

45-006-834-000-00 2018 Est. T.C.V. WANDERERS REST CONDO
 Property Class: 470 7287 W DAY FOREST RD
 Map #: 67 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4834.4834 WANDERERS REST CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			1.780 Acres		0	100		0
			1.78 Total Acres		Total Est. Land Value =			0

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

(11) Heating System: No Heating/Cooling

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

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

Other Additions/Adjustments	Rate	Size	Cost

(13) Plumbing

3 Fixture Bath	2400.00	-1	-2,400
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(17) Garages

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

Base Cost	14.67	864	12,675
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Mechanical Doors	350.00	3	1,050
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Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	14.67	864	12,675
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Mechanical Doors	350.00	3	1,050
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County Multiplier = 1.39 => Cost New = 34,819

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 29,596

ECF (4934 WANDERERS REST CONDO) 1.700 => TCV of Bldg: 1 = 50,314

2018 Est. T.C.V. 006-834-000-00 = 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	0

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-834-002-00 2018 Est. T.C.V. BOWNAM CRAIG R & ERIK M
 Property Class: 401 7291 W DAY FOREST RD A
 Map #: 67 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4834.4834 WANDERERS REST CONDO HOMESTEAD

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WANDERS 5 UNITS	250.00	311.00	1.0000	1.0000	5700	20	1/5TH SHARED ACCESS	285,000
250 Actual Front Feet, 1.78 Total Acres Total Est. Land Value =								285,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 572 SF Floor Area = 572 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.09	-9.81	0.48	572	26,747

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Brick Veneer	7.85	90	707

(14) Water/Sewer			
Well, 50 Feet	1575.00	1	1,575
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235

(16) Deck/Balcony			
Treated Wood, Standard	6.34	233	1,477

(17) Garages

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

Base Cost	10.10	864	8,726
Mechanical Doors	325.00	3	975

County Multiplier = 1.39 => Cost New = 61,385

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 33,762

Separately Depreciated Items:

(17) Garages

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

Base Cost	10.10	864	8,726
Mechanical Doors	325.00	3	975

County Multiplier = 1.39 => Cost New = 13,485

Phy/Ab.Phy/Func/Econ/Comb.%Good= 17/100/100/100/17.0, Depr.Cost = 2,292

Total Depreciated Cost = 36,054

ECF (4934 WANDERERS REST CONDO) 1.700 => TCV of Bldg: 1 = 61,292

2018 Est. T.C.V. 006-834-002-00 = 348,792

Est. TCV/Total Floor Area = 609.78, Most recent sale 07/19/2017 for 350,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
173,600	173,600	173,600	86,502	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	800	0	87,898	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
174,400	174,400	174,400	88,318	174,400	0	

45-006-835-001-00 2018 Est. T.C.V. DODSON JOHN A & JODIE V
 Property Class: 401 6165 W EGELER RD
 Map #: 31 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
100 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.78	1.00	1025	0	0
D/W/P: 3.5 Concrete	3.20	1.00	335	0	0
D/W/P: 3.5 Concrete	3.20	1.00	770	0	0
Fencing: Wd, Solid, 6 ft.	15.24	1.00	16	50	122
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 =					2,622

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1542 SF Floor Area = 2700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	86.27	-7.81	0.00	1158	90,857
1	Story Siding	Crawl Space	55.02	-7.81	0.00	384	18,129

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WCP (1 Story), Standard	27.85	100	2,785
WCP (1 Story), Standard	20.38	211	4,300
WCP (1 Story), Standard	27.95	99	2,767
WCP (1 Story), Standard	21.13	191	4,036
WPP, Standard	29.46	20	589

(17) Garages

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

Base Cost	18.36	582	10,686
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 198,441

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 168,675
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.500 => TCV of Bldg: 1 = 253,012

2018 Est. T.C.V. 006-835-001-00 = 365,634

Est. TCV/Total Floor Area = 135.42, Most recent sale 11/04/2002 for 120,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
210,200	210,200	210,200	141,447	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-27,400	0	2,970	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
182,800	182,800	182,800	144,417	144,417	144,417

45-006-835-002-00	2018 Est. T.C.V.	BALLOU ANDREW & SWEETMAN STEPHANIE
Property Class: 402		W EGELER RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
203 Actual Front Feet, 1.75 Total Acres							Total Est. Land Value =	110,000

