956 SqFt	3.00000	100			68,868

* denotes lines that do not contribute to the total acreage calculation.
139 Actual Front Feet, 0.53 Total Acres Total Est. Land Value = 68,868

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 650 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Slab	66.92	-11.12	0.83	520	29,448

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
2000 Gal Septic	4500.00	1	4,500
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

County Multiplier = 1.39 => Cost New = 54,325

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 29,879
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 52,288

2018 Est. T.C.V. 006-662-003-00 = 122,656
Est. TCV/Total Floor Area = 188.70

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
61,500	61,500	61,500	55,293	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-200	0	0	1,161	0

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

45-006-662-004-00 2018 Est. T.C.V. CARR JAMES RICHARD
Property Class: 202 5989 S PINE ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	1.0000	0	100		0
2122 COMME $9.25/SQFT		10890 SqFt		9.25000		100		100,733
66 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			100,733

2018 Est. T.C.V. 006-662-004-00 = 100,733
Est. TCV/Total Floor Area = 154.97

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
49,000	49,000	49,000	31,441	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,400	0	0	660	0

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

45-006-662-005-00 2018 Est. T.C.V. MICHIGAN DEPT TRANSPORTATION
Property Class: 702 S PINE ST
Map #: GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
* Factors * LOT 5 & 6

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME $9.25/SQFT			21780 SqFt	9.25000	100			201,465

* denotes lines that do not contribute to the total acreage calculation.
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 201,465

2018 Est. T.C.V. 006-662-005-00 = 0
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/26/1991 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	2.10

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

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

45-006-662-005-50 2018 Est. T.C.V. DEVARTI DAVID & ELLEN RABINOWITZ
Property Class: 401 6399 W WESTERN AVE
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	97.00	132.00	1.0000	0.0000	0	100*		0
2122 COMME $14.50/SQFT		12807 SqFt	14.50000		100			185,696

* denotes lines that do not contribute to the total acreage calculation.
97 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 185,696

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	2.98	1.00	12	0	0
D/W/P: 3.5 Concrete	2.98	1.00	100	0	0
Shed: Wood Frame	7.19	1.00	279	50	1,003
Total Estimated Land Improvements True Cash Value =					1,003

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 824 SF Floor Area = 1236 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Basement	64.68	0.00	0.98	824	54,104

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
(16) Porches			
WGEP (1 Story), Standard	28.17	224	6,310
WGEP (1 Story), Standard	62.50	40	2,500
CSEP (1 Story), Standard	37.01	70	2,591
CPP, Standard	26.23	24	630

County Multiplier = 1.39 => Cost New = 100,795

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 55,437
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 97,015

2018 Est. T.C.V. 006-662-005-50 = 283,714
Est. TCV/Total Floor Area = 229.54, Most recent sale 12/16/2003 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
142,200	142,200	142,200	134,078	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	0	2,815	0

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

45-006-662-007-00 2018 Est. T.C.V. RABINOWITZ ELLEN
Property Class: 202 S PINE ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
						7 12 13		
	66.00	165.00	1.0000	0.0000	0	100*	LOT 7- MULT LOTS DEPTH	0
	66.00	165.00	1.0000	0.0000	0	100*	LOT 12	0
	66.00	165.00	1.0000	0.0000	0	100*	LOT 12	0
2122 COMME $9.25/SQFT			21780 SqFt	9.25000	100			201,465
2122 COMME $6.25/SQFT			10890 SqFt	6.25000	100			68,063

* denotes lines that do not contribute to the total acreage calculation.
198 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 269,528

2018 Est. T.C.V. 006-662-007-00 = 269,528
Est. TCV/Total Floor Area = 218.06

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
130,700	130,700	130,700	115,328	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,100	0	0	2,421	0

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

```
45-006-662-008-00             2018 Est. T.C.V.              J3B LLC
Property Class: 201                                         6391 W WESTERN AVE
Map #: 35                     GLEN ARBOR TOWNSHIP           GLEN ARBOR, MI 49636
```

```
Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
                              * Factors *            LOTS 8 & 9
Description   Frontage  Depth  Front  Depth  Rate %Adj. Reason             Value
                97.00 132.00 1.0000 0.0000     0  100*                        0
2122 COMME $14.50/SQFT      12807 SqFt 14.50000  100                     185,696
  * denotes lines that do not contribute to the total acreage calculation.
   97 Actual Front Feet, 0.29 Total Acres    Total Est. Land Value =     185,696
```

```
Land Improvement Cost Estimates
Land Improvement Factor: 1.000000
Description                          Rate  CountyMult.  Size  %Good   Cash Value
D/W/P: Patio Blocks                  6.84     1.39       100     0             0
D/W/P: 4in Ren. Conc.                3.39     1.39      1800     0             0
Residential Local Cost Land Improvements
Description                          Rate  CountyMult.  Size  %Good   Cash Value
  LAND IMPROVEMENTS 5             5000.00     1.00       1.0    95         4,750
                 Total Estimated Land Improvements True Cash Value =       4,750
```

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

Costs are taken from the Office Building cost schedules.
<<<<<                     Calculator Cost Computations                     >>>>>
  Class: D    Quality: Average    Percent Adj: +0

Base Rate for Upper Floors = 73.65

(10) Heating system: Package Heating & Cooling    Cost/SqFt:  2.30   100%
(10) Heating system: Package Heating & Cooling    Cost/SqFt:  2.30   100%
                              Combined Heating System adjustment:  4.60   100%
Elevator Adjustment (Applied to upper floors rate)      Cost/Sq.Ft.: -1.50
Adjusted Square Foot Cost for Upper Floors = 76.75

2  Stories                                Number of Stories Multiplier: 1.000
Average Height per Story: 9                Height per Story Multiplier: 0.930
 Ave. Floor Area: 1,239         Perimeter: 186       Perim. Multiplier: 1.264
Refined Square Foot Cost for Upper Floors: 90.22

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 125.407

Total Floor Area: 2,478               Base Cost New of Upper Floors =    310,760

                                      Reproduction/Replacement Cost =    310,760
Eff.Age:30   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
                                          Total Depreciated Cost =    158,487

<<<<<                     Segregated Cost Computations                     >>>>>
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals
                                    Cost            # or  Height Storys     Base
Item Desciption                     Col.   Rate     SqFt   Adj.   Adj.      Cost

                                             Total Base Cost New =          0
County Multiplier: 1.39   Architectural Multiplier: 1.00  Combined: 1.390

                                      Reproduction/Replacement Cost =          0
Eff.Age:30   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
                                          Total Depreciated Cost =          0

ECF (2201 COMMERCIAL)                    1.450 => TCV of Bldg:  1  =     229,807
    Replacement Cost/Floor Area= 125.41      Est. TCV/Floor Area= 92.74
```

```
Total Estimated True Cash Value of Commercial/Industrial Buildings =     229,807
```

```
2018 Est. T.C.V. 006-662-008-00                                   =     420,253
Est. TCV/Total Floor Area = 169.59, Most recent sale 02/08/2016 for 425,000
2017 Assessed       MBOR      S.E.V.      Base for Cap    C.P.I.
     205,200     205,200     205,200           205,200      2.10
2018     New  Eq. Adjustment    Loss         Additions   Tax Adjustment   Losses
           0       4,900           0                 0        4,309           0
2018 Assessed       MBOR      S.E.V.            Capped   ->Taxable<-     PRE/MBT
   Tentative   Tentative   Tentative         Tentative    Tentative    Tentative
```

```
45-006-662-010-10             2018 Est. T.C.V.              OLD SCHOOL MANAGEMENT LLC
Property Class: 201                                         6363 W WESTERN AVE
Map #: 35                     GLEN ARBOR TOWNSHIP           GLEN ARBOR, MI 49636
```

```
Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
                               * Factors *            CNR WESTERN & OAK
Description   Frontage  Depth  Front  Depth  Rate %Adj. Reason              Value
                100.00 132.00 1.0000 0.0000     0  100*                          0
                 20.00 132.00 1.0000 0.0000     0  100* CORNER - SIDE YARD        0
2122 COMME $14.50/SQFT      15856 SqFt 14.50000  100                      229,910
  * denotes lines that do not contribute to the total acreage calculation.
  120 Actual Front Feet, 0.36 Total Acres    Total Est. Land Value =     229,910
```

```
Cost Estimates for Commercial/Industrial Building/Section:  1        Built 1930
Description of Occupancy: SCHOOL - BI LEVEL ENTRY

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

Base Rate for Upper Floors = 69.65
Finished/Office Basement, Base Rate for Basement = 58.90

(10) Heating system: Package Heating & Cooling    Cost/SqFt:  0.00   100%
(10) Heating system: Package Heating & Cooling    Cost/SqFt:  0.00   100%
                              Combined Heating System adjustment:  0.00   100%
 Bsmnt Heating system: Forced Air Furnace  Cost/SqFt:  0.00
Adjusted Square Foot Cost for Upper Floors = 69.65
Adjusted Square Foot Cost for Basement = 58.90

1  Stories                                Number of Stories Multiplier: 1.000
Average Height per Story: 12               Height per Story Multiplier: 0.890
 Ave. Floor Area: 2,052         Perimeter: 190       Perim. Multiplier: 1.159
Basement Area: 1,920       Perimeter: 190   Basement Perim. Multiplier: 1.177
Basement Height: 0                           Basement Height Multiplier: 0.890
Refined Square Foot Cost for Upper Floors: 71.84
Refined Square Foot Cost for Basement: 61.70

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 104.893
                                                     for Basement = 90.081

Total Floor Area: 2,052               Base Cost New of Upper Floors =    215,241
Basement Area: 1,920                      Base Cost New of Basement =    172,956

                                      Reproduction/Replacement Cost =    388,197
Eff.Age:34   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 42 /100/100/100/42.0
                                            Total Depreciated Cost =    163,043

ECF (2201 COMMERCIAL)                    1.450 => TCV of Bldg:  1  =     236,412
    Replacement Cost/Floor Area= 189.18      Est. TCV/Floor Area= 115.21
```

```
Total Estimated True Cash Value of Commercial/Industrial Buildings =     236,412
```

```
2018 Est. T.C.V. 006-662-010-10                                  =     466,322
Est. TCV/Total Floor Area = 227.25, Most recent sale 02/19/1999 for 385,000
2017 Assessed       MBOR      S.E.V.      Base for Cap    C.P.I.
     232,800     232,800     232,800           185,762      2.10
2018     New  Eq. Adjustment    Loss          Additions   Tax Adjustment   Losses
           0         400           0                  0        3,901            0
2018 Assessed       MBOR      S.E.V.            Capped   ->Taxable<-     PRE/MBT
   Tentative   Tentative   Tentative         Tentative    Tentative    Tentative
```

```
45-006-662-010-50             2018 Est. T.C.V.              OLD SCHOOL MANAGEMENT LLC
Property Class: 201                                         6365 W WESTERN AVE
Map #: 35                     GLEN ARBOR TOWNSHIP           GLEN ARBOR, MI 49636
```

```
Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
                                * Factors *
Description   Frontage  Depth  Front  Depth  Rate %Adj. Reason             Value
                 45.00 132.00 1.0000 0.0000     0  100*                       0
2122 COMME $14.50/SQFT       6332 SqFt 14.50000  100                      91,816
  * denotes lines that do not contribute to the total acreage calculation.
   45 Actual Front Feet, 0.14 Total Acres    Total Est. Land Value =      91,816
```

```
Cost Estimates for Commercial/Industrial Building/Section:  1        Built 1950
Description of Occupancy: BACK - SCHOOL'S GARAGE

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

Base Rate for Upper Floors = 56.10

(10) Heating system: Package Heating & Cooling    Cost/SqFt:  0.00   100%
(10) Heating system: Package Heating & Cooling    Cost/SqFt:  0.00   100%
                                Combined Heating System adjustment:  0.00   100%
Adjusted Square Foot Cost for Upper Floors = 56.10

1  Stories                                Number of Stories Multiplier: 1.000
Average Height per Story: 10               Height per Story Multiplier: 0.960
 Ave. Floor Area: 1,170         Perimeter: 128       Perim. Multiplier: 1.196
Refined Square Foot Cost for Upper Floors: 64.41

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 94.041

Total Floor Area: 1,170               Base Cost New of Upper Floors =    110,028

                                      Reproduction/Replacement Cost =    110,028
Eff.Age:30   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0
                                          Total Depreciated Cost =     56,114

ECF (2201 COMMERCIAL)                    1.450 => TCV of Bldg:  1  =      81,366
    Replacement Cost/Floor Area= 94.04      Est. TCV/Floor Area= 69.54
```

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

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

Base Rate for Upper Floors = 39.00

(10) Heating system: Complete H.V.A.C.    Cost/SqFt: -3.35   100%
(10) Heating system: Package Heating & Cooling    Cost/SqFt:  3.05   100%
                                Combined Heating System adjustment: -0.30   100%
Adjusted Square Foot Cost for Upper Floors = 38.70

1  Stories                                Number of Stories Multiplier: 1.000
Average Height per Story: 8                Height per Story Multiplier: 0.920
 Ave. Floor Area: 630           Perimeter: 60        Perim. Multiplier: 1.142
Refined Square Foot Cost for Upper Floors: 40.66

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 56.517

Total Floor Area: 630                 Base Cost New of Upper Floors =     35,606

                                      Reproduction/Replacement Cost =     35,606
Eff.Age:45   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/50 /100/17.5
                                          Total Depreciated Cost =      6,231

ECF (2201 COMMERCIAL)                    1.450 => TCV of Bldg:  2  =       9,035
    Replacement Cost/Floor Area= 56.52      Est. TCV/Floor Area= 14.34
```

```
Total Estimated True Cash Value of Commercial/Industrial Buildings =      90,401
```

```
2018 Est. T.C.V. 006-662-010-50                                  =     182,217
Est. TCV/Total Floor Area = 101.23, Most recent sale 02/19/1999 for 385,000
2017 Assessed       MBOR      S.E.V.      Base for Cap    C.P.I.
      88,100      88,100      88,100            85,515      2.10
2018     New  Eq. Adjustment    Loss         Additions   Tax Adjustment   Losses
           0       3,000           0                 0        1,795            0
```

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

45-006-662-015-00 2018 Est. T.C.V. OLD SCHOOL MANAGEMENT LLC
Property Class: 201 6002 S OAK ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	68.00	165.00	1.0000	0.0000	0	100*	LOT 14	0
	68.00	165.00	1.0000	0.0000	0	100*	LOT 15	0
2122 COMME $9.25/SQFT	22433 SqFt		9.25000		100			207,509

* denotes lines that do not contribute to the total acreage calculation.
136 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 207,509

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

Costs are taken from the Multiple Residence cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Siding Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 50.55

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
(10) Heating system: Package Heating & Cooling Cost/SqFt: 2.30 100%
Combined Heating System adjustment: 2.30 100%
Adjusted Square Foot Cost for Upper Floors = 52.85

2 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.970
Total Floor Area: 4,000 # of Units: 218 Perim. Multiplier: 1.200
Refined Square Foot Cost for Upper Floors: 61.52

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 85.509

Total Floor Area: 4,000 Base Cost New of Upper Floors = 342,037

Reproduction/Replacement Cost = 342,037
Eff.Age:37 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 160,757

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
(39) Miscellaneous						
Miscellaneous Built-in Construction:						
Appliance Allowance, Standard	1 Up	825.00	4	1.000	1.000	3300

Total Base Cost of Lump-Sum Items = 3300
Total Base Cost New = 3300
County Multiplier: 1.39 Architectural Multiplier: 1.00 Combined: 1.390

Reproduction/Replacement Cost = 4,587
Eff.Age:37 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0
Total Depreciated Cost = 2,156

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 236,224
Replacement Cost/Floor Area= 86.66 Est. TCV/Floor Area= 59.06