2018 Est. T.C.V. 006-835-002-00 = 110,000

Est. TCV/Total Floor Area = 40.74, Most recent sale 07/20/2017 for 118,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
55,000	55,000	55,000	31,576	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	23,424	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
55,000	55,000	55,000	32,239	55,000	0		

45-006-835-003-00 2018 Est. T.C.V. BALLOU CARL H & NANCY L
 Property Class: 401 6205 W EGELER RD
 Map #: 31 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
100 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.75	1.00	60	50	382
Total Estimated Land Improvements True Cash Value =					382

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1080 SF Floor Area = 1620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.40	-9.58	2.87	1080	83,905

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	54.24	24	1,302
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(16) Deck/Balcony

Treated Wood, Standard	14.15	25	354
Treated Wood, Standard	19.24	16	308
Treated Wood, Standard	7.31	173	1,265

County Multiplier = 1.39 => Cost New = 135,099

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 114,834
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 200,959

2018 Est. T.C.V. 006-835-003-00 = 311,341

Est. TCV/Total Floor Area = 192.19, Most recent sale 09/11/1995 for 29,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
163,500	163,500	163,500	99,973	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-7,800	0	2,099	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
155,700	155,700	155,700	102,072	102,072	0	

45-006-835-004-00 2018 Est. T.C.V. BLONDIA JEANNE
 Property Class: 401 6221 W EGELER RD
 Map #: 31 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
100 Actual Front Feet, 1.27 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 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 BC Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1422 SF Floor Area = 2330 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	107.75	-11.17	3.25	1170	116,801
1	Story Siding	Crawl Space	76.65	-11.17	1.85	252	16,967
1	Story Siding	Overhang	41.59	0.00	0.00	30	1,248

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(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: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

WCP (1 Story), Standard	34.66	84	2,911
WSEP (1 Story), Standard	28.73	210	6,033
WCP (1 Story), Standard	25.56	184	4,703

(16) Deck/Balcony

Wood Balcony	23.50	32	752
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(17) Garages

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

Base Cost	24.26	728	17,661
Automatic Doors	425.00	2	850
Storage area over garage	4.50	728	3,276

County Multiplier = 1.39 => Cost New = 268,177

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 254,768
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 445,844

2018 Est. T.C.V. 006-835-004-00 = 560,844

Est. TCV/Total Floor Area = 240.71, Most recent sale 11/28/2005 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
282,000	282,000	282,000	234,527	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,600	0	4,925	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
280,400	280,400	280,400	239,452	239,452	0	

45-006-835-005-00 2018 Est. T.C.V. NOTTMEIER BRIAN
 Property Class: 401 6247 W EGELER RD
 Map #: 31 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
100 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1404	0	0
D/W/P: Flagstone/Sand	10.98	1.00	112	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	239	50	957
Shed: Wood Frame	11.50	1.00	97	50	558

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 =					6,515

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1991

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1196 SF Floor Area = 1898 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.14	-10.26	0.00	864	69,880
1	Story Siding	Crawl Space	71.57	-10.26	0.00	332	20,355
1	Story Siding	Overhang	37.79	0.00	0.00	270	10,203

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600
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: Direct-Vented Gas	1200.00	1	1,200

(16) Deck/Balcony

Treated Wood,Standard	8.51	92	783
Treated Wood,Standard	12.75	34	434
Treated Wood,Standard	6.33	487	3,083

(17) Garages

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

Base Cost	21.63	540	11,680
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 182,407

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 155,046
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 271,330

2018 Est. T.C.V. 006-835-005-00 = 387,845

Est. TCV/Total Floor Area = 204.34, Most recent sale 08/09/2013 for 417,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
202,900	202,900	202,900	190,425	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,000	0	3,475	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
193,900	193,900	193,900	194,423	193,900	0

45-006-835-007-00 2018 Est. T.C.V. BALLOU CARL H & NANCY L
 Property Class: 401 5819 S OAK ST
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
165 Actual Front Feet, 0.64 Total Acres Total Est. Land Value =								110,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.17	1.00	96	50	440
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 =					2,940

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 2003

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1080 SF Floor Area = 1620 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	84.40	-9.58	0.00	1080	80,806

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WCP (1 Story), Standard	68.08	15	1,021
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(16) Deck/Balcony

Treated Wood, Standard	8.30	100	830
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County Multiplier = 1.39 => Cost New = 129,988

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 116,990
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 204,732

2018 Est. T.C.V. 006-835-007-00 = 317,672

Est. TCV/Total Floor Area = 196.09, Most recent sale 12/06/2002 for 105,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
161,900	161,900	161,900	116,834	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,100	0	0	2,453	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
158,800	158,800	158,800	119,287	119,287	0	

45-006-835-008-00	2018 Est. T.C.V.	DAWSON JUDITH & FORTNER CYNTHIA
Property Class: 402		6324 W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4835.4835 WHISPERING PINES

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WHISPING AREA					110000	100		110,000
85 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	110,000

2018 Est. T.C.V. 006-835-008-00 = 110,000

Est. TCV/Total Floor Area = 67.90

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	32,528	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
55,000	0	0	0	33,211	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
55,000	55,000	55,000	33,211	33,211	0	

45-006-837-000-00	2018 Est. T.C.V.	WEST SHORE CONDOMINIUM
Property Class: 470		COMMON AREAS
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 800.800 REFERENCE LAND TABLE

		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	514.00	0.00	1.0000	1.0000	0	100	0
			2.990 Acres		0	100	0
514 Actual Front Feet, 2.99 Total Acres					Total Est. Land Value =		0

2018 Est. T.C.V. 006-837-000-00 = 0

Est. TCV/Total Floor Area = 0.00, Most recent sale 12/31/2007 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
0	0	0	0	0	0

45-006-837-001-00 2018 Est. T.C.V. NAUER RICHARD L & KATHLEEN A
 Property Class: 402 1 WEST SHR
 Map #: 15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H837.H837 WEST SHORE

* Factors * 514 SHARED

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> WEST SHORE 800K					800000	100		800,000
837 WEST S WEST SHORE			1 Units	0.00000		100		0
54 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								800,000

2018 Est. T.C.V. 006-837-001-00 = 800,000

Est. TCV/Total Floor Area = 545.33, Most recent sale 10/31/1997 for 315,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
400,000	400,000	400,000	246,075	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	5,167	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
400,000	400,000	400,000	251,242	251,242	0	

45-006-837-004-00	2018 Est. T.C.V.	MORAN HOLDINGS LLC
Property Class: 402		4 WEST SHR
Map #: 15	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H837.H837 WEST SHORE

	* Factors *	514 SHARED	
Description	Frontage Depth	Front Depth Rate %Adj. Reason	Value
<Site Value A> WEST SHORE 800K		800000 100	800,000
837 WEST S WEST SHORE	1 Units	0.00000 100	0
70 Actual Front Feet, 0.24 Total Acres	Total Acres	Total Est. Land Value =	800,000

2018 Est. T.C.V. 006-837-004-00 = 800,000

Est. TCV/Total Floor Area = 295.64, Most recent sale 02/05/1996 for 340,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
400,000	400,000	400,000	246,075	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	5,167	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
400,000	400,000	400,000	251,242	251,242	0

1,393,500	1,393,500	1,393,500	453,176	453,176	0
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45-006-840-000-00	2018 Est. T.C.V.	WILDERNESS CONDOS
Property Class: 470		WILDERNESS
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LAKE MICHIGAN	474.00	0.00	1.0000	0.0000	15000	100*		0	
LAKE MICHIGAN	474.00	0.00	1.0000	0.0000	15000	100*		0	
* denotes lines that do not contribute to the total acreage calculation.									
948 Actual Front Feet, 0.00 Total Acres								Total Est. Land Value =	0

2018 Est. T.C.V. 006-840-000-00 = 0

Est. TCv/Total Floor Area = 0.00

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

45-006-840-001-00 2018 Est. T.C.V. HEFFERON TIMOTHY W & KONRAD LEEANN
 Property Class: 407 1 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	160000.00	0000	100		160,000
		0.00	Total Acres				Total Est. Land Value =	160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 860 SF Floor Area = 860 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.72	-8.26	-0.30	860	46,578
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				49,372

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	7.52	145	1,090
Treated Wood,Standard	8.48	93	789

County Multiplier = 1.39 => Cost New = 83,505

Lump Sum Item(s):

END UNIT	1.00	12000.0	12,000
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Notes: 1,8,15-OJIBWAY-4/2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 71,628
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 272,188

2018 Est. T.C.V. 006-840-001-00 = 432,188

Est. TCV/Total Floor Area = 502.54, Most recent sale 09/28/2010 for 455,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
211,000	211,000	211,000	199,773	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,100	0	0	4,195	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
216,100	216,100	216,100	203,968	203,968	0	