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

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

Base Rate for Upper Floors = 33.10

Adjusted Square Foot Cost for Upper Floors = 33.10

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.970
Ave. Floor Area: 351 Perimeter: 53 Perim. Multiplier: 1.450
Refined Square Foot Cost for Upper Floors: 46.56

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 64.712

Total Floor Area: 351 Base Cost New of Upper Floors = 22,714

Reproduction/Replacement Cost = 22,714

```
Eff.Age:40   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
                                          Total Depreciated Cost =      7,950

ECF (2201 COMMERCIAL)                    1.450 => TCV of Bldg:  2  =      11,527
    Replacement Cost/Floor Area= 64.71      Est. TCV/Floor Area= 32.84
```

```
Total Estimated True Cash Value of Commercial/Industrial Buildings =     247,751
```

```
2018 Est. T.C.V. 006-662-015-00                                    =     455,260
Est. TCV/Total Floor Area = 104.63, Most recent sale 11/02/1998 for 190,000
2017 Assessed       MBOR      S.E.V.      Base for Cap    C.P.I.
     220,700     220,700     220,700           112,677      2.10
2018     New  Eq. Adjustment    Loss         Additions   Tax Adjustment   Losses
           0       6,900           0                 0        2,366            0
2018 Assessed       MBOR      S.E.V.            Capped   ->Taxable<-     PRE/MBT
   Tentative   Tentative   Tentative         Tentative    Tentative    Tentative
```

45-006-662-017-00 2018 Est. T.C.V. GLEN ARBOR STATE STREET LLC
Property Class: 201 6060 S OAK ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	59.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME $9.25/SQFT			9714 SqFt	9.25000	100			89,853

* denotes lines that do not contribute to the total acreage calculation.
59 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 89,853

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.39	140	97	604
D/W/P: 3.5 Concrete	3.20	1.39	95	97	410
D/W/P: 3.5 Concrete	3.20	1.39	88	97	378

Total Estimated Land Improvements True Cash Value = 1,391

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007
Description of Occupancy:

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

Base Rate for Upper Floors = 16.75

(10) Heating system: Package Heating & Cooling Cost/SqFt: 5.25 100%
Adjusted Square Foot Cost for Upper Floors = 22.00

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.000
Ave. Floor Area: 2,400 Perimeter: 220 Perim. Multiplier: 1.215
Refined Square Foot Cost for Upper Floors: 26.73

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 37.155

Total Floor Area: 2,400 Base Cost New of Upper Floors = 89,171

Reproduction/Replacement Cost = 89,171
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 74,012

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 107,318
Replacement Cost/Floor Area= 37.15 Est. TCV/Floor Area= 44.72

Total Estimated True Cash Value of Commercial/Industrial Buildings = 107,318

2018 Est. T.C.V. 006-662-017-00 = 198,562
Est. TCV/Total Floor Area = 82.73, Most recent sale 05/12/2000 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
90,100	90,100	90,100	84,150	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	9,200	0	0	1,767	0

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

45-006-662-018-00 2018 Est. T.C.V. GLEN ARBOR STATE STREET LLC
Property Class: 201 6064 S OAK ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*	CORNER SITE	0
2122 COMME $9.25/SQFT		10890 SqFt	9.25000		100			100,733

* denotes lines that do not contribute to the total acreage calculation.
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 100,733

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.39	3200	50	3,358
D/W/P: 3.5 Concrete	3.20	1.39	120	50	267

Total Estimated Land Improvements True Cash Value = 3,625

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2007

Costs are taken from the Laundromat cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average Percent Adj: +5

Base Rate for Upper Floors = 52.08

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 90%
(10) Heating system: Package Heating & Cooling Cost/SqFt: 4.85 10%
Combined Heating System adjustment: 0.49 100%
Adjusted Square Foot Cost for Upper Floors = 52.56

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 14 Height per Story Multiplier: 1.040
Ave. Floor Area: 2,080 Perimeter: 184 Perim. Multiplier: 1.139
Refined Square Foot Cost for Upper Floors: 62.27

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 86.550

Total Floor Area: 2,080 Base Cost New of Upper Floors = 180,025

Reproduction/Replacement Cost = 180,025
Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0
Total Depreciated Cost = 160,222

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 232,322
Replacement Cost/Floor Area= 86.55 Est. TCV/Floor Area= 111.69

Total Estimated True Cash Value of Commercial/Industrial Buildings = 232,322

2018 Est. T.C.V. 006-662-018-00 = 336,680
Est. TCV/Total Floor Area = 161.87, Most recent sale 03/30/2006 for 110,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
163,700	163,700	163,700	154,982	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,600	0	0	3,254	0

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

45-006-663-001-00 2018 Est. T.C.V. ROSS PAMELA V & VERNO BRENDA L
Property Class: 201 6310 W STATE ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME $12.00/SQFT	10890 SqFt		12.00000		100			130,680

* denotes lines that do not contribute to the total acreage calculation.
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 130,680

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2000
Description of Occupancy: ADJ TO OFFICE

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

Base Rate for Upper Floors = 15.85

Adjusted Square Foot Cost for Upper Floors = 15.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.040
Ave. Floor Area: 1,845 Perimeter: 182 Perim. Multiplier: 1.244
Refined Square Foot Cost for Upper Floors: 20.51

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 28.503

Total Floor Area: 1,845 Base Cost New of Upper Floors = 52,589

Reproduction/Replacement Cost = 52,589
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 18,406

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 26,689
Replacement Cost/Floor Area= 28.50 Est. TCV/Floor Area= 14.47

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 2000
Description of Occupancy: AT OAK ST

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

Base Rate for Upper Floors = 49.30

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 49.30

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.900
Ave. Floor Area: 622 Perimeter: 101 Perim. Multiplier: 1.299
Refined Square Foot Cost for Upper Floors: 57.64

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 80.115

Total Floor Area: 622 Base Cost New of Upper Floors = 49,831

Reproduction/Replacement Cost = 49,831
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0
Total Depreciated Cost = 17,939

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 26,012
Replacement Cost/Floor Area= 80.11 Est. TCV/Floor Area= 41.82

Total Estimated True Cash Value of Commercial/Industrial Buildings = 52,701

2018 Est. T.C.V. 006-663-001-00 = 183,381
Est. TCV/Total Floor Area = 74.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
86,600	86,600	86,600	74,065	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	5,100	0	0	1,555	0

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

45-006-663-007-02 2018 Est. T.C.V. CRYSTAL GLEN PROPERTIES LLC
Property Class: 201 5963 S OAK ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	300.00	403.66	1.0000	0.0000	0	100*		0
2122 COMME $6.25/SQFT	121097 SqFt		6.25000		105		RIVERFRONT ACCCESS	794,698

* denotes lines that do not contribute to the total acreage calculation.
300 Actual Front Feet, 2.78 Total Acres Total Est. Land Value = 794,698

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2003
Description of Occupancy: ON LOT 7

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

Base Rate for Upper Floors = 54.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 759 Perimeter: 123 Perim. Multiplier: 1.400
Refined Square Foot Cost for Upper Floors: 70.65

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 98.199

Total Floor Area: 759 Base Cost New of Upper Floors = 74,533

Reproduction/Replacement Cost = 74,533
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 39,503

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 1 = 55,304
Replacement Cost/Floor Area= 98.20 Est. TCV/Floor Area= 72.86

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: LOT 6 MIDDLE PRT OF BLDG

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

Base Rate for Upper Floors = 54.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 54.85

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 391 Perimeter: 82 Perim. Multiplier: 1.585
Refined Square Foot Cost for Upper Floors: 79.98

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 111.175

Total Floor Area: 391 Base Cost New of Upper Floors = 43,470

Reproduction/Replacement Cost = 43,470
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
Total Depreciated Cost = 23,039

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg: 2 = 32,254
Replacement Cost/Floor Area= 111.18 Est. TCV/Floor Area= 82.49

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0
Description of Occupancy: LOT 6 NORTH PRT OF BLDG

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

Base Rate for Upper Floors = 33.10

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 33.10

```
1  Stories                                Number of Stories Multiplier: 1.000
Average Height per Story: 8                Height per Story Multiplier: 0.970
 Ave. Floor Area: 562           Perimeter: 94        Perim. Multiplier: 1.517
Refined Square Foot Cost for Upper Floors: 48.71

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 67.702

Total Floor Area: 562                 Base Cost New of Upper Floors =     38,048

                                      Reproduction/Replacement Cost =     38,048
Eff.Age:25   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
                                         Total Depreciated Cost =     20,166

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg:  3  =      28,232
    Replacement Cost/Floor Area= 67.70      Est. TCV/Floor Area= 50.23
```

```
Cost Estimates for Commercial/Industrial Building/Section:  4        Built 0
Description of Occupancy: LOT 5 SOUTH PRT OF BLDG

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

Base Rate for Upper Floors = 33.10

(10) Heating system: Wall or Floor Furnace    Cost/SqFt: -1.45   100%
Adjusted Square Foot Cost for Upper Floors = 31.65

1  Stories                                Number of Stories Multiplier: 1.000
Average Height per Story: 8                Height per Story Multiplier: 0.970
 Ave. Floor Area: 327           Perimeter: 78        Perim. Multiplier: 1.811
Refined Square Foot Cost for Upper Floors: 55.60

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 77.282

Total Floor Area: 327                 Base Cost New of Upper Floors =     25,271

                                      Reproduction/Replacement Cost =     25,271
Eff.Age:25   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
                                         Total Depreciated Cost =     13,394

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg:  4  =      18,751
    Replacement Cost/Floor Area= 77.28      Est. TCV/Floor Area= 57.34
```

```
Cost Estimates for Commercial/Industrial Building/Section:  5        Built 1940
Description of Occupancy: PUTT PUTT RENTAL & GIFT SALES

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

Base Rate for Upper Floors = 26.80

Adjusted Square Foot Cost for Upper Floors = 26.80

1  Stories                                Number of Stories Multiplier: 1.000
Average Height per Story: 8                Height per Story Multiplier: 0.890
 Ave. Floor Area: 1,240         Perimeter: 158       Perim. Multiplier: 1.286
Refined Square Foot Cost for Upper Floors: 30.67

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 42.636

Total Floor Area: 1,240               Base Cost New of Upper Floors =     52,869

                                      Reproduction/Replacement Cost =     52,869
Eff.Age:25   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0
                                         Total Depreciated Cost =     28,021

Unit in Place Items                Rate Quantity  Cnty Arch  %Good     Depr.Cost
/CI17/MINGC/MINQA               2250.00       18  1.39 1.00     50        28,148

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.400 => TCV of Bldg:  5  =      78,635
    Replacement Cost/Floor Area= 88.04      Est. TCV/Floor Area= 63.42
```

```
Total Estimated True Cash Value of Commercial/Industrial Buildings =     213,176
```

2018 Est. T.C.V. 006-663-007-02 = 1,007,874
Est. TCV/Total Floor Area = 307.37, Most recent sale 06/18/2013 for 275,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
490,500	490,500	490,500	291,701	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,400	0	0	6,125	0

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

45-006-663-008-00 2018 Est. T.C.V. HALIK GREGORY F & CAROL M
Property Class: 201 5955 S OAK ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	138.00	158.00	1.0000	0.0000	0	100*	CORNER	0
2122 COMME $20/SQFT		10890 SqFt		20.00000	100			217,800

CNR WESTERN & OAK

* denotes lines that do not contribute to the total acreage calculation.
138 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 217,800

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 5	5000.00	1.00	1.0	95	4,750

Total Estimated Land Improvements True Cash Value = 4,750

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1965

Costs are taken from the Office Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 73.65

(10) Heating system: Package Heating & Cooling Cost/SqFt: 2.30 100%
Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50
Adjusted Square Foot Cost for Upper Floors = 74.45

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.950
Ave. Floor Area: 1,450 Perimeter: 255 Perim. Multiplier: 1.338
Refined Square Foot Cost for Upper Floors: 94.63

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 131.540

Total Floor Area: 1,450 Base Cost New of Upper Floors = 190,734

Reproduction/Replacement Cost = 190,734
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0
Total Depreciated Cost = 135,421

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 196,360
Replacement Cost/Floor Area= 131.54 Est. TCV/Floor Area= 135.42

Total Estimated True Cash Value of Commercial/Industrial Buildings = 196,360

2018 Est. T.C.V. 006-663-008-00 = 418,910
Est. TCV/Total Floor Area = 288.90, Most recent sale 06/19/1998 for 252,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
199,000	199,000	199,000	167,090	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,500	0	0	3,508	0

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

45-006-663-008-05 2018 Est. T.C.V. NICHOLS TIMOTHY & SUZANNE
Property Class: 202 S OAK ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	82.00	132.00	1.0000	0.0000	0	100*		0
2122 COMME $20/SQFT		10824 SqFt	20.00000		100			216,480

* denotes lines that do not contribute to the total acreage calculation.

82 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 216,480

2018 Est. T.C.V. 006-663-008-05 = 216,480
Est. TCV/Total Floor Area = 149.30, Most recent sale 10/10/2002 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
108,200	108,200	108,200	43,205	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	907	0

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

45-006-663-010-00 2018 Est. T.C.V. NICHOLS TIMOTHY J & SUZANNE L
Property Class: 201 6281 W WESTERN AVE
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	163.00	65.00	1.0000	0.0000	0	100*	RIVER/PRGRSN	0
2122 COMME $30/SQFT	10585 SqFt		30.00000		100		RIVERFRONT SITE - ACCESS	317,552

* denotes lines that do not contribute to the total acreage calculation.
163 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 317,552

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.24	1.39	160	50	917

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	50	5,000

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 8"-10"	0.00	1.00	1.0	50	100	0
SEPTIC TANK 2000 GAL	0.00	1.00	1.0	50	100	0
CONCRETE 4CU	2.75	1.00	464.0	50	100	638

Total Estimated Land Improvements True Cash Value = 6,555

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1900

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

Base Rate for Upper Floors = 59.85

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%
(10) Heating system: Package Heating & Cooling Cost/SqFt: 1.20 100%
Combined Heating System adjustment: 1.20 100%
Adjusted Square Foot Cost for Upper Floors = 61.05

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.920
Ave. Floor Area: 967 Perimeter: 325 Perim. Multiplier: 2.075
Refined Square Foot Cost for Upper Floors: 116.54

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 161.997

Total Floor Area: 967 Base Cost New of Upper Floors = 156,651

Reproduction/Replacement Cost = 156,651
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 62,660

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 90,858
Replacement Cost/Floor Area= 162.00 Est. TCV/Floor Area= 93.96

Total Estimated True Cash Value of Commercial/Industrial Buildings = 90,858

2018 Est. T.C.V. 006-663-010-00 = 414,965
Est. TCV/Total Floor Area = 429.13, Most recent sale 02/02/1994 for 10,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
206,900	206,900	206,900	72,623	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	600	0	0	1,525	0

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

45-006-663-014-00 2018 Est. T.C.V. DOWD MICHAEL KEVIN TRUST
Property Class: 401 6180 W CRYSTAL BEND DR
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 100K					100000	100		100,000
43 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =			100,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1974

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1296 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.63	0.00	-0.30	1296	91,148

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Living Finish	17.25	1296	22,356
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
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
Fireplace: 2nd on Same Stack	2650.00	1	2,650
(16) Porches			
WPP, Standard	7.11	688	4,892
(16) Deck/Balcony			
Treated Wood,Standard	6.85	240	1,644
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	17.55	576	10,109
Common Wall: 1/2 Wall	-525.00	1	-525
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 208,094

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 135,261
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 236,707

2018 Est. T.C.V. 006-663-014-00 = 338,207
Est. TCV/Total Floor Area = 260.96, Most recent sale 08/31/2015 for 410,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
165,000	165,000	165,000	154,477	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,100	0	0	3,244	0