45-006-840-002-00 2018 Est. T.C.V. WADSWORTH LESLIE &
 Property Class: 407 2 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	160000.00	0000	100		160,000
	0.00	Total Acres		Total Est. Land Value =				160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 879 SF Floor Area = 1318 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
1.5	Story Siding	Slab	77.79	-10.27	0.00	879	59,350	
1 Exterior Units, (@6% more)							Base cost of Exterior units =	62,911

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 104,144

Lump Sum Item(s):

END UNIT	5000.00	1.0	5,000
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Notes: 2,9,16-OVERLOOK-4/2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 76,401
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 290,323

2018 Est. T.C.V. 006-840-002-00 = 450,323

Est. TCV/Total Floor Area = 341.67

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
228,600	228,600	228,600	194,583	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,400	0	4,086	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
225,200	225,200	225,200	198,669	198,669	0	

45-006-840-003-00 2018 Est. T.C.V. MACKEY ANN CARR REVOCABLE TRUST
 Property Class: 407 3 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	160000.00	0000	100		160,000
0.00 Total Acres Total Est. Land Value =								160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 670 SF Floor Area = 1005 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.13	-8.95	0.00	670	49,701
1 Exterior Units, (@6% more) Base cost of Exterior units =							52,683

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 89,926
 Notes: 3,6,10,13,17,20-ASPEN-3W

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 62,949
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 239,204

2018 Est. T.C.V. 006-840-003-00 = 399,204

Est. TCV/Total Floor Area = 397.22, Most recent sale 07/09/2003 for 547,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,900	210,900	210,900	194,049	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-11,300	0	0	4,075	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,600	199,600	199,600	198,124	198,124	0	0

45-006-840-004-00 2018 Est. T.C.V. CARPENTER CHARLES A & MARY C
 Property Class: 407 4 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	130000	0.00000	100		130,000
0.00 Total Acres Total Est. Land Value =								130,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 599 SF Floor Area = 898 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.37	-9.28	0.00	599	45,578
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,313

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							
Public Water			1162.00			1	1,162
Public Sewer			1162.00			1	1,162
(15) Built-Ins & Fireplaces							
Appliance Allowance			1915.00			1	1,915
Fireplace: Interior 2 Story			3825.00			1	3,825
(16) Deck/Balcony							
Treated Wood,Standard			8.40			96	806

County Multiplier = 1.39 => Cost New = 83,877
 Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 58,714
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 223,112

2018 Est. T.C.V. 006-840-004-00				=	353,112	
Est. TCV/Total Floor Area = 393.22, Most recent sale 09/22/1995 for 193,800						
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,200	174,200	174,200	112,980	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400		0	0	2,372	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,600	176,600	176,600	115,352	115,352	0	

45-006-840-005-00 2018 Est. T.C.V. BARST RANDY R TRUST
 Property Class: 407 5 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	130000.00	0000	100		130,000
0.00 Total Acres Total Est. Land Value =								130,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 599 SF Floor Area = 898 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.37	-9.28	0.00	599	45,578
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,313

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 83,877

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 58,714
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 223,112

2018 Est. T.C.V. 006-840-005-00 = 353,112

Est. TCV/Total Floor Area = 393.22, Most recent sale 03/07/1992 for 38,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,200	174,200	174,200	105,288	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,400	0	0	2,211	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,600	176,600	176,600	107,499	107,499	107,499	

45-006-840-006-00 2018 Est. T.C.V. LAFAVE RICHARD C & ANN C
 Property Class: 407 6 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	160000.00	0000	100		160,000
		0.00	Total Acres				Total Est. Land Value =	160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 670 SF Floor Area = 1005 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.13	-8.95	0.00	670	49,701
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				52,683

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 89,926

Notes: 3,6,10,13,17,20-ASPEN-3W

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 62,949
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 239,204

2018 Est. T.C.V. 006-840-006-00 = 399,204

Est. TCV/Total Floor Area = 397.22, Most recent sale 08/06/2001 for 480,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,900	210,900	210,900	194,049	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-11,300	0	0	4,075	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,600	199,600	199,600	198,124	198,124	0	0

45-006-840-007-00 2018 Est. T.C.V. LUEDTKE KURT M & ELEANOR
 Property Class: 407 7 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	130000	0.00000	100		130,000
0.00 Total Acres Total Est. Land Value =								130,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 702 SF Floor Area = 1404 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	102.51	-8.80	-0.59	702	65,370
1 Exterior Units, (@6% more) Base cost of Exterior units =							69,292

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

Treated Wood,Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 107,722

Lump Sum Item(s):

END UNIT	1.00	5000.0	5,000
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Notes: 7,14,21,22,28,29,31,35,36,45

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 84,542
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 321,258

2018 Est. T.C.V. 006-840-007-00 = 451,258

Est. TCV/Total Floor Area = 321.41, Most recent sale 10/01/1973 for 58,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,000	174,000	174,000	121,487	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	51,600	0	2,551	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
225,600	225,600	225,600	124,038	124,038	0	

45-006-840-008-00 2018 Est. T.C.V. WILDENESS 8 LLC
 Property Class: 407 8 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	130000.00	0000	100		130,000
		0.00	Total Acres				Total Est. Land Value =	130,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 594 SF Floor Area = 594 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.20	-9.31	-0.30	594	35,396
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				37,520

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

(14) Water/Sewer			
Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Deck/Balcony			
Treated Wood,Standard	7.52	145	1,090
Treated Wood,Standard	8.48	93	789

County Multiplier = 1.39 => Cost New = 63,590

Lump Sum Item(s):
 END UNIT 1.00 12000.0 12,000

Notes: 1,8,15-OJIBWAY-4/2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 52,913
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 201,070

2018 Est. T.C.V. 006-840-008-00 = 331,070

Est. TCV/Total Floor Area = 557.36

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
182,800	182,800	182,800	105,288	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-17,300	0	0	2,211	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
165,500	165,500	165,500	107,499	107,499	0	

45-006-840-009-00 2018 Est. T.C.V. KOWALSKI RUBY C & GERALD R
 Property Class: 407 9 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	160000.00	0000	100		160,000
	0.00	Total Acres		Total Est.			Land Value =	160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 879 SF Floor Area = 1318 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	77.79	-10.27	0.00	879	59,350
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				62,911

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 104,144

Lump Sum Item(s):

END UNIT	5000.00	1.0	5,000
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Notes: 2,9,16-OVERLOOK-4/2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 76,401
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 290,323

2018 Est. T.C.V. 006-840-009-00 = 450,323

Est. TCV/Total Floor Area = 341.67, Most recent sale 03/21/2014 for 425,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
228,600	228,600	228,600	216,270	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,400	0	4,541	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
225,200	225,200	225,200	220,811	220,811	0	

45-006-840-010-00 2018 Est. T.C.V. KAPLOWITZ MICHAEL & DONNA RICH
 Property Class: 407 10 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	160000.00	0000	100		160,000
	0.00	Total Acres	Total Est. Land Value =					160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 671 SF Floor Area = 1006 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.10	-8.94	0.00	671	49,761
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				52,747

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 90,016

Notes: 3,6,10,13,17,20-ASPEN-3W

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 63,011
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 239,442

2018 Est. T.C.V. 006-840-010-00 = 399,442

Est. TCV/Total Floor Area = 397.06, Most recent sale 04/28/2009 for 355,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,900	210,900	210,900	194,049	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-11,200	0	0	4,075	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,700	199,700	199,700	198,124	198,124	0	0

45-006-840-011-00 2018 Est. T.C.V. WILDERNESS CONDOMINIUM NO 11 LLC
 Property Class: 407 11 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	130000.00	0000	100		130,000
0.00 Total Acres Total Est. Land Value =								130,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 601 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.30	-9.27	0.00	601	45,694
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 84,048
 Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 58,833
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 223,567

2018 Est. T.C.V. 006-840-011-00 = 353,567

Est. TCV/Total Floor Area = 391.98, Most recent sale 01/06/2004 for 100

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,200	174,200	174,200	105,288	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	2,211	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,800	176,800	176,800	107,499	107,499	0	0

45-006-840-012-00 2018 Est. T.C.V. TOTL LAWRENCE D & KATHLEEN O'CONNOR
 Property Class: 407 12 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	130000.00	00000	100		130,000
0.00 Total Acres Total Est. Land Value =								130,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 671 SF Floor Area = 1006 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.10	-8.94	0.00	671	49,761
1 Exterior Units, (@6% more) Base cost of Exterior units =							52,747