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

45-006-663-018-00 2018 Est. T.C.V. ROSS PAMELA V & VERNO BRENDA L
Property Class: 201 6310 W STATE ST
Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*		0
2122 COMME $12.00/SQFT		10890 SqFt	12.00000		100			130,680

* denotes lines that do not contribute to the total acreage calculation.
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 130,680

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1986
Description of Occupancy: EAST MOST BLDG

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

Base Rate for Upper Floors = 21.15

Adjusted Square Foot Cost for Upper Floors = 21.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 1.040
Ave. Floor Area: 2,328 Perimeter: 196 Perim. Multiplier: 1.185
Refined Square Foot Cost for Upper Floors: 26.07

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 36.231

Total Floor Area: 2,328 Base Cost New of Upper Floors = 84,345

Reproduction/Replacement Cost = 84,345
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 45,546

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 66,042
Replacement Cost/Floor Area= 36.23 Est. TCV/Floor Area= 28.37

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1984
Description of Occupancy: MIDDLE BLDG

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

Base Rate for Upper Floors = 21.15

Adjusted Square Foot Cost for Upper Floors = 21.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 12 Height per Story Multiplier: 1.080
Ave. Floor Area: 1,659 Perimeter: 169 Perim. Multiplier: 1.258
Refined Square Foot Cost for Upper Floors: 28.74

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 39.942

Total Floor Area: 1,659 Base Cost New of Upper Floors = 66,264

Reproduction/Replacement Cost = 66,264
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 35,782

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 51,885
Replacement Cost/Floor Area= 39.94 Est. TCV/Floor Area= 31.27

Total Estimated True Cash Value of Commercial/Industrial Buildings = 117,927

2018 Est. T.C.V. 006-663-018-00 = 248,607
Est. TCV/Total Floor Area = 62.35

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
116,200	116,200	116,200	100,181	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,100	0	0	2,103	0

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

45-006-670-001-00 2018 Est. T.C.V. LOUNIS CLAUDIA TRUST
Property Class: 401 3947 W CHENEY WOODS TRL
Map #: 3 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664-9523

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB
* Factors * ON POINTE AREA

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 1 & 2		46364 SqFt	4.00000	100	.83 ACRE			185,456
		1.06 Total Acres			Total Est. Land Value =			185,456

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 B Blt 2006

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 956 SF Floor Area = 956 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	95.87	0.00	1.76	956	93,334

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	20	243
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
2 Fixture Bath	3100.00	1	3,100
(14) Water/Sewer			
Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 1 Story	5525.00	1	5,525
(16) Porches			
WPP, Standard	12.69	242	3,071
WPP, Standard	16.25	120	1,950
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	34.88	509	17,754
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 195,472

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 185,698

Separately Depreciated Items:

(9) Basement Finish			
Basement Living Finish	22.75	956	21,749
County Multiplier = 1.39 =>		Cost New =	30,231
Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0,		Depr.Cost =	30,231

Total Depreciated Cost = 215,929
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.500 => TCV of Bldg: 1 = 323,894

2018 Est. T.C.V. 006-670-001-00 = 514,350
Est. TCV/Total Floor Area = 538.02, Most recent sale 06/17/2016 for 550,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
247,100	247,100	247,100	247,100	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	10,100	0	0	5,189	0

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

45-006-670-002-00 2018 Est. T.C.V. COLLIER MICHAEL F & MARION T
Property Class: 401 3949 W CHENEY WOODS TRL
Map #: 3 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664-9523

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 1 & 2		40843 SqFt		4.00000	100		LOT 2	163,372
		0.94 Total Acres					Total Est. Land Value =	163,372

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	200	0	0
D/W/P: 3.5 Concrete	4.04	1.00	134	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 1974

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2238 SF Floor Area = 3402 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	82.33	-9.84	2.34	1390	104,014
2 Story	Block	Slab	112.37	-11.45	3.70	827	86,521
0.5 Story	Siding	Overhang	16.22	0.00	0.00	21	341

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
Fireplace: Exterior 2 Story	5875.00	1	5,875
(16) Porches			
WPP, Standard	32.33	21	679
WCP (1 Story), Standard	53.82	32	1,722
(16) Deck/Balcony			
Treated Wood,Standard	6.90	723	4,989
Wood Balcony	23.50	36	846
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	26.67	611	16,295
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 335,805

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 218,273
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.500 => TCV of Bldg: 1 = 327,410

2018 Est. T.C.V. 006-670-002-00 = 498,282
Est. TCV/Total Floor Area = 146.47, Most recent sale 10/27/2006 for 692,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
239,700	239,700	239,700	172,063	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	9,400	0	0	3,613	0

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

45-006-670-003-00 2018 Est. T.C.V. GLUKLICK PETER & ROSS HELEN M
Property Class: 402 W CHENEY WOODS TRL
Map #: 3 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664-9523

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 3-5-20			71046 SqFt		3.00000	100		213,139
			1.63 Total Acres		Total Est. Land Value =			213,139

2018 Est. T.C.V. 006-670-003-00 = 213,139
Est. TCV/Total Floor Area = 62.65, Most recent sale 09/01/2004 for 290,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
97,700	97,700	97,700	97,700	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	8,900	0	0	2,051	0

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

45-006-670-005-00 2018 Est. T.C.V. RENTENBACH JOHN H & CAROLYN
Property Class: 401 3961 W CHENEY WOODS TRL
Map #: 3 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 3-5-20		87120 SqFt		3.00000	100			261,360
		2.00 Total Acres			Total Est. Land Value =			261,360

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C-5 Blt 1973

(11) Heating System: Forced Hot Water
Ground Area = Size for Rates = 1506 SF Floor Area = 1986 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Basement	75.93	0.00	1.58	960	74,410
1 Story	Siding	Basement	59.61	0.00	1.05	546	33,120

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650
(16) Porches			
WCP (1 Story), Standard	49.54	30	1,486
WPP, Standard	7.73	504	3,896
WPP, Standard	25.08	31	777
(17) Basement Garages			
Basement Garage: 2 Car	2100.00	1	2,100
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 185,773

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 118,895
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.500 => TCV of Bldg: 1 = 178,342

2018 Est. T.C.V. 006-670-005-00 = 444,702
Est. TCV/Total Floor Area = 223.92, Most recent sale 02/07/1997 for 283,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
209,100	209,100	209,100	124,323	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,300	0	0	2,610	0

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

45-006-670-005-10 2018 Est. T.C.V. EICHSTADT JOHN LARUE II & JUDY
Property Class: 401 3967 W CHENEY WOODS TRL
Map #: 3 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	350.00	1.0000	1.0000	0	100		0
GLEN CREST LOT 3-5-20	34979 SqFt		3.00000		100			104,936

100 Actual Front Feet, 1.61 Total Acres Total Est. Land Value = 104,936

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 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 864 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	83.68	0.00	0.00	864	72,300

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Porches			
WPP, Standard	9.22	304	2,803

County Multiplier = 1.39 => Cost New = 121,746

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 73,048

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	11.45	864	9,893

County Multiplier = 1.39 => Cost New = 13,751
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 6,875

Total Depreciated Cost = 79,923
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.500 => TCV of Bldg: 1 = 119,885

2018 Est. T.C.V. 006-670-005-10 = 226,321
Est. TCV/Total Floor Area = 174.63

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
107,200	107,200	107,200	72,643	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,000	0	0	1,525	0

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

45-006-670-005-20 2018 Est. T.C.V. EICHSTADT JAMES NEIL
Property Class: 401 W CHENEY WOODS TRL
Map #: 3 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GLEN CREST LOT 3-5-20		27007 SqFt		3.00000	100			81,022
		0.62 Total Acres			Total Est. Land Value =			81,022

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

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

Other Additions/Adjustments	Rate	Size	Cost

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

Base Cost	14.83	906	13,436
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 19,197

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 10,558
ECF (4030V CHENEY WOODS - MILLER HILL RIDGE AREAS)1.500 => TCV of Bldg: 1 = 15,838

2018 Est. T.C.V. 006-670-005-20 = 96,860
Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
44,800	44,800	44,800	26,717	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,600	0	0	561	0

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

45-006-670-006-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 MILLER HILL RD
Map #: GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 4670.4670 GLEN CREST SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	369.08	0.00	1.0000	1.0000	0	100		0
GLEN CREST LOT 3-5-20	139523 SqFt		3.00000		100			418,568
369 Actual Front Feet, 3.20 Total Acres					Total Est. Land Value =			418,568

2018 Est. T.C.V. 006-670-006-00 = 0
Est. TCV/Total Floor Area = 0.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	0	2.10

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

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

45-006-681-001-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 M 209
Map #: GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"$9000	1600.00	1225.13	0.4353	1.0000	9000	100		6,267,964
1600 Actual Front Feet, 45.00 Total Acres					Total Est. Land Value =			6,267,964

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1900

Total Estimated True Cash Value of Commercial/Industrial Buildings = 0

2018 Est. T.C.V. 006-681-001-00 = 0
Est. TCV/Total Floor Area = 0.00

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

45-006-695-001-00 2018 Est. T.C.V. HOAGLAND JOHN T & SHIRLEY T
Property Class: 401 6168 S TAMARACK LN
Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	250.00	0.9040	1.0000	10000	100		903,986
BIG GLEN B 10K	40.00	350.00	0.9040	1.0000	10000	100		361,594

140 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 1,265,580

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	1600	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	95	9,500

Total Estimated Land Improvements True Cash Value = 9,500

Cost Est. for Res. Bldg: 1 Single Family TRI-LEVEL Cls BC Blt 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2167 SF Floor Area = 3074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.08	-9.94	0.00	1634	101,537
2	Story Siding	Slab	109.35	-11.56	0.00	533	52,122
1	Story Siding	Overhang	38.94	0.00	0.00	302	11,760
1	Story Siding	Overhang	38.94	0.00	0.00	72	2,804

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
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
(16) Porches			
CPP, Standard	9.73	408	3,970
CPP, Standard	16.42	96	1,576
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	31.56	302	9,531
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 290,447

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 217,835
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 402,995

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls BC Blt 1967

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 576 SF Floor Area = 1694 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	93.67	-17.42	-0.41	576	43,684
1	Story Siding	Overhang	51.28	0.00	0.00	1118	57,331

Other Additions/Adjustments	Rate	Size	Cost
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	22.59	864	19,518
Automatic Doors	425.00	3	1,275

County Multiplier = 1.39 => Cost New = 169,313
Notes: 1ST FLOOR STUDIO, 2NDFLOOR OFFICE & MEETING ROOM

```
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,    Depr.Cost =     126,984
ECF (4134 BIG GLEN)                      1.850 => TCV of Bldg:  2  =     234,921
```

```
2018 Est. T.C.V. 006-695-001-00                                    =   1,912,996
Est. TCV/Total Floor Area = 401.22, Most recent sale 08/28/1992 for 1
2017 Assessed       MBOR      S.E.V.      Base for Cap    C.P.I.
     958,800     958,800     958,800           466,673      2.10
2018     New  Eq. Adjustment    Loss         Additions   Tax Adjustment   Losses
           0      -2,300           0                 0        9,800            0
2018 Assessed       MBOR      S.E.V.            Capped   ->Taxable<-     PRE/MBT
   Tentative   Tentative   Tentative         Tentative    Tentative    Tentative
```

45-006-695-002-00 2018 Est. T.C.V. CAESAR MARTHA J TRUST
Property Class: 401 6170 S TAMARACK LN
Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	255.00	1.0000	1.0000	10000	100		1,000,000

100 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 1,000,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	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 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2024 SF Floor Area = 2024 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.22	-8.92	0.00	2024	115,975

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Porches			
CPP, Standard	14.10	120	1,692
WPP, Standard	7.65	516	3,947

County Multiplier = 1.39 => Cost New = 192,862

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 123,432
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 228,349

2018 Est. T.C.V. 006-695-002-00 = 1,231,253
Est. TCV/Total Floor Area = 608.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
616,400	616,400	616,400	329,001	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	6,909	0

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

45-006-695-003-00 2018 Est. T.C.V. MILLER NATHALENE M TRUST
Property Class: 401 6178 S TAMARACK LN
Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	100.00	265.00	1.0000	1.0000	10000	100		1,000,000

100 Actual Front Feet, 0.61 Total Acres Total Est. Land Value = 1,000,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1817 SF Floor Area = 2513 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.51	-10.43	0.00	1150	92,092
1	Story Siding	Crawl Space	73.78	-10.43	0.00	667	42,254
1	Story Siding	Overhang	39.93	0.00	0.00	121	4,832

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	2	4,700
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 1 Story	4925.00	1	4,925
(16) Porches			
CCP (1 Story), Standard	33.01	96	3,169
(16) Deck/Balcony			
Treated Wood,Standard	6.90	696	4,802
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	25.02	484	12,110
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 247,717

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 161,016
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 297,880

2018 Est. T.C.V. 006-695-003-00 = 1,299,380
Est. TCV/Total Floor Area = 517.06, Most recent sale 09/21/2001 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
650,800	650,800	650,800	335,294	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,100	0	0	7,041	0

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

45-006-695-004-00 2018 Est. T.C.V. MILLER MARGARET NAIL TRUST
Property Class: 401 6188 S TAMARACK LN
Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	286.00	1.0000	1.0000	8000	100	HOLDING TANKS	800,000
100 Actual Front Feet, 0.66 Total Acres					Total Est. Land Value =			800,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2015

(11) Heating System: No Heating/Cooling
Ground Area = Size for Rates = 2297 SF Floor Area = 2297 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.57	-9.77	-5.03	2297	132,698

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
Separate Shower	1390.00	1	1,390
(14) Water/Sewer			
Well, 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 1 Story	4100.00	1	4,100
(16) Porches			
CPP, Standard	28.36	27	766
WPP, Standard	8.51	687	5,846
CPP, Standard	32.90	20	658
(16) Deck/Balcony			
Treated Wood,Standard	14.68	32	470
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	21.90	648	14,191
Mechanical Doors	400.00	2	800

County Multiplier = 1.39 => Cost New = 247,105
Notes: HOLDING TANKS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 242,163
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 448,002

2018 Est. T.C.V. 006-695-004-00 = 1,248,002
Est. TCV/Total Floor Area = 543.32

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
627,900	627,900	627,900	626,870	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,900	0	0	-2,870	0

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

45-006-695-005-00 2018 Est. T.C.V. TEFFT CARVEL FORREST & ANN R
Property Class: 401 6198 S TAMARACK LN
Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	EASEMENT L212P178 Reason	Value
GRADE"C" 8000	65.00	335.00	1.0000	1.0000	8000	100	EASEMENT TO LK	520,000
GRADE"D" 6000	35.00	335.00	1.0000	1.1376	6000	100		238,904

100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 758,904

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	655	0	0
D/W/P: 3.5 Concrete	3.44	1.00	12	0	0
Dock: Light posts	21.31	1.00	342	50	3,644

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	95	2,375
BOAT HOIST	2000.00	1.00	1.0	95	1,900

Total Estimated Land Improvements True Cash Value = 7,919

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1832 SF Floor Area = 1832 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.09	-9.15	0.00	1832	106,146

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	40	410
(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, 50 Feet	1575.00	1	1,575
2000 Gal Septic	5000.00	1	5,000
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Porches			
CPP, Standard	8.18	556	4,548
(16) Deck/Balcony			
Roof Cover Only,Standard	12.85	135	1,735
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	23.30	303	7,060
Common Wall: 1 Wall	-1025.00	1	-1,025
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 188,656

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 122,626
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 226,859

2018 Est. T.C.V. 006-695-005-00 = 993,682
Est. TCV/Total Floor Area = 542.40, Most recent sale 10/31/1979 for 112,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
481,400	481,400	481,400	207,746	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	15,400	0	0	4,362	0

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

45-006-695-005-50 2018 Est. T.C.V. COLBY JOAN ET EL
Property Class: 401 6238 S TAMARACK LN
Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	257.00	1.0000	1.0000	8000	100		800,000
100 Actual Front Feet, 0.59 Total Acres					Total Est. Land Value =			800,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	376	50	4,006
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					8,506

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

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 1080 SF Floor Area = 1080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.29	-9.58	-0.27	1080	60,955

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Deck/Balcony			
Treated Wood,Standard	6.25	518	3,238
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	16.38	676	11,073
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 122,286

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 73,372
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 135,738

2018 Est. T.C.V. 006-695-005-50 = 944,244
Est. TCV/Total Floor Area = 874.30

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
472,600	472,600	472,600	227,606	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	4,779	0

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

45-006-695-006-00 2018 Est. T.C.V. DEERHAKE BARBARA M
Property Class: 401 6210 S TAMARACK LN
Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	480.00	1.0000	1.0000	8000	100		800,000

100 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 800,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	28.34	1.00	342	50	4,846

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
BOAT HOIST	2000.00	1.00	2.0	100	4,000

Total Estimated Land Improvements True Cash Value = 16,346

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B-10 Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2153 SF Floor Area = 4436 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	116.09	-10.22	0.00	2153	227,938
1	Story Siding	Overhang	45.27	0.00	0.00	65	2,943
1	Story Siding	Overhang	45.27	0.00	0.00	65	2,943

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	250	3,038
(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
Fireplace: Interior 2 Story	5350.00	1	5,350
(16) Porches			
CGEP (1 Story), Standard	45.40	208	9,443
CCP (1 Story), Standard	31.66	122	3,863
(16) Breezeways			
Frame Wall,Finished	40.00	140	5,600
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	24.10	786	18,943
Common Wall: 1/2 Wall	-950.00	1	-950
Automatic Doors	500.00	2	1,000
Storage area over garage	4.85	589	2,857

County Multiplier = 1.39 => Cost New = 430,164

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 387,148
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 716,223

2018 Est. T.C.V. 006-695-006-00 = 1,532,569
Est. TCV/Total Floor Area = 345.48

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
792,900	792,900	792,900	407,727	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-26,600	0	0	8,562	0

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

45-006-695-007-00 2018 Est. T.C.V. BAHR RICHARD F TRUSTEE
Property Class: 401 6224 S TAMARACK LN
Map #: 48 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	370.00	1.0000	1.0000	8000	100		800,000
100 Actual Front Feet, 0.85 Total Acres					Total Est. Land Value =			800,000

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	1792	0	0
Shed: Wood Frame	11.28	1.00	107	50	603
Dock: Light posts	21.31	1.00	369	50	3,932
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 =					11,535

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1719 SF Floor Area = 1719 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.72	-9.32	0.00	1719	100,390

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Porches			
WCP (1 Story), Standard	20.41	238	4,858
(16) Deck/Balcony			
Treated Wood,Standard	6.10	1279	7,802
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.77	542	10,715
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 192,688

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 123,320
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 228,143

2018 Est. T.C.V. 006-695-007-00 = 1,039,678
Est. TCV/Total Floor Area = 604.82

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
520,700	520,700	520,700	267,957	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	5,627	0

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

45-006-697-001-00 2018 Est. T.C.V. SMYK VIRGINA
Property Class: 402 S DUNNS FARM RD
Map #: 49 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	100.00	255.00	1.0000	1.0000	275	100		27,500
100 Actual Front Feet, 0.58 Total Acres					Total Est. Land Value =			27,500

2018 Est. T.C.V. 006-697-001-00 = 27,500
Est. TCV/Total Floor Area = 16.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
13,800	13,800	13,800	13,800	2.10

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

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

45-006-697-002-00 2018 Est. T.C.V. SMYK VIRGINIA
Property Class: 402 S DUNNS FARM RD
Map #: 49 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	100.00	252.00	1.0000	1.0000	275	100		27,500
100 Actual Front Feet, 0.58 Total Acres					Total Est. Land Value =			27,500

2018 Est. T.C.V. 006-697-002-00 = 27,500
Est. TCV/Total Floor Area = 16.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
13,800	13,800	13,800	13,800	2.10

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

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

45-006-697-003-00 2018 Est. T.C.V. UNGER SUSAN J TRUSTEE OF QPRT 50%
Property Class: 402 S DUNNS FARM RD
Map #: 49 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	100.00	245.00	1.0000	1.0000	275	100		27,500
100 Actual Front Feet, 0.56 Total Acres					Total Est. Land Value =			27,500

2018 Est. T.C.V. 006-697-003-00 = 27,500
Est. TCV/Total Floor Area = 16.00, Most recent sale 03/07/2008 for 81,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
13,800	13,800	13,800	13,800	2.10

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

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

45-006-697-004-00 2018 Est. T.C.V. UNGER TIMOTHY J TRUSTEE QPRT 50%
Property Class: 402 S DUNNS FARM RD
Map #: 49 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	50.00	245.00	1.0000	1.0000	275	50	NONCONFORMING	6,875
50 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			6,875

2018 Est. T.C.V. 006-697-004-00 = 6,875
Est. TCV/Total Floor Area = 4.00, Most recent sale 10/07/2005 for 55,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,400	3,400	3,400	2,877	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	60	0

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

45-006-697-004-10 2018 Est. T.C.V. ROSE JAMES G & KATHRYN O
Property Class: 402 S DUNNS FARM RD
Map #: 49 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value	
DUNNS 275	50.00	245.00	1.0000	1.0000	275	50	NON CONFORMING NOT BUILDABLE		6,875

50 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 6,875

2018 Est. T.C.V. 006-697-004-10 = 6,875
Est. TCV/Total Floor Area = 4.00, Most recent sale 04/21/2000 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
3,400	3,400	3,400	2,877	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	60	0

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

45-006-697-005-00 2018 Est. T.C.V. ROSE JAMES G & KATHRYN O
Property Class: 402 S DUNNS FARM RD
Map #: 49 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	100.00	252.00	1.0000	1.0000	275	100		27,500
100 Actual Front Feet, 0.58 Total Acres					Total Est. Land Value =			27,500

2018 Est. T.C.V. 006-697-005-00 = 27,500
Est. TCV/Total Floor Area = 16.00, Most recent sale 04/21/2000 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
13,800	13,800	13,800	13,800	2.10

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

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

45-006-697-006-00 2018 Est. T.C.V. ROSE JIM & KATIE
Property Class: 402 S DUNNS FARM RD
Map #: 49 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
DUNNS 275	100.00	275.00	1.0000	1.0000	275	100		27,500
100 Actual Front Feet, 0.63 Total Acres					Total Est. Land Value =			27,500

2018 Est. T.C.V. 006-697-006-00 = 27,500
Est. TCV/Total Floor Area = 16.00

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
13,800	13,800	13,800	13,800	2.10

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

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

45-006-700-001-00 2018 Est. T.C.V. IM GLAD WE DIDNT GO TO HAWAII LLC
Property Class: 401 6997 S GLEN LAKE RD
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636-9711

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GRADE"D" 6000	110.00	150.00	0.9765	0.9306	6000	100		599,737
90 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =			599,737

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	30	0	0
D/W/P: 3.5 Concrete	4.04	1.00	90	0	0
D/W/P: Flagstone/Sand	13.55	1.00	200	0	0
Fencing: Wd, Solid, 6 ft.	19.26	1.00	90	0	0
Shed: Wood Frame	13.41	1.00	153	50	1,026
Dock: Light posts	25.61	1.00	810	50	10,372
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.5	100	15,000
BOAT HOIST	2000.00	1.00	1.0	0	0
Total Estimated Land Improvements True Cash Value =					26,398

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 1977

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1597 SF Floor Area = 2140 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	86.30	-10.82	0.00	1597	120,542
1 Story	Siding	Overhang	40.77	0.00	0.00	144	5,871

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 1 Story	4925.00	1	4,925
(16) Porches			
WCP (1 Story), Standard	30.81	114	3,512
WPP, Standard	8.64	605	5,227
(16) Deck/Balcony			
Treated Wood,Standard	7.60	276	2,098
Treated Wood,Standard	8.87	120	1,064
Wood Balcony	23.50	52	1,222
(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	2	850
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	30.05	334	10,037
Mechanical Doors	400.00	1	400

County Multiplier = 1.39 => Cost New = 262,570

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 196,927
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 364,316

2018 Est. T.C.V. 006-700-001-00 = 990,451
Est. TCV/Total Floor Area = 462.83, Most recent sale 06/20/2014 for 939,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
495,700	495,700	495,700	490,021	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	17,800	-18,300	0	17,800	-12,621	0

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

45-006-700-002-01 2018 Est. T.C.V. KLOSTERMAN JONI C
Property Class: 401 6983 S GLEN LAKE RD
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	100.00	175.00	1.0000	0.9672	6000	33	INTEREST SPLIT 33.333%	191,499

100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 191,499

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
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000

Total Estimated Land Improvements True Cash Value = 17,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2212 SF Floor Area = 2212 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	83.42	-11.30	0.00	2212	159,529

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 1 Story	5525.00	1	5,525
(16) Deck/Balcony			
Treated Wood,Standard	8.23	211	1,737
Treated Wood,Standard	8.54	176	1,503

County Multiplier = 1.39 => Cost New = 257,767

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/ 33/23.1, Depr.Cost = 59,544
Economic Depreciation because of: INTEREST SPLIT 33.333%
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 110,157

2018 Est. T.C.V. 006-700-002-01 = 319,156
Est. TCV/Total Floor Area = 144.28

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
163,200	163,200	163,200	107,931	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,600	0	0	2,266	0

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

45-006-700-002-02 2018 Est. T.C.V. DYKSTRA CHARLES A & MARCIA
Property Class: 401 6983 S GLEN LAKE RD
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	100.00	175.00	1.0000	0.9672	6000	33	INTEREST SPLIT	191,499

100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 191,499

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
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000

Total Estimated Land Improvements True Cash Value = 17,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2212 SF Floor Area = 2212 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	83.42	-11.30	0.00	2212	159,529

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 1 Story	5525.00	1	5,525
(16) Deck/Balcony			
Treated Wood,Standard	8.23	211	1,737
Treated Wood,Standard	8.54	176	1,503

County Multiplier = 1.39 => Cost New = 257,767

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/ 33/23.1, Depr.Cost = 59,544
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 110,157

2018 Est. T.C.V. 006-700-002-02 = 319,156
Est. TCV/Total Floor Area = 144.28

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
163,200	163,200	163,200	107,876	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,600	0	0	2,265	0

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

45-006-700-002-03 2018 Est. T.C.V. BARTELS JOHN H & KATHLEEN A
Property Class: 401 6983 S GLEN LAKE RD
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	100.00	175.00	1.0000	0.9672	6000	33	INTEREST SPLIT 33.333%	191,499

100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 191,499

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
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000

Total Estimated Land Improvements True Cash Value = 17,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B Blt 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2212 SF Floor Area = 2212 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	83.42	-11.30	0.00	2212	159,529

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 1 Story	5525.00	1	5,525
(16) Deck/Balcony			
Treated Wood,Standard	8.23	211	1,737
Treated Wood,Standard	8.54	176	1,503

County Multiplier = 1.39 => Cost New = 257,767

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/ 33/23.1, Depr.Cost = 59,544
Economic Depreciation because of: INTEREST SPLIT 33.333%
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 110,157

2018 Est. T.C.V. 006-700-002-03 = 319,156
Est. TCV/Total Floor Area = 144.28

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
163,200	163,200	163,200	107,876	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,600	0	0	2,265	0

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

45-006-700-003-00 2018 Est. T.C.V. BLOOM FELICIA S
Property Class: 401 6971 S GLEN LAKE RD
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	200.00	1.0000	1.0000	8000	100		800,000
100 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =			800,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	9.95	1.00	878	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+10 Blt 1989

(11) Heating System: Heat Pump
Ground Area = Size for Rates = 2341 SF Floor Area = 4094 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	128.54	0.00	3.03	2201	289,586
1+ Story	Siding	Slab	94.57	-14.11	1.72	140	11,505
1 Story	Siding	Overhang	44.76	0.00	0.00	102	4,566

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	15.95	1983	31,629
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	4	18,600
2 Fixture Bath	3100.00	3	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	2	10,790
(16) Porches			
WPP, Standard	12.38	264	3,268
(16) Deck/Balcony			
Wood Balcony	27.25	32	872
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.55	1052	26,879
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	3	1,500
Storage area over garage	4.85	600	2,910
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	25.70	312	8,018
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 604,473

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 483,578
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 894,620

2018 Est. T.C.V. 006-700-003-00 = 1,704,620
Est. TCV/Total Floor Area = 416.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
883,700	883,700	883,700	528,463	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-31,400	0	0	11,097	0

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

45-006-700-004-00 2018 Est. T.C.V. HUGHES KAY B
Property Class: 401 6963 S GLEN LAKE RD
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	95.00	240.00	1.0103	1.0000	8000	100		767,837

95 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 767,837

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.97	1.00	288	50	1,291
Dock: Light posts	21.31	1.00	360	50	3,836
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 = 10,127

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+10 Blt 1979

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1744 SF Floor Area = 1744 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	67.61	0.00	2.11	1744	121,592

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	1486	17,015
Walk out Basement Door(s)	775.00	1	775
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
(16) Porches			
WGEP (1 Story), Standard	46.69	88	4,109
WGEP (1 Story), Standard	40.12	120	4,814
WCP (1 Story), Standard	23.55	160	3,768
WCP (1 Story), Standard	22.15	188	4,164
(16) Deck/Balcony			
Treated Wood,Standard	6.10	770	4,697

County Multiplier = 1.39 => Cost New = 247,446

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 160,840
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 297,554

2018 Est. T.C.V. 006-700-004-00 = 1,075,518
Est. TCV/Total Floor Area = 616.70, Most recent sale 09/30/2015 for 1,080,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
538,800	538,800	538,800	538,705	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,000	0	0	-905	0

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

45-006-700-005-00 2018 Est. T.C.V. WOODLANDS ASSOCIATION
Property Class: 401 6919 S GLEN LAKE RD
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	300.00	0.8941	1.0000	8000	70	INTEREST SPLIT	500,703
GRADE"C" 8000	75.00	300.00	0.8941	1.0000	8000	35	SURPLUS ON 70%	187,764

175 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = 688,467

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.26	1.00	396	50	1,437

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 = 6,437

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1458 SF Floor Area = 1458 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.06	0.00	0.00	754	47,547
1	Story Siding	Crawl Space	63.06	-8.85	0.00	608	32,960
1	Story Siding	Crawl Space	63.06	-8.85	0.00	96	5,204

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Deck/Balcony			
Treated Wood,Standard	6.61	312	2,062

County Multiplier = 1.39 => Cost New = 142,487
Notes: 6917

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 70/42.0, Depr.Cost = 59,844
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 110,712

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 672 SF Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	73.29	-12.86	0.00	672	40,609

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Deck/Balcony			
Treated Wood,Standard	6.41	436	2,795

County Multiplier = 1.39 => Cost New = 68,567
Notes: 6925

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 70/42.0, Depr.Cost = 28,798
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 53,276

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1112 SF Floor Area = 1112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.16	-10.19	0.00	1112	53,343

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Porches			
CPP, Standard	27.45	24	659

County Multiplier = 1.39 => Cost New = 77,905
Notes: 6919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 70/42.0, Depr.Cost = 32,720
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 60,532

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 604 SF Floor Area = 604 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	66.89	-11.83	0.00	604	33,256

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900
(16) Porches			
WGEP (1 Story), Standard	43.42	96	4,168

County Multiplier = 1.39 => Cost New = 58,894
Notes: 6921

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 70/42.0, Depr.Cost = 24,735
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 4 = 45,760

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 480 SF Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.61	-12.52	0.00	480	28,363

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900
(16) Porches			
WGEP (1 Story), Standard	47.95	72	3,452
WPP, Standard	18.72	48	899