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 90,016
 Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 63,011
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 239,442

2018 Est. T.C.V. 006-840-012-00 = 369,442

Est. TCV/Total Floor Area = 367.24

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,200	174,200	174,200	105,288	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	10,500	0	0	2,211	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
184,700	184,700	184,700	107,499	107,499	0	

45-006-840-013-00 2018 Est. T.C.V. BALIAN ANNETTE T REVOCABLE TR
 Property Class: 407 13 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	160000	0.00000	100		160,000
		0.00	Total Acres				Total Est. Land Value =	160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 671 SF Floor Area = 1006 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.10	-8.94	0.00	671	49,761
	1 Exterior Units, (@6% more)						Base cost of Exterior units = 52,747

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 90,016

Notes: 3,6,10,13,17,20-ASPEN-3W

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 63,011
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 239,442

2018 Est. T.C.V. 006-840-013-00 = 399,442

Est. TCV/Total Floor Area = 397.06

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,900	210,900	210,900	117,438	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-11,200		0	0	2,466	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,700	199,700	199,700	119,904	119,904		0

45-006-840-014-00 2018 Est. T.C.V. MIANECKI MICHAEL L & THERESE B
 Property Class: 407 14 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	130000.00	00000	100		130,000
0.00 Total Acres Total Est. Land Value =								130,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 846 SF Floor Area = 1360 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	88.87	-8.30	-0.52	685	54,834
1	Story Siding	Overhang	43.27	0.00	0.00	161	6,966
1 Exterior Units, (@6% more) Base cost of Exterior units =							65,509

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 107,779

Lump Sum Item(s):

END UNIT	1.00	10000.0	10,000
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Notes: 7,14,21,22,28,29,31,35,36,45

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 82,446
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 313,293

2018 Est. T.C.V. 006-840-014-00 = 443,293

Est. TCV/Total Floor Area = 325.95, Most recent sale 08/29/2003 for 560,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
180,100	180,100	180,100	172,550	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	41,500	0	0	3,623	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
221,600	221,600	221,600	176,173	176,173	0	

45-006-840-015-00 2018 Est. T.C.V. NAYLAR NANCY ET AL
 Property Class: 407 15 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	130000.00	0000	100		130,000
0.00 Total Acres Total Est. Land Value =								130,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 596 SF Floor Area = 596 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.13	-9.29	-0.30	596	35,486
1 Exterior Units, (@6% more) Base cost of Exterior units =							37,615

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 760.00 1 760

(14) Water/Sewer
 Public Water 1162.00 1 1,162
 Public Sewer 1162.00 1 1,162

(15) Built-Ins & Fireplaces
 Appliance Allowance 1915.00 1 1,915
 Fireplace: Interior 2 Story 3825.00 1 3,825

(16) Deck/Balcony
 Treated Wood,Standard 8.46 94 795
 Treated Wood,Standard 7.52 145 1,090

County Multiplier = 1.39 => Cost New = 67,171

Lump Sum Item(s):

END UNIT 1.00 12000.0 12,000

Notes: 1,8,15-OJIBWAY-4/2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 55,420
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 210,595

2018 Est. T.C.V. 006-840-015-00 = 340,595

Est. TCV/Total Floor Area = 571.47

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
187,300	187,300	187,300	105,288	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-17,000	0	0	2,211	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
170,300	170,300	170,300	107,499	107,499	0	

45-006-840-016-00 2018 Est. T.C.V. SPALY ROBERT F & CAROL A
 Property Class: 407 16 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	160000	0.00000	100		160,000
		0.00	Total Acres				Total Est. Land Value =	160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 879 SF Floor Area = 1318 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	77.79	-10.27	0.00	879	59,350
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				62,911

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 104,144

Notes: 2,9,16-OVERLOOK-4/2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 73,942
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 280,980

2018 Est. T.C.V. 006-840-016-00 = 440,980

Est. TCV/Total Floor Area = 334.58, Most recent sale 05/29/2003 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
224,200	224,200	224,200	211,914	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-3,700	0	0	4,450	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
220,500	220,500	220,500	216,364	216,364	0	0

45-006-840-017-00 2018 Est. T.C.V. RICH PAULA TRUST
 Property Class: 407 17 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	160000.00	0000	100		160,000
	0.00	Total Acres		Total Est.			Land Value =	160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 672 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.07	-8.94	0.00	672	49,815
	1 Exterior Units, (@6% more)						Base cost of Exterior units = 52,804

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 90,096

Notes: 3,6,10,13,17,20-ASPEN-3W

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 63,067
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 239,654

2018 Est. T.C.V. 006-840-017-00 = 399,654

Est. TCV/Total Floor Area = 396.48, Most recent sale 09/29/1983 for 182,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,900	210,900	210,900	117,438	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-11,100	0	0	2,466	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,800	199,800	199,800	119,904	119,904	0	0

45-006-840-018-00 2018 Est. T.C.V. FERRIS LORI
 Property Class: 407 18 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	130000.00	0000	100		130,000
0.00 Total Acres Total Est. Land Value =								130,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 604 SF Floor Area = 906 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.20	-9.25	0.00	604	45,874
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,626

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 84,313

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 63,235
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 240,291

2018 Est. T.C.V. 006-840-018-00 = 370,291

Est. TCV/Total Floor Area = 408.71

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
182,000	182,000	182,000	105,288	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	3,100		0	0	2,211	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
185,100	185,100	185,100	107,499	107,499		0

45-006-840-019-00 2018 Est. T.C.V. FLESER VIRGINIA JOAN TRUST
 Property Class: 407 19 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	130000	0.00000	100		130,000
0.00 Total Acres Total Est. Land Value =								130,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 601 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.30	-9.27	0.00	601	45,694
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 84,048

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 58,833
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 223,567

2018 Est. T.C.V. 006-840-019-00 = 353,567

Est. TCV/Total Floor Area = 391.98, Most recent sale 11/13/1998 for 280,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
174,200	174,200	174,200	145,583	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	3,057	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
176,800	176,800	176,800	148,640	148,640	0	

45-006-840-020-00 2018 Est. T.C.V. PONTA VIRGINIA L REVOCABLE TRUST
 Property Class: 407 20 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LKMI>1000SQ&END			1 Units	160000.00	0000	100		160,000
		0.00	Total Acres				Total Est. Land Value =	160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 672 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.07	-8.94	0.00	672	49,815
	1 Exterior Units, (@6% more)						Base cost of Exterior units = 52,804

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 90,096

Notes: 3,6,10,13,17,20-ASPEN-3W

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 63,067
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 239,654

2018 Est. T.C.V. 006-840-020-00 = 399,654

Est. TCV/Total Floor Area = 396.48

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
210,900	210,900	210,900	197,579	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-11,100	0	0	2,221	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
199,800	199,800	199,800	201,728	199,800	0	

45-006-840-021-00 2018 Est. T.C.V. RISK JOHN W JR & VANOSDOL AMY B
 Property Class: 407 21 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS LK MICH A B C			1 Units	130000.00	00000	100	COMPLEX ND	130,000
	0.00	Total Acres		Total Est.			Land Value =	130,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 703 SF Floor Area = 1406 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
2	Story Siding	Crawl Space	102.47	-8.80	-0.59	703	65,435	
1 Exterior Units, (@6% more)							Base cost of Exterior units =	69,361

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 113,135

Lump Sum Item(s):

END UNIT	1.00	10000.0	10,000
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Notes: 7,14,21,22,28,29,31,35,36,45

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 86,194
 ECF (H840 WILDERNESS CONDOS LK MI) 3.800 => TCV of Bldg: 1 = 327,538

2018 Est. T.C.V. 006-840-021-00 = 457,538

Est. TCV/Total Floor Area = 325.42

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
180,100	180,100	180,100	121,487	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	48,700	0	0	2,551	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
228,800	228,800	228,800	124,038	124,038	0	

45-006-840-022-00 2018 Est. T.C.V. CAMPBELL MAUREEN L TRUST
 Property Class: 407 22 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR D			1 Units	60000	0.00000	100		60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 872 SF Floor Area = 1405 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	87.15	-8.22	-0.52	711	55,750
1	Story Siding	Overhang	43.03	0.00	0.00	161	6,928
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				66,438

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 109,071

Lump Sum Item(s):

END UNIT	1.00	10000.0	10,000
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Notes: 7,14,21,22,28,29,31,35,36,45

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,350
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 250,049

2018 Est. T.C.V. 006-840-022-00 = 310,049

Est. TCV/Total Floor Area = 220.68, Most recent sale 05/01/1991 for 103,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,300	118,300	118,300	85,038	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,700	0	0	1,785	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
155,000	155,000	155,000	86,823	86,823	0	