County Multiplier = 1.39 => Cost New = 52,346
Notes: 6927

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 70/42.0, Depr.Cost = 21,985
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 5 = 40,673

2018 Est. T.C.V. 006-700-005-00 = 1,005,857
Est. TCV/Total Floor Area = 232.51

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
504,000	504,000	504,000	229,882	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	4,827	0

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

45-006-700-005-01 2018 Est. T.C.V. SEWARD JAMES F & MERRY BETH
Property Class: 401 6919 S GLEN LAKE RD
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	300.00	0.8941	1.0000	8000	10	INTEREST SPLIT	71,529
GRADE"C" 8000	75.00	300.00	0.8941	1.0000	8000	5	SURPLUS ON 10%	26,823

175 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = 98,352

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.26	1.00	396	50	1,437

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 = 6,437

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1458 SF Floor Area = 1458 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.06	0.00	0.00	754	47,547
1	Story Siding	Crawl Space	63.06	-8.85	0.00	608	32,960
1	Story Siding	Crawl Space	63.06	-8.85	0.00	96	5,204

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Deck/Balcony			
Treated Wood,Standard	6.61	312	2,062

County Multiplier = 1.39 => Cost New = 142,487
Notes: 6917

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 10/6.0, Depr.Cost = 8,549
Economic Depreciation because of: 50% OF 1/5TH=10%
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 15,816

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 672 SF Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	73.29	-12.86	0.00	672	40,609

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Deck/Balcony			
Treated Wood,Standard	6.41	436	2,795

County Multiplier = 1.39 => Cost New = 68,567
Notes: 6925

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/ 10/6.5, Depr.Cost = 4,457
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 8,245

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1112 SF Floor Area = 1112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.16	-10.19	0.00	1112	53,343

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Porches			
CPP, Standard	27.45	24	659

County Multiplier = 1.39 => Cost New = 77,905
Notes: 6919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/ 10/6.5, Depr.Cost = 5,064
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 9,368

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 604 SF Floor Area = 604 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	66.89	-11.83	0.00	604	33,256

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900
(16) Porches			
WGEP (1 Story), Standard	43.42	96	4,168

County Multiplier = 1.39 => Cost New = 58,894
Notes: 6921

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 10/6.0, Depr.Cost = 3,534
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 4 = 6,537

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 480 SF Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.61	-12.52	0.00	480	28,363

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900
(16) Porches			
WGEP (1 Story), Standard	47.95	72	3,452
WPP, Standard	18.72	48	899

County Multiplier = 1.39 => Cost New = 52,346
Notes: 6927

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 10/6.0, Depr.Cost = 3,141
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 5 = 5,810

2018 Est. T.C.V. 006-700-005-01 = 150,565
Est. TCV/Total Floor Area = 34.80, Most recent sale 04/02/2003 for 140,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
75,400	75,400	75,400	71,144	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	1,494	0

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

45-006-700-005-02 2018 Est. T.C.V. GALE CATHERINE C
Property Class: 401 6919 S GLEN LAKE RD
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	300.00	0.8941	1.0000	8000	20	INTEREST SPLIT	143,058
GRADE"C" 8000	75.00	300.00	0.8941	1.0000	8000	10	SURPLUS ON 20%	53,647

175 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = 196,705

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.26	1.00	396	50	1,437

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 = 6,437

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1458 SF Floor Area = 1458 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.06	0.00	0.00	754	47,547
1	Story Siding	Crawl Space	63.06	-8.85	0.00	608	32,960
1	Story Siding	Crawl Space	63.06	-8.85	0.00	96	5,204

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Deck/Balcony			
Treated Wood,Standard	6.61	312	2,062

County Multiplier = 1.39 => Cost New = 142,487
Notes: 6917

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 20/12.0, Depr.Cost = 17,098
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 31,632

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 672 SF Floor Area = 672 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	73.29	-12.86	0.00	672	40,609

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Deck/Balcony			
Treated Wood,Standard	6.41	436	2,795

County Multiplier = 1.39 => Cost New = 68,567
Notes: 6925

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 20/12.0, Depr.Cost = 8,228
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 15,222

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1112 SF Floor Area = 1112 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	58.16	-10.19	0.00	1112	53,343

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
(16) Porches			
CPP, Standard	27.45	24	659

County Multiplier = 1.39 => Cost New = 77,905
Notes: 6919

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 20/12.0, Depr.Cost = 9,349
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 3 = 17,295

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 604 SF Floor Area = 604 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	66.89	-11.83	0.00	604	33,256

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900
(16) Porches			
WGEP (1 Story), Standard	43.42	96	4,168

County Multiplier = 1.39 => Cost New = 58,894
Notes: 6921

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 20/12.0, Depr.Cost = 7,067
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 4 = 13,074

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 480 SF Floor Area = 480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.61	-12.52	0.00	480	28,363

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 1 Story	2900.00	1	2,900
(16) Porches			
WGEP (1 Story), Standard	47.95	72	3,452
WPP, Standard	18.72	48	899

County Multiplier = 1.39 => Cost New = 52,346
Notes: 6927

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/ 20/12.0, Depr.Cost = 6,282
Economic Depreciation because of: INTEREST SPLIT
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 5 = 11,621

2018 Est. T.C.V. 006-700-005-02 = 291,986
Est. TCV/Total Floor Area = 67.50

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
146,300	146,300	146,300	137,736	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-300	0	0	2,892	0

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

45-006-700-007-00 2018 Est. T.C.V. GREENER ELINOR N TRUST
Property Class: 401 6907 S GLEN LAKE RD
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	60.00	310.00	1.1076	1.0000	8000	100		531,632

60 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 531,632

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 6,317

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B-10 Blt 1939

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2116 SF Floor Area = 3542 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	75.48	0.00	1.58	690	53,171
2	Story Siding	Crawl Space	116.31	-10.26	3.16	1426	155,733

Other Additions/Adjustments	Rate	Size	Cost
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	1	4,650
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 2 Story	6600.00	1	6,600
(16) Deck/Balcony			
Pine w/Roof,Standard	25.90	90	2,331

County Multiplier = 1.39 => Cost New = 331,322

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 215,359

Separately Depreciated Items:

Square footage # 2 is depreciated at 100%Good... Base Cost Was = 155,733
County Multiplier = 1.39 => Cost New = 216,470
Phy/Ab.+hy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 75,764

(16) Deck/Balcony
Pine w/Roof,Standard 46.05 28 1,289
County Multiplier = 1.39 => Cost New = 1,792
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 1,613
Pine w/Roof,Standard 18.55 300 5,565
County Multiplier = 1.39 => Cost New = 7,735
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 6,962

Total Depreciated Cost = 299,698
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 554,442

2018 Est. T.C.V. 006-700-007-00 = 1,092,391
Est. TCV/Total Floor Area = 308.41, Most recent sale 08/27/2005 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
548,200	548,200	548,200	381,199	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,000	0	0	8,005	0

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

45-006-700-007-50 2018 Est. T.C.V. KLEZMER KRYSTYNA A
Property Class: 401 6893 S GLEN LAKE RD
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GRADE"C" 8000	84.00	300.00	1.0355	1.0000	8000	100		695,846
84 Actual Front Feet, 0.58 Total Acres					Total Est. Land Value =			695,846

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 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 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1989 SF Floor Area = 1989 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	72.84	-10.18	0.00	1989	124,631

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Prefab 1 Story	3630.00	1	3,630
(16) Porches			
CPP, Standard	19.31	60	1,159
WPP, Standard	10.05	400	4,020
(16) Deck/Balcony			
Treated Wood,Standard	7.75	240	1,860
Treated Wood,Standard	7.75	240	1,860
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.43	616	12,585
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 237,550

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 154,407
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 285,654

2018 Est. T.C.V. 006-700-007-50 = 986,500
Est. TCV/Total Floor Area = 495.98, Most recent sale 12/29/2015 for 860,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
494,300	494,300	494,300	456,755	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,000	0	0	9,591	0

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

45-006-700-008-00 2018 Est. T.C.V. COBB HORACE H TRUST
Property Class: 401 6691 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	300.00	1.0000	1.0000	8000	100		800,000

100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 800,000

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 D+10 Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1336 SF Floor Area = 1336 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	50.34	-8.56	0.72	1000	42,500
1	Story Siding	Slab	50.34	-9.68	0.72	336	13,904

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	525.00	1	525
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Interior 1 Story	2600.00	1	2,600
(16) Porches			
CPP, Standard	18.60	48	893
CPP, Standard	23.44	32	750
(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.81	360	7,132
Mechanical Doors	325.00	2	650

County Multiplier = 1.39 => Cost New = 104,713

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 57,592
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 106,546

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 308 SF Floor Area = 308 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	63.46	-11.86	0.66	308	16,096

Other Additions/Adjustments	Rate	Size	Cost
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Wood Stove	950.00	1	950

County Multiplier = 1.39 => Cost New = 25,411
Notes: BOAT HOUSE WITH BATH AND WOOD STOVE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 13,976
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 25,855

2018 Est. T.C.V. 006-700-008-00 = 937,401
Est. TCV/Total Floor Area = 570.20

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
469,200	469,200	469,200	207,589	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-500	0	0	4,359	0

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

Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-700-009-00 2018 Est. T.C.V. SUCIU JAMES N
Property Class: 401 6671 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	150.00	206.00	0.8855	1.0000	10000	100		1,328,201

150 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 1,328,201

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	19.80	1.00	90	50	891
Dock: Light posts	24.40	1.00	175	50	2,135

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 = 53,026

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls A Blt 2015

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2579 SF Floor Area = 4686 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	198.59	0.00	3.25	1558	314,467
1.25	Story Siding	Crawl Space	142.41	-12.68	2.06	637	83,950
1	Story Siding	Basement	123.38	0.00	1.63	248	31,002
1	Story Siding	Slab	125.21	-14.68	1.63	136	15,254
1	Story Block	Overhang	71.10	0.00	0.00	390	27,729

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	25.45	993	25,272
Basement Living Finish	33.25	1558	51,804
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	6	36,900
(14) Water/Sewer			
Well, 100 Feet	3550.00	1	3,550
2000 Gal Septic	6575.00	1	6,575
(15) Built-Ins & Fireplaces			
Fireplace: Interior 2 Story	5975.00	1	5,975
(16) Porches			
WPP, Standard	11.20	538	6,026
WPP, Standard	17.14	136	2,331
(17) Garages			
Class:A Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	42.21	745	31,446
Common Wall: 1 Wall	-2725.00	1	-2,725
Automatic Doors	675.00	2	1,350
Class:A Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	42.21	745	31,446
Common Wall: 1 Wall	-2725.00	1	-2,725

County Multiplier = 1.39 => Cost New = 938,809

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 910,645
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,684,693

2018 Est. T.C.V. 006-700-009-00 = 3,065,920
Est. TCV/Total Floor Area = 654.27, Most recent sale 09/28/2007 for 1,500,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,555,400	1,555,400	1,555,400	1,276,216	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-22,400	0	0	26,800	0

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

45-006-700-010-00 2018 Est. T.C.V. COOK DOUGLAS M TRUST
Property Class: 401 6653 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	147.67	151.92	0.8896	1.0000	10000	100		1,313,707

148 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 1,313,707

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	80	0	0
D/W/P: Crushed Rock	1.33	1.00	1760	0	0
Dock: Light posts	28.34	1.00	175	50	2,480

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	5.0	100	50,000
BOAT HOIST	2000.00	1.00	1.0	0	0

Total Estimated Land Improvements True Cash Value = 52,480

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B+10 Blt 2017

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 3276 SF Floor Area = 5284 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	127.94	0.00	0.00	2096	268,162
1.5	Story Siding	Crawl Space	112.55	-11.53	0.00	872	88,089
1	Story Siding	Crawl Space	89.32	-11.53	0.00	308	23,959

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	15.95	1940	30,943
Walk out Basement Door(s)	1125.00	1	1,125
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	6	27,900
(16) Porches			
CPP, Standard	8.65	1145	9,904
CCP (1 Story), Standard	60.20	29	1,746
CCP (1 Story), Standard	53.45	38	2,031
WGEP (1 Story), Basement	46.84	307	14,380
(16) Deck/Balcony			
Treated Wood,Standard	8.59	170	1,460
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	28.01	812	22,744
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 684,602

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 677,756

Separately Depreciated Items:

Local Cost Items:

GENERATOR	3000.00	1	3,000

Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, Depr.Cost = 3,000

Total Depreciated Cost = 680,756
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,259,399

2018 Est. T.C.V. 006-700-010-00 = 2,625,586
Est. TCV/Total Floor Area = 496.89, Most recent sale 11/05/2015 for 1,625,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
812,600	812,600	812,600	683,709	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
501,300	-1,100	0	501,300	14,357	0

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

45-006-700-012-00 2018 Est. T.C.V. HEIDRICK LINDSAY T TRUST
Property Class: 401 6641 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	150.00	190.79	0.8855	1.0000	10000	100		1,328,201

150 Actual Front Feet, 0.66 Total Acres Total Est. Land Value = 1,328,201

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	15.20	1.00	2000	0	0
D/W/P: Crushed Rock	1.33	1.00	1000	0	0
Shed: Wood Frame	16.55	1.00	103	95	1,619

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 = 51,619

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B+10 Blt 2016

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 3280 SF Floor Area = 5303 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	137.55	0.00	3.86	2023	286,072
1	Story Siding	Overhang	43.46	0.00	0.00	477	20,730
1	Story Siding	Overhang	43.46	0.00	0.00	780	33,899

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	15.95	1900	30,305
Walk out Basement Door(s)	1125.00	1	1,125
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
2 Fixture Bath	3100.00	1	3,100
Separate Shower	1605.00	1	1,605
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: 2nd on Same Stack	3500.00	1	3,500
(16) Porches			
CCP (1 Story), Standard	42.94	56	2,405
CCP (1 Story), Standard	58.70	31	1,820
CPP, Standard	15.06	123	1,852
CPP, Standard	9.53	477	4,546
WPP, Standard	9.60	903	8,669
WPP, Standard	11.83	312	3,691
(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 = 636,974

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 624,235

Separately Depreciated Items:

Local Cost Items:

GENERATOR	3000.00	1	3,000

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 2,850

Total Depreciated Cost = 627,085
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,160,107

2018 Est. T.C.V. 006-700-012-00 = 2,539,927
Parcel Number: 45-006-700-012-00 Page: 2

Est. TCV/Total Floor Area = 478.96, Most recent sale 09/24/2014 for 1,125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,246,700	1,246,700	1,246,700	1,023,898	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	23,300	0	0	21,501	0

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

45-006-700-013-00 2018 Est. T.C.V. GLEN LAKE YACHT CLUB
Property Class: 201 6617 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	150.00	215.00	0.8855	1.0000	10000	100		1,328,201

150 Actual Front Feet, 0.74 Total Acres Total Est. Land Value = 1,328,201

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.39	13686	50	11,795
Shed: Wood Frame	8.12	1.39	500	85	4,797
Dock: Light posts	21.31	1.39	840	50	12,441

Residential Local Cost Land Improvements

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

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	50	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	50	100	0
DRAIN FIELD	0.00	1.00	1.0	50	100	0
WOOD DECKS	5.25	1.00	323.0	50	100	848

Total Estimated Land Improvements True Cash Value = 39,881

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

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 0 SF Floor Area = 0 SF.

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

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
WPP, Standard	7.10	840	5,964
WPP, Standard	8.24	440	3,626
WPP, Standard	11.44	170	1,945
(16) Deck/Balcony			
Treated Wood,Standard	6.10	1040	6,344

County Multiplier = 1.39 => Cost New = 36,610

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 32,217
ECF (2201 COMMERCIAL) 1.600 => TCV of Bldg: 1 = 51,547

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1984

Costs are taken from the Clubhouse cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 62.95

(10) Heating system: Heat Pump System Cost/SqFt: 3.40 100%
Adjusted Square Foot Cost for Upper Floors = 66.35

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 0.950
Ave. Floor Area: 1,995 Perimeter: 242 Perim. Multiplier: 1.164
Refined Square Foot Cost for Upper Floors: 73.37

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 101.984

Total Floor Area: 1,995 Base Cost New of Upper Floors = 203,458

```
                                    Reproduction/Replacement Cost =    203,458
Eff.Age:8    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
                                          Total Depreciated Cost =    158,697

ECF (2201 COMMERCIAL)                    1.450 => TCV of Bldg:  1  =     230,111
    Replacement Cost/Floor Area= 101.98      Est. TCV/Floor Area= 115.34
```

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

Costs are taken from the Shed, Utility, 4 Wall cost schedules.
<<<<<                     Calculator Cost Computations                     >>>>>
  Class: D    Quality: Low Cost    Percent Adj: +0

Base Rate for Upper Floors = 9.75

Adjusted Square Foot Cost for Upper Floors = 9.75

1  Stories                                Number of Stories Multiplier: 1.000
Average Height per Story: 10               Height per Story Multiplier: 1.000
 Ave. Floor Area: 0             Perimeter: 80        Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 9.75

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 13.552

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

                                    Reproduction/Replacement Cost =          0
Eff.Age:8    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
                                          Total Depreciated Cost =          0
```

```
Total Estimated True Cash Value of Commercial/Industrial Buildings =     230,111
```

```
2018 Est. T.C.V. 006-700-013-00                                    =   1,649,740
Est. TCV/Total Floor Area = 826.94
2017 Assessed       MBOR      S.E.V.      Base for Cap    C.P.I.
     821,300     821,300     821,300           239,608      2.10
2018     New  Eq. Adjustment    Loss         Additions   Tax Adjustment   Losses
           0       3,600           0                 0        5,031           0
2018 Assessed       MBOR      S.E.V.            Capped   ->Taxable<-     PRE/MBT
   Tentative   Tentative   Tentative         Tentative    Tentative    Tentative
```

45-006-700-015-00 2018 Est. T.C.V. TERRY SHEILA S TRUST &
Property Class: 401 6607 S SUNSET DR
Map #: 55 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
BIG GLEN B 10K	120.00	205.00	0.9468	1.0000	10000	100		1,136,127

120 Actual Front Feet, 0.56 Total Acres Total Est. Land Value = 1,136,127

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 1957

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2000 SF Floor Area = 2000 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.29	-8.13	1.92	2000	108,160

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	29.25	180	5,265
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 176,648
Notes: YEAR OF ADDITION TO NORTH SIDE OF HOUSE UNKNOWN.

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 105,989

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 = 108,839
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 201,352

2018 Est. T.C.V. 006-700-015-00 = 1,342,479
Est. TCV/Total Floor Area = 671.24

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
671,900	671,900	671,900	253,985	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-700	0	0	5,333	0

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

45-006-705-000-00 2018 Est. T.C.V. GREAT LAKES CONDOMINIUM
Property Class: 470 COMMON AREAS
Map #: GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	382.00	482.00	1.0000	1.0000	0	100		0
382 Actual Front Feet, 4.23 Total Acres					Total Est. Land Value =			0

2018 Est. T.C.V. 006-705-000-00 = 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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-705-001-00 2018 Est. T.C.V. STANDER DAVID M & MARY E
Property Class: 407 1 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$40			1 Units	40000.00	00000	100		40,000

0.00 Total Acres Total Est. Land Value = 40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 888 SF Floor Area = 888 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.41	-12.65	-0.41	888	54,479

1 Exterior Units, (@6% more) Base cost of Exterior units = 57,748

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.02	76	762
Wood Balcony	23.50	125	2,938
Wood Balcony	23.50	76	1,786

County Multiplier = 1.39 => Cost New = 108,054

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000
Notes: 1ST LEVEL "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 88,540
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 239,059

2018 Est. T.C.V. 006-705-001-00 = 279,059
Est. TCV/Total Floor Area = 314.26

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
151,600	151,600	151,600	97,188	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-12,100	0	0	2,040	0

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

45-006-705-002-00 2018 Est. T.C.V. PETRAUSKAS RAYMOND & HELEN
Property Class: 407 3 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100	2ND & 3RD	170,000

0.00 Total Acres Total Est. Land Value = 170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls B-10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Slab	101.32	-13.06	-0.69	753	65,940

1 Exterior Units, (@6% more) Base cost of Exterior units = 69,897

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
(14) Water/Sewer			
Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Prefab 2 Story	5395.00	1	5,395
(16) Deck/Balcony			
Treated Wood,Standard	10.74	71	763
Wood Balcony	27.25	131	3,570
Wood Balcony	27.25	125	3,406

County Multiplier = 1.39 => Cost New = 140,882

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000
Notes: 2ND & MEZZ "D" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 120,706
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 325,906

2018 Est. T.C.V. 006-705-002-00 = 495,906
Est. TCV/Total Floor Area = 438.85, Most recent sale 08/09/2004 for 620,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
228,100	228,100	228,100	223,758	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,900	0	0	4,698	0

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

45-006-705-003-00 2018 Est. T.C.V. HOBBS JAMES C &
Property Class: 407 5 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1	Units	40000.00000	100		40,000
			0.00	Total Acres	Total Est. Land Value =			40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 603 SF Floor Area = 603 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	83.32	-14.32	-0.41	603	41,360
1 Exterior Units, (@6% more)			Base cost of Exterior units =				43,841

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	9.63	90	867

County Multiplier = 1.39 => Cost New = 77,405
Notes: 1ST LEVEL "B REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 61,924
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 167,195

2018 Est. T.C.V. 006-705-003-00 = 207,195
Est. TCV/Total Floor Area = 343.61, Most recent sale 11/01/2006 for 295,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
116,500	116,500	116,500	116,236	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-12,900	0	0	-12,636	0

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

45-006-705-004-00 2018 Est. T.C.V. SAMEROFF ARNOLD J &
Property Class: 407 7 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100		170,000

0.00 Total Acres Total Est. Land Value = 170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 565 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	129.51	-14.64	-0.83	565	64,433

1 Exterior Units, (@6% more) Base cost of Exterior units = 68,299

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.29	71	731
Treated Wood,Standard	10.17	73	742
Wood Balcony	23.50	167	3,925
Wood Balcony	23.50	159	3,737

County Multiplier = 1.39 => Cost New = 132,692
Notes: 1ST & 2ND "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 106,153
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 286,614

2018 Est. T.C.V. 006-705-004-00 = 456,614
Est. TCV/Total Floor Area = 404.08, Most recent sale 03/04/2005 for 545,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
222,300	222,300	222,300	217,787	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,000	0	0	4,573	0

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

45-006-705-005-00 2018 Est. T.C.V. WILLEMIN VELVA TRUST
Property Class: 407 9 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100		170,000

0.00 Total Acres Total Est. Land Value = 170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	-0.62	753	62,062

1 Exterior Units, (@6% more) Base cost of Exterior units = 65,786

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.29	71	731
Wood Balcony	23.50	123	2,891
Wood Balcony	23.50	132	3,102

County Multiplier = 1.39 => Cost New = 125,848
Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 94,386
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 254,842

2018 Est. T.C.V. 006-705-005-00 = 424,842
Est. TCV/Total Floor Area = 375.97, Most recent sale 08/30/1996 for 265,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
227,600	227,600	227,600	223,507	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-15,200	0	0	-11,107	0

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

45-006-705-006-00 2018 Est. T.C.V. SCHULD MARY JO TRUST
Property Class: 407 11 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$40			1 Units	40000.00000		100		40,000

0.00 Total Acres Total Est. Land Value = 40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 888 SF Floor Area = 888 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.41	-12.65	-0.41	888	54,479

1 Exterior Units, (@6% more) Base cost of Exterior units = 57,748

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.02	76	762
Wood Balcony	23.50	76	1,786
Wood Balcony	23.50	123	2,891

County Multiplier = 1.39 => Cost New = 107,988
Notes: 1ST LEVEL "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 80,991
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 218,677

2018 Est. T.C.V. 006-705-006-00 = 258,677
Est. TCV/Total Floor Area = 291.30, Most recent sale 09/20/2013 for 339,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
140,300	140,300	140,300	140,300	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-11,000	0	0	-11,000	0

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

45-006-705-007-00 2018 Est. T.C.V. NILES DOLLY SHIINA TRUST
Property Class: 407 13 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$40			1 Units	40000.00000		100		40,000
			0.00 Total Acres		Total Est. Land Value =			40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls B-10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 888 SF Floor Area = 888 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	78.09	-12.36	-0.46	888	57,960
1 Exterior Units, (@6% more)			Base cost of Exterior units =				61,437

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
(14) Water/Sewer			
Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Prefab 2 Story	5395.00	1	5,395
(16) Deck/Balcony			
Treated Wood,Standard	10.47	76	796
Wood Balcony	27.25	76	2,071
Wood Balcony	27.25	123	3,352

County Multiplier = 1.39 => Cost New = 120,547
Notes: 2ND "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 96,438
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 260,383

2018 Est. T.C.V. 006-705-007-00 = 300,383
Est. TCV/Total Floor Area = 338.27, Most recent sale 12/22/2016 for 300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
147,100	147,100	147,100	147,100	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	13,600	-10,500	0	13,600	-10,500	0

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

45-006-705-008-00 2018 Est. T.C.V. CAHILL LESLIE A LIVING TRUST
Property Class: 407 15 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100		170,000

0.00 Total Acres Total Est. Land Value = 170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls B-10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	101.32	-13.06	-0.69	753	65,940

1 Exterior Units, (@6% more) Base cost of Exterior units = 69,897

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
(14) Water/Sewer			
Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Prefab 2 Story	5395.00	1	5,395
(16) Deck/Balcony			
Treated Wood,Standard	10.74	71	763
Wood Balcony	27.25	123	3,352
Wood Balcony	27.25	132	3,597

County Multiplier = 1.39 => Cost New = 140,844
Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 112,676
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 304,224

2018 Est. T.C.V. 006-705-008-00 = 474,224
Est. TCV/Total Floor Area = 419.67, Most recent sale 08/07/2009 for 515,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
218,100	218,100	218,100	213,638	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,000	0	0	4,486	0

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

45-006-705-009-00 2018 Est. T.C.V. PIERSON DANIEL J & MARY M M TRUST
Property Class: 407 17 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$40			1 Units	40000.00	00000	100		40,000

0.00 Total Acres Total Est. Land Value = 40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 880 SF Floor Area = 880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.62	-12.69	-0.41	880	54,138

1 Exterior Units, (@6% more) Base cost of Exterior units = 57,386

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.02	76	762
Wood Balcony	23.50	123	2,891
Wood Balcony	23.50	76	1,786

County Multiplier = 1.39 => Cost New = 110,752

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000
Notes: 1ST LEVEL "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 96,602
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 260,825

2018 Est. T.C.V. 006-705-009-00 = 300,825
Est. TCV/Total Floor Area = 341.85, Most recent sale 05/01/2003 for 335,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
162,300	162,300	162,300	162,300	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-11,900	0	0	-11,900	0

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

45-006-705-010-00 2018 Est. T.C.V. BRUCE THOMAS & SUSAN TRUST
Property Class: 407 19 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$40			1 Units	40000.00	00000	100		40,000

0.00 Total Acres Total Est. Land Value = 40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 880 SF Floor Area = 880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.62	-12.69	-0.41	880	54,138

1 Exterior Units, (@6% more) Base cost of Exterior units = 57,386

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.02	76	762
Wood Balcony	23.50	123	2,891
Wood Balcony	23.50	76	1,786

County Multiplier = 1.39 => Cost New = 107,486

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000
Notes: 2ND "A REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 93,989
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 253,769

2018 Est. T.C.V. 006-705-010-00 = 293,769
Est. TCV/Total Floor Area = 333.83, Most recent sale 12/17/2004 for 465,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
160,000	160,000	160,000	160,000	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-13,100	0	0	-13,100	0

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

45-006-705-011-00 2018 Est. T.C.V. BATTISTA JOHN ARTHUR JR & LYNDA ANN
Property Class: 407 21 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100		170,000

0.00 Total Acres Total Est. Land Value = 170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls B-5 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard, Air Conditioning
Ground Area = Size for Rates = 753 SF Floor Area = 1262 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	106.95	-13.78	8.99	753	76,926
1	Story Siding	Overhang	59.17	0.00	0.00	132	7,810

1 Exterior Units, (@6% more) Base cost of Exterior units = 89,821

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
(14) Water/Sewer			
Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Prefab 2 Story	5395.00	1	5,395
(16) Deck/Balcony			
Treated Wood,Standard	10.74	71	763
Wood Balcony	27.25	123	3,352
Wood Balcony	27.25	132	3,597

County Multiplier = 1.39 => Cost New = 175,003
Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 148,753
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 401,632

2018 Est. T.C.V. 006-705-011-00 = 571,632
Est. TCV/Total Floor Area = 452.96, Most recent sale 10/23/2017 for 616,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
220,400	220,400	220,400	134,105	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	65,400	0	0	151,695	0

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

45-006-705-012-00 2018 Est. T.C.V. WAGNER MARK & LINDA TRUST
Property Class: 407 23 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$40			1 Units	40000.00000		100		40,000
			0.00 Total Acres		Total Est. Land Value =			40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 880 SF Floor Area = 880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.62	-12.69	-0.41	880	54,138
1 Exterior Units, (@6% more)			Base cost of Exterior units =				57,386

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.02	76	762
Wood Balcony	23.50	123	2,891
Wood Balcony	23.50	76	1,786

County Multiplier = 1.39 => Cost New = 102,586
Notes: 1ST LEVEL "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 76,939
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 207,737

2018 Est. T.C.V. 006-705-012-00 = 247,737
Est. TCV/Total Floor Area = 281.52, Most recent sale 03/21/1997 for 139,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
134,800	134,800	134,800	100,994	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,900	0	0	2,120	0

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

45-006-705-013-00 2018 Est. T.C.V. HOMESTEAD TRUST
Property Class: 407 25 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$40			1 Units	40000.00	00000	100		40,000

0.00 Total Acres Total Est. Land Value = 40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 880 SF Floor Area = 880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.62	-12.69	-0.41	880	54,138

1 Exterior Units, (@6% more) Base cost of Exterior units = 57,386

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.02	76	762
Wood Balcony	23.50	123	2,891
Wood Balcony	23.50	76	1,786

County Multiplier = 1.39 => Cost New = 107,486
Notes: 2ND "A " UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 80,614
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 217,659

2018 Est. T.C.V. 006-705-013-00 = 257,659
Est. TCV/Total Floor Area = 292.79, Most recent sale 11/16/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
140,300	140,300	140,300	109,358	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-11,500	0	0	2,296	0

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

45-006-705-014-00 2018 Est. T.C.V. BARTON BRUCE D & CARYL A
Property Class: 407 27 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100		170,000

0.00 Total Acres Total Est. Land Value = 170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	-0.62	753	62,062

1 Exterior Units, (@6% more) Base cost of Exterior units = 65,786

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.29	71	731
Wood Balcony	23.50	123	2,891
Wood Balcony	23.50	132	3,102

County Multiplier = 1.39 => Cost New = 125,848
Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 94,386
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 254,842

2018 Est. T.C.V. 006-705-014-00 = 424,842
Est. TCV/Total Floor Area = 375.97, Most recent sale 01/30/2001 for 464,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
209,200	209,200	209,200	142,171	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,200	0	0	2,985	0

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

45-006-705-015-00 2018 Est. T.C.V. ROXBURGH LTD
Property Class: 407 29 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1	Units	40000.00000	100		40,000
			0.00	Total Acres	Total Est. Land Value =			40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 602 SF Floor Area = 602 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	83.36	-14.33	-0.41	602	41,309
1 Exterior Units, (@6% more)			Base cost of Exterior units =				43,788

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	9.35	100	935
Wood Balcony	23.50	167	3,925

County Multiplier = 1.39 => Cost New = 82,881
Notes: 1ST LEVEL "B REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 62,160
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 167,833

2018 Est. T.C.V. 006-705-015-00 = 207,833
Est. TCV/Total Floor Area = 345.24, Most recent sale 10/08/1994 for 80,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
110,500	110,500	110,500	64,790	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,600	0	0	1,360	0

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

45-006-705-016-00 2018 Est. T.C.V. CAPA LLC
Property Class: 407 30 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100		170,000

0.00 Total Acres Total Est. Land Value = 170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 565 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	129.51	-14.64	-0.83	565	64,433

1 Exterior Units, (@6% more) Base cost of Exterior units = 68,299

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	9.97	78	778
Wood Balcony	23.50	167	3,925
Wood Balcony	23.50	154	3,619

County Multiplier = 1.39 => Cost New = 131,562
Notes: 1ST & 2ND "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 98,671
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 266,412

2018 Est. T.C.V. 006-705-016-00 = 436,412
Est. TCV/Total Floor Area = 386.21, Most recent sale 12/24/2013 for 427,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
213,100	213,100	213,100	208,578	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	5,100	0	0	4,380	0

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

45-006-705-017-00 2018 Est. T.C.V. CHESTERFIELD JOHN L ET AL
Property Class: 407 33 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		67	INT SPLIT	113,900

0.00 Total Acres Total Est. Land Value = 113,900

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	-0.62	753	62,062

1 Exterior Units, (@6% more) Base cost of Exterior units = 65,786

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.29	71	731
Wood Balcony	23.50	123	2,891
Wood Balcony	23.50	132	3,102

County Multiplier = 1.39 => Cost New = 125,848
Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/ 67/50.3, Depr.Cost = 63,239
Economic Depreciation because of: INTEREST SPLIT
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 170,744

2018 Est. T.C.V. 006-705-017-00 = 284,644
Est. TCV/Total Floor Area = 251.90

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
140,100	140,100	140,100	91,741	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	0	1,926	0

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

45-006-705-017-01 2018 Est. T.C.V. CHESTERFIELD JOHN L ET AL
Property Class: 407 33 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		33	INT SPLIT	56,100

0.00 Total Acres Total Est. Land Value = 56,100

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	-0.62	753	62,062

1 Exterior Units, (@6% more) Base cost of Exterior units = 65,786

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.29	71	731
Wood Balcony	23.50	123	2,891
Wood Balcony	23.50	132	3,102

County Multiplier = 1.39 => Cost New = 125,848
Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/ 33/24.8, Depr.Cost = 31,147
Economic Depreciation because of: INTEREST SPLIT
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 84,098

2018 Est. T.C.V. 006-705-017-01 = 140,198
Est. TCV/Total Floor Area = 124.07

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
69,000	69,000	69,000	67,502	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	1,100	0	0	1,417	0

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

45-006-705-018-00 2018 Est. T.C.V. MYKALA JON S & MICHELLE
Property Class: 407 35 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$40			1 Units	40000.00	00000	100		40,000

0.00 Total Acres Total Est. Land Value = 40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 888 SF Floor Area = 888 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.41	-12.65	-0.41	888	54,479

1 Exterior Units, (@6% more) Base cost of Exterior units = 57,748

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.02	76	762
Wood Balcony	23.50	123	2,891
Wood Balcony	23.50	76	1,786

County Multiplier = 1.39 => Cost New = 107,988

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000
Notes: 1ST LEVEL "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 88,491
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 238,927

2018 Est. T.C.V. 006-705-018-00 = 278,927
Est. TCV/Total Floor Area = 314.11, Most recent sale 05/03/2002 for 300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
151,600	151,600	151,600	106,692	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-12,100	0	0	2,240	0

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

45-006-705-019-00 2018 Est. T.C.V. DRISCOLL ELIZABETH C
Property Class: 407 37 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$40			1 Units	40000.00000		100		40,000
			0.00 Total Acres		Total Est. Land Value =			40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls B-10 Blt 1976
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 888 SF Floor Area = 888 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	78.09	-12.36	-0.46	888	57,960
1 Exterior Units, (@6% more)			Base cost of Exterior units =				61,437

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
(14) Water/Sewer			
Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Prefab 2 Story	5395.00	1	5,395
(16) Deck/Balcony			
Treated Wood,Standard	10.47	76	796
Wood Balcony	27.25	123	3,352
Wood Balcony	27.25	76	2,071

County Multiplier = 1.39 => Cost New = 120,547

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000
Notes: 2ND "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 104,438
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 281,983

2018 Est. T.C.V. 006-705-019-00 = 321,983
Est. TCV/Total Floor Area = 362.59, Most recent sale 11/20/2015 for 330,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
150,700	150,700	150,700	150,700	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	10,300	0	0	3,164	0

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

45-006-705-020-00 2018 Est. T.C.V. LEWRY THOMAS A & RITA D
Property Class: 407 39 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100		170,000

0.00 Total Acres Total Est. Land Value = 170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	-0.62	753	62,062

1 Exterior Units, (@6% more) Base cost of Exterior units = 65,786

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.29	71	731
Wood Balcony	23.50	123	2,891
Wood Balcony	23.50	132	3,102

County Multiplier = 1.39 => Cost New = 125,848

Lump Sum Item(s):
END UNTI 10000.00 1.0 10,000
Notes: 3RD & MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 108,678
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 293,432

2018 Est. T.C.V. 006-705-020-00 = 463,432
Est. TCV/Total Floor Area = 410.12, Most recent sale 01/17/2008 for 572,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
220,400	220,400	220,400	216,067	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,300	0	0	4,537	0

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

45-006-705-021-00 2018 Est. T.C.V. MONTEITH SCOTT & KATHRYN
Property Class: 407 41 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$40			1 Units	40000.00	00000	100		40,000
			0.00 Total Acres		Total Est. Land Value =			40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 888 SF Floor Area = 888 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.41	-12.65	-0.41	888	54,479
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				57,748

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.02	76	762
Wood Balcony	23.50	125	2,938
Wood Balcony	23.50	76	1,786

County Multiplier = 1.39 => Cost New = 108,054

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000
Notes: 1ST "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 94,443
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 254,996

2018 Est. T.C.V. 006-705-021-00 = 294,996
Est. TCV/Total Floor Area = 332.20, Most recent sale 01/27/2017 for 254,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
151,600	151,600	151,600	97,188	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-4,100	0	0	50,312	0

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

45-006-705-022-00 2018 Est. T.C.V. BOBRIN TENA TRUST
Property Class: 407 43 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100		170,000

0.00 Total Acres Total Est. Land Value = 170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	-0.62	753	62,062

1 Exterior Units, (@6% more) Base cost of Exterior units = 65,786

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.02	76	762
Wood Balcony	23.50	125	2,938
Wood Balcony	23.50	131	3,079

County Multiplier = 1.39 => Cost New = 125,924

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000
Notes: 2ND & MEZZ "D" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 101,943
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 275,245

2018 Est. T.C.V. 006-705-022-00 = 445,245
Est. TCV/Total Floor Area = 394.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
220,400	220,400	220,400	109,919	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,200	0	0	2,308	0

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

45-006-705-023-00 2018 Est. T.C.V. COLLINS LYNDA M TRUST
Property Class: 407 45 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1	Units	40000.00000	100		40,000
			0.00	Total Acres	Total Est. Land Value =			40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 603 SF Floor Area = 603 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	83.32	-14.32	-0.41	603	41,360
1 Exterior Units, (@6% more)			Base cost of Exterior units =				43,841

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	9.35	100	935
Wood Balcony	23.50	167	3,925

County Multiplier = 1.39 => Cost New = 82,955
Notes: 1ST "B REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 62,216
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 167,984

2018 Est. T.C.V. 006-705-023-00 = 207,984
Est. TCV/Total Floor Area = 344.92, Most recent sale 12/28/2007 for 240,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
110,600	110,600	110,600	110,586	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,600	0	0	-6,586	0

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

45-006-705-024-00 2018 Est. T.C.V. CLARK DONALD F & CAROL A
Property Class: 407 46 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100		170,000

0.00 Total Acres Total Est. Land Value = 170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 565 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	129.51	-14.64	-0.83	565	64,433

1 Exterior Units, (@6% more) Base cost of Exterior units = 68,299

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.29	71	731
Treated Wood,Standard	10.29	71	731
Wood Balcony	23.50	167	3,925
Wood Balcony	23.50	154	3,619

County Multiplier = 1.39 => Cost New = 132,512
Notes: 1ST & 2ND "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 99,384
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 268,336

2018 Est. T.C.V. 006-705-024-00 = 438,336
Est. TCV/Total Floor Area = 387.91

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
213,100	213,100	213,100	125,456	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,100	0	0	2,634	0

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

45-006-705-025-00 2018 Est. T.C.V. SIMONDS RICHARD R & MARTHA S
Property Class: 407 49 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100		170,000

0.00 Total Acres Total Est. Land Value = 170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	-0.62	753	62,062

1 Exterior Units, (@6% more) Base cost of Exterior units = 65,786

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.29	71	731
Wood Balcony	23.50	123	2,891
Wood Balcony	23.50	131	3,079

County Multiplier = 1.39 => Cost New = 125,815
Notes: 3RD MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 100,652
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 271,761

2018 Est. T.C.V. 006-705-025-00 = 441,761
Est. TCV/Total Floor Area = 390.94, Most recent sale 07/01/1990 for 159,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
209,200	209,200	209,200	117,355	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	11,700	0	0	2,464	0

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

45-006-705-026-00 2018 Est. T.C.V. TRENTA MARY ANN REVOCABLE LIVING
Property Class: 407 51 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 603 SQ FT			1	Units	40000.00000	100		40,000
			0.00	Total Acres	Total Est. Land Value =			40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 603 SF Floor Area = 603 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	83.32	-14.32	-0.41	603	41,360
1 Exterior Units, (@6% more)			Base cost of Exterior units =				43,841

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	9.35	100	935
Wood Balcony	23.50	167	3,925

County Multiplier = 1.39 => Cost New = 82,955
Notes: 1ST "B" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 62,216
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 167,984

2018 Est. T.C.V. 006-705-026-00 = 207,984
Est. TCV/Total Floor Area = 344.92, Most recent sale 06/03/2002 for 218,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
110,600	110,600	110,600	71,215	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-6,600	0	0	1,495	0

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

45-006-705-027-00 2018 Est. T.C.V. DARANY GEORGE G & MARIA V
Property Class: 407 52 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100		170,000
			0.00 Total Acres		Total Est. Land Value =			170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 565 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	129.51	-14.64	-0.83	565	64,433
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				68,299

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.29	71	731
Treated Wood,Standard	10.29	71	731
Wood Balcony	23.50	167	3,925
Wood Balcony	23.50	154	3,619

County Multiplier = 1.39 => Cost New = 132,512
Notes: 1ST & 2ND "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 99,384
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 268,336

2018 Est. T.C.V. 006-705-027-00 = 438,336
Est. TCV/Total Floor Area = 387.91, Most recent sale 09/18/1998 for 245,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
213,100	213,100	213,100	137,766	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	6,100	0	0	2,893	0

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

45-006-705-028-00 2018 Est. T.C.V. DANGELO SCOTT L & ANNE-MARIE W
Property Class: 407 55 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1130 SQFT $170K			1 Units	170000.00000		100		170,000

0.00 Total Acres Total Est. Land Value = 170,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	96.38	-13.34	-0.62	753	62,062

1 Exterior Units, (@6% more) Base cost of Exterior units = 65,786

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.29	71	731
Wood Balcony	23.50	123	2,891
Wood Balcony	23.50	132	3,102

County Multiplier = 1.39 => Cost New = 125,848
Notes: 3RD MEZZ "C REV" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 100,678
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 271,832

2018 Est. T.C.V. 006-705-028-00 = 441,832
Est. TCV/Total Floor Area = 391.00, Most recent sale 03/10/2017 for 455,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
216,100	216,100	216,100	210,270	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,800	0	0	10,630	0

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

45-006-705-029-00 2018 Est. T.C.V. ANN ARBOR HOMESTEAD
Property Class: 407 57 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 870/882SQFT$40			1 Units	40000.00	00000	100		40,000
			0.00 Total Acres		Total Est. Land Value =			40,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 888 SF Floor Area = 888 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.41	-12.65	-0.41	888	54,479
1 Exterior Units, (@6% more)			Base cost of Exterior units =				57,748

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	9.97	78	778
Wood Balcony	23.50	125	2,938
Wood Balcony	23.50	76	1,786

County Multiplier = 1.39 => Cost New = 108,076

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000
Notes: 1ST "A" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 88,557
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 239,104

2018 Est. T.C.V. 006-705-029-00 = 279,104
Est. TCV/Total Floor Area = 314.31

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
151,700	151,700	151,700	97,188	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-12,100	0	0	2,040	0

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

45-006-705-030-00 2018 Est. T.C.V. ARMSTRONG RICHARD L TRUST
Property Class: 407 59 GREAT LKS
Map #: 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H705.H705 GREAT LAKES

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
GREAT LAKE 1273 SQFT $180K			1 Units		180000.00000	100		180,000
			0.00 Total Acres		Total Est. Land Value =			180,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1976
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 753 SF Floor Area = 1130 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Slab	96.38	-13.34	-0.62	753	62,062
1 Exterior Units, (@6% more)			Base cost of Exterior units =				65,786

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Wood Balcony	23.50	125	2,938
Wood Balcony	23.50	131	3,079

County Multiplier = 1.39 => Cost New = 124,256

Lump Sum Item(s):
END UNIT 10000.00 1.0 10,000
Notes: 2ND & MEZZ "D" UNIT TYPE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 100,692
ECF (H705 GREAT LAKES CONDO) 2.700 => TCV of Bldg: 1 = 271,868

2018 Est. T.C.V. 006-705-030-00 = 451,868
Est. TCV/Total Floor Area = 399.88, Most recent sale 06/25/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
233,200	233,200	233,200	147,649	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-7,300	0	0	3,100	0

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

45-006-710-001-00 2018 Est. T.C.V. WINDEMULLER MARK H & CAROL
Property Class: 401 7528 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB
ON CHANEL BROOKS LK

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	200.00	1.0000	1.0000	10000	100		1,000,000
BROOKS LAKE	52.00	150.00	1.0000	1.0000	1000	100	BROOKS LAKE SITE	52,000

152 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 1,052,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	16.71	1.00	50	50	418

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	2.0	100	5,000

Total Estimated Land Improvements True Cash Value = 5,418

Cost Est. for Res. Bldg: 1 Single Family LOG Cls BC Blt 1989

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1762 SF Floor Area = 3194 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Pine Logs	Crawl Space	133.32	-10.52	3.70	1432	181,148
1	Story Pine Logs	Crawl Space	85.30	-10.52	1.85	330	25,288

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	11.20	40	448
(13) Plumbing			
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	2	4,700
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Porches			
WGEP (1 Story), Standard	41.82	210	8,782
WCP (1 Story), Standard	31.38	110	3,452
(16) Deck/Balcony			
Treated Wood,Standard	6.90	774	5,341

County Multiplier = 1.39 => Cost New = 342,904
Notes: 7528

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 274,323
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 507,498

Cost Est. for Res. Bldg: 2 Single Family LOG Cls BC Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1271 SF Floor Area = 2542 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Pine Logs	Crawl Space	211.34	-11.52	3.70	1271	258,674

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	11.20	432	4,838
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			

Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875
(16) Porches			
CCP (1 Story), Standard	17.55	743	13,040
(16) Deck/Balcony			
Wood Balcony	23.50	372	8,742

County Multiplier = 1.39 => Cost New = 422,350
Notes: 7527

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 337,880
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 625,078

2018 Est. T.C.V. 006-710-001-00 = 2,189,994
Est. TCV/Total Floor Area = 381.80, Most recent sale 06/30/1995 for 685,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
918,000	918,000	918,000	639,415	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	177,000	0	0	13,427	0

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

45-006-710-002-00 2018 Est. T.C.V. WESTBAY JACQUELYN B
Property Class: 401 7520 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	165.00	1.0000	1.0000	10000	100		1,000,000

100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 1,000,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.33	1.00	1200	0	0
Dock: Light posts	28.34	1.00	800	50	11,336

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	0	0

Total Estimated Land Improvements True Cash Value = 16,336

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2003

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 3183 SF Floor Area = 3768 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	91.73	-10.48	2.22	2340	195,320
1 Story	Siding	Overhang	43.46	0.00	0.00	843	36,637

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	700	8,505
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
2 Fixture Bath	3100.00	1	3,100
Separate Shower	1605.00	1	1,605
(14) Water/Sewer			
Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
(16) Porches			
CCP (1 Story), Standard	34.85	101	3,520
CGEP (1 Story), Standard	45.55	206	9,383
WCP (1 Story), Standard	43.40	58	2,517
(16) Deck/Balcony			
Treated Wood,Standard	7.15	999	7,143
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	27.20	884	24,045
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 445,738

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 401,164
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 742,153

2018 Est. T.C.V. 006-710-002-00 = 1,758,489
Est. TCV/Total Floor Area = 466.69, Most recent sale 06/13/1996 for 416,666

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
870,800	870,800	870,800	514,357	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	10,800	-2,400	0	10,800	10,801	0

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

45-006-710-003-00 2018 Est. T.C.V. NICHOLS RONALD N & ELAYNE T &
Property Class: 401 7498 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	170.00	1.0000	1.0000	10000	100		1,000,000

100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 1,000,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 7,500

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

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2224 SF Floor Area = 3776 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	110.61	-9.86	3.70	1552	162,106
1	Story Siding	Crawl Space	71.82	-9.86	1.85	432	27,566
1	Story Siding	Crawl Space	71.82	-9.86	1.85	240	15,314

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	6.90	1593	10,992
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	21.55	552	11,896
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 346,385

Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 297,891
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 551,098

2018 Est. T.C.V. 006-710-003-00 = 1,558,598
Est. TCV/Total Floor Area = 412.76

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
781,300	781,300	781,300	349,824	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-2,000	0	0	7,346	0

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

45-006-710-004-00 2018 Est. T.C.V. BIRCHWAY COMPANY LLC
Property Class: 401 7476 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB
* Factors * 2 LOTS 4 & 5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	211.00	180.00	1.0000	1.0000	10000	100		2,110,000

211 Actual Front Feet, 0.87 Total Acres Total Est. Land Value = 2,110,000

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	3135	0	0
Shed: Wood Frame	13.12	1.00	49	50	321

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 = 5,321

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+5 Blt 1962

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1815 SF Floor Area = 3860 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	101.43	-8.76	4.02	1815	175,492
1	Story Siding	Overhang	35.53	0.00	0.00	60	2,132
1	Story Siding	Overhang	35.53	0.00	0.00	44	1,563
1	Story Siding	Overhang	35.53	0.00	0.00	22	782
1	Story Siding	Overhang	35.53	0.00	0.00	24	853
1	Story Siding	Overhang	35.53	0.00	0.00	80	2,842

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	2	9,300
(16) Porches			
WSEP (1 Story), Standard	22.52	295	6,643
(16) Deck/Balcony			
Treated Wood,Standard	6.10	1734	10,577
Treated Wood,Standard	7.82	124	970
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	22.87	563	12,876
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 329,452

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 214,144
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 396,166

2018 Est. T.C.V. 006-710-004-00 = 2,511,487
Est. TCV/Total Floor Area = 650.64, Most recent sale 07/09/2004 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,257,200	1,257,200	1,257,200	946,160	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,500	0	0	19,869	0

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

45-006-710-006-00 2018 Est. T.C.V. BOHMER DAVID A TRUST
Property Class: 401 7454 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB
* Factors * LOTS 6 16 & 17

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	91.00	170.00	1.0000	1.0000	10000	100		910,000
BROOKS LAKE	100.27	160.00	1.0000	1.0000	1000	100	LOT 16	100,270
BROOKS LAKE	91.84	146.00	1.0000	1.0000	1000	100	LOT 17	91,840

283 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 1,102,110

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	14.57	1.00	100	50	729

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500

Total Estimated Land Improvements True Cash Value = 4,729

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1495 SF Floor Area = 2710 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Crawl Space	106.88	-11.01	0.00	1495	143,326
1 Story	Siding	Overhang	41.25	0.00	0.00	94	3,878

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875
(16) Porches			
CSEP (1 Story), Standard	25.53	297	7,582
WCP (1 Story), Standard	40.94	52	2,129
WCP (1 Story), Standard	65.45	21	1,374
(16) Deck/Balcony			
Treated Wood,Standard	6.90	813	5,610
Treated Wood,Standard	10.95	60	657
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	41.02	243	9,968
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 268,622

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 214,898
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 397,561

2018 Est. T.C.V. 006-710-006-00 = 1,504,400
Est. TCV/Total Floor Area = 555.13

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
753,600	753,600	753,600	251,411	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,400	0	0	5,279	0

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

45-006-710-007-00 2018 Est. T.C.V. MILLER ANDREW R
Property Class: 401 7446 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	168.00	1.0000	1.0000	10000	100		1,000,000

100 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 1,000,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	17.60	1.00	80	50	704
Dock: Light posts	28.34	1.00	992	50	14,057

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
BOAT HOIST	2000.00	1.00	1.0	100	2,000

Total Estimated Land Improvements True Cash Value = 24,261

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 1989

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1865 SF Floor Area = 2723 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	97.66	-11.71	2.22	1865	164,437
1 Story	Siding	Overhang	46.19	0.00	0.00	392	18,106

Other Additions/Adjustments	Rate	Size	Cost
(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
Separate Shower	1605.00	1	1,605
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 1 Story	5525.00	1	5,525
(16) Porches			
WCP (1 Story), Standard	36.05	100	3,605
WPP, Standard	9.60	1106	10,618
(16) Deck/Balcony			
Treated Wood,Standard	8.23	212	1,745
Treated Wood,Standard	10.28	82	843
(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	1	500

County Multiplier = 1.39 => Cost New = 343,458

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 291,940
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 540,088

2018 Est. T.C.V. 006-710-007-00 = 1,564,349
Est. TCV/Total Floor Area = 574.49, Most recent sale 08/31/2005 for 1,487,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
784,100	784,100	784,100	705,047	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,900	0	0	14,805	0

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

45-006-710-008-00 2018 Est. T.C.V. MC BIRCHWAY VENTURE, LLC
Property Class: 401 7358 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	180.00	1.0000	1.0000	10000	100		1,000,000

100 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 1,000,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	1570	0	0
Shed: Wood Frame	12.07	1.00	80	50	483

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500

Total Estimated Land Improvements True Cash Value = 1,983

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1255 SF Floor Area = 1255 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.57	-9.20	0.00	1255	69,489

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Porches			
CPP, Standard	21.28	45	958
(16) Deck/Balcony			
Treated Wood,Standard	6.15	585	3,598

County Multiplier = 1.39 => Cost New = 122,535

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 67,394
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 124,679

2018 Est. T.C.V. 006-710-008-00 = 1,126,662
Est. TCV/Total Floor Area = 897.74, Most recent sale 10/21/2010 for 1,248,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
563,800	563,800	563,800	561,404	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	1,896	0

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

45-006-710-009-00 2018 Est. T.C.V. RIEGEL JOHN A & KAY E
Property Class: 401 7350 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	180.00	1.0000	1.0000	10000	100		1,000,000

100 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 1,000,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.00	120	50	663

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 STORY Cls C-5 Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2304 SF Floor Area = 2304 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.33	-7.45	0.00	2304	112,620

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
Separate Shower	775.00	1	775
(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Porches			
CPP, Standard	19.43	52	1,010

County Multiplier = 1.39 => Cost New = 177,072

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 120,409

Separately Depreciated Items:

(16) Deck/Balcony
Treated Wood,Standard 6.14 606 3,721
County Multiplier = 1.39 => Cost New = 5,172
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 3,362
Treated Wood,Standard 6.64 302 2,005
County Multiplier = 1.39 => Cost New = 2,787
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 1,812

Total Depreciated Cost = 125,582
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 232,328

2018 Est. T.C.V. 006-710-009-00 = 1,235,491
Est. TCV/Total Floor Area = 536.24

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
618,600	618,600	618,600	227,412	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	4,775	0

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

45-006-710-010-01 2018 Est. T.C.V. ROCKWOOD WILLIAM K TRUST &
Property Class: 401 7336 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	100.00	175.00	1.0000	1.0000	10000	100		1,000,000
<Site Value C> BROOKS LK SITE					95000	100		95,000

190 Actual Front Feet, 0.73 Total Acres Total Est. Land Value = 1,095,000

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	1154	0	0
Dock: Light posts	25.61	1.00	840	50	10,756
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
LAND IMPROVEMENTS 10	10000.00	1.00	3.0	100	30,000

Total Estimated Land Improvements True Cash Value = 43,256

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B+5 Blt 2010

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2866 SF Floor Area = 5428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Crawl Space	121.60	-11.12	3.24	2866	325,922
1 Story	Siding	Overhang	43.67	0.00	0.00	412	17,992

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	1006	12,223
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
2 Fixture Bath	3100.00	2	6,200
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: Two Sided	6450.00	1	6,450
(16) Porches			
CCP (1 Story), Standard	37.52	80	3,002
CPP, Standard	13.56	162	2,197
WPP, Standard	25.15	42	1,056
WSEP (1 Story), Standard	31.21	222	6,929
WCP (1 Story), Standard	30.59	144	4,405
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	30.73	682	20,958
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	40.53	374	15,158
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 631,325

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 599,759

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 = 602,669
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 1,114,937

2018 Est. T.C.V. 006-710-010-01 = 2,253,193
Est. TCV/Total Floor Area = 415.11

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,130,600	1,130,600	1,130,600	634,910	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	100	-4,100	0	100	13,333	0

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

45-006-710-011-00 2018 Est. T.C.V. STRONG RALPH II & MICHELLE
Property Class: 401 7320 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BIG GLEN 10K	63.94	200.00	1.0000	1.0000	10000	100	CHANNEL	639,400
BROOKS LAKE	30.00	200.00	1.0000	1.0000	1000	100	CHANNEL SETBACK	30,000

94 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 669,400

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 1,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 990 SF Floor Area = 990 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.97	-9.32	0.00	990	54,104

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Porches			
WGEP (1 Story), Standard	35.41	159	5,630
(16) Deck/Balcony			
Treated Wood,Standard	7.41	156	1,156
Treated Wood,Standard	12.90	33	426
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.40	456	8,846
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 115,192

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 74,875
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 138,518

2018 Est. T.C.V. 006-710-011-00 = 809,418
Est. TCV/Total Floor Area = 817.59, Most recent sale 04/28/2017 for 770,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
582,800	582,800	582,800	197,550	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-130,600	47,500	0	189,620	0

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

45-006-710-012-00 2018 Est. T.C.V. ROCKWOOD DONNA M & WILLIAM K TRUSTS
Property Class: 402 7320 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
BROOKS LAKE	95.00	152.00	1.0000	1.0000	1000	100		95,000
95 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =			95,000

2018 Est. T.C.V. 006-710-012-00 = 95,000
Est. TCV/Total Floor Area = 95.96, Most recent sale 05/05/2017 for 95,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
0	0	0	17,530	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
47,500	0	0	0	47,500	0

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

45-006-710-014-00 2018 Est. T.C.V. RIEGEL JOHN A & KAY
Property Class: 401 7362 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> BROOKS LK SITE					95000	100		95,000
86 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	95,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.37	1.00	160	50	830

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					2,330

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C-5 Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 960 SF Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.39	-9.39	0.00	960	52,800

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Porches			
WPP, Standard	11.72	160	1,875
WPP, Standard	17.31	64	1,108

County Multiplier = 1.39 => Cost New = 89,298

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 58,044
ECF (4031 RURAL) 1.250 => TCV of Bldg: 1 = 72,554

2018 Est. T.C.V. 006-710-014-00 = 169,884
Est. TCV/Total Floor Area = 176.96, Most recent sale 05/01/2002 for 198,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
85,200	85,200	85,200	83,998	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	0	902	0

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

45-006-710-015-00 2018 Est. T.C.V. O'NEILL ELLEN F
Property Class: 401 7366 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> BROOKS LK SITE					95000	100		95,000
84 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	95,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 756 SF Floor Area = 756 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.14	-9.44	0.00	756	40,597

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
1000 Gal Septic	2895.00	1	2,895
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Exterior 1 Story	3450.00	1	3,450
(16) Porches			
WGEP (1 Story), Standard	28.59	242	6,919
(16) Deck/Balcony			
Treated Wood,Standard	7.32	140	1,025
Roof Cover Only,Standard	9.05	345	3,122
(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	24.80	192	4,762
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 94,123

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 56,474
ECF (4031 RURAL) 1.250 => TCV of Bldg: 1 = 70,593

2018 Est. T.C.V. 006-710-015-00 = 167,093
Est. TCV/Total Floor Area = 221.02, Most recent sale 12/01/2016 for 254,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
83,800	83,800	83,800	83,800	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-300	0	0	-300	0

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

45-006-710-018-00 2018 Est. T.C.V. BIRCHWAY COMPANY LLC
Property Class: 402 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> BROOKS LK SITE					95000	100		95,000
81 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			95,000

2018 Est. T.C.V. 006-710-018-00 = 95,000
Est. TCV/Total Floor Area = 125.66, Most recent sale 07/09/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
47,500	47,500	47,500	36,041	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	756	0

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

45-006-710-019-00 2018 Est. T.C.V. BIRCHWAY COMPANY LLC
Property Class: 401 7468 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> BROOKS LK SITE					95000	100		95,000
100 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			95,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D-10 Blt 1976

(11) Heating System: No Heating/Cooling
Ground Area = Size for Rates = 432 SF Floor Area = 432 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1 Story	Siding	Piers	55.53	-13.82	-2.25	432	17,047

Other Additions/Adjustments	Rate	Size	Cost
(15) Built-Ins & Fireplaces			
Fireplace: Wood Stove	950.00	1	950

County Multiplier = 1.39 => Cost New = 25,015

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 13,758
ECF (4031 RURAL) 1.250 => TCV of Bldg: 1 = 17,198

2018 Est. T.C.V. 006-710-019-00 = 112,198
Est. TCV/Total Floor Area = 259.72, Most recent sale 07/09/2004 for 0

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

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	-100	0

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

45-006-710-020-00 2018 Est. T.C.V. EVALDSON SALLY M TRUST
Property Class: 401 7521 S BIRCHWAY DR
Map #: 5 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4710.4710 HARBOR ISLAND SUB

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
BROOKS LAKE	166.00	121.00	1.0000	1.0000	1000	100		166,000
166 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =			166,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1994

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1010 SF Floor Area = 1768 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Crawl Space	114.88	-12.28	3.25	1010	106,909

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
(16) Porches			
WSEP (1 Story), Standard	27.00	252	6,804
(16) Deck/Balcony			
Treated Wood,Standard	6.90	1368	9,439
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	31.50	346	10,899
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 204,581

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 184,123
ECF (4031 RURAL) 1.250 => TCV of Bldg: 1 = 230,154

2018 Est. T.C.V. 006-710-020-00 = 397,654
Est. TCV/Total Floor Area = 224.92, Most recent sale 05/16/2013 for 425,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
199,700	199,700	199,700	199,700	2.10

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

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