45-006-840-023-00 2018 Est. T.C.V. WILDERNESS 23 LLC
 Property Class: 407 23 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	100000.00	0.0000	100		100,000
0.00 Total Acres Total Est. Land Value =								100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 672 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.07	-8.94	0.00	672	49,815
1 Exterior Units, (@6% more) Base cost of Exterior units =							52,804

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 90,096

Notes: 3,6,10,13,17,20-ASPEN-3W

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 63,067
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 189,201

2018 Est. T.C.V. 006-840-023-00 = 289,201

Est. TCV/Total Floor Area = 286.91, Most recent sale 07/17/2009 for 240,229

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,100	146,100	146,100	127,238	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	2,671	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,600	144,600	144,600	129,909	129,909	0	

45-006-840-024-00 2018 Est. T.C.V. GHESQUIERE BEVERLY M ET AL
 Property Class: 407 24 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	100000.00000	100			100,000
0.00 Total Acres Total Est. Land Value =								100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 551 SF Floor Area = 1102 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	109.01	-9.55	0.00	551	54,802
1 Exterior Units, (@6% more) Base cost of Exterior units =							58,091

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 97,444

Notes: 3,6,10,13,17,20-ASPEN-3W

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 68,210
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 204,631

2018 Est. T.C.V. 006-840-024-00 = 304,631

Est. TCV/Total Floor Area = 276.43

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,100	146,100	146,100	127,616	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	6,200		0	0	2,679	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
152,300	152,300	152,300	130,295	130,295		0

45-006-840-025-00 2018 Est. T.C.V. LEGAULT DANIEL J & KAREN K
 Property Class: 407 25 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR D			1 Units	60000.00000	100			60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 577 SF Floor Area = 866 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.22	-9.41	0.00	577	44,319
1 Exterior Units, (@6% more) Base cost of Exterior units =							46,979

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 82,022

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 57,416
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 172,247

2018 Est. T.C.V. 006-840-025-00 = 232,247

Est. TCV/Total Floor Area = 268.18, Most recent sale 08/08/2017 for 301,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,500	113,500	113,500	97,963	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,600	0	0	18,137	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
116,100	116,100	116,100	100,020	116,100	0	0

45-006-840-026-00 2018 Est. T.C.V. TROPMAN PENELOPE S
 Property Class: 407 26 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR D			1 Units	60000.00000	100			60,000
		0.00	Total Acres		Total Est.		Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 601 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.30	-9.27	0.00	601	45,694
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				48,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.43	95	801
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County Multiplier = 1.39 => Cost New = 84,040

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 58,828
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 176,484

2018 Est. T.C.V. 006-840-026-00 = 236,484

Est. TCV/Total Floor Area = 262.18

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,500	113,500	113,500	68,839	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,700	0	0	1,445	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,200	118,200	118,200	70,284	70,284	0	

45-006-840-027-00 2018 Est. T.C.V. PARKS MARION R & MARGARET A H&W
 Property Class: 407 27 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR D			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 601 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.30	-9.27	0.00	601	45,694
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				48,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 84,048

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 58,833
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 176,500

2018 Est. T.C.V. 006-840-027-00 = 236,500

Est. TCV/Total Floor Area = 262.20

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,500	113,500	113,500	82,003	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800		0	0	1,722	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,300	118,300	118,300	83,725	83,725		0

45-006-840-029-00 2018 Est. T.C.V. HAYS DENNIS P TRUST
 Property Class: 407 29 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units	60000	0.00000	100		60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 872 SF Floor Area = 1405 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	87.15	-8.22	-0.52	711	55,750
1	Story Siding	Overhang	43.03	0.00	0.00	161	6,928
	1 Exterior Units, (@6% more) Base cost of Exterior units =						66,438

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 109,071

Lump Sum Item(s):

END UNIT	1.00	10000.0	10,000
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Notes: 7,14,21,22,28,29,31,35,36,45

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,350

Separately Depreciated Items:

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0,			Depr.Cost = 5,000

Total Depreciated Cost = 88,350

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 265,049

2018 Est. T.C.V. 006-840-029-00 = 325,049

Est. TCV/Total Floor Area = 231.35, Most recent sale 11/17/1993 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,800	125,800	125,800	85,038	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	36,700	0	0	1,785	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
162,500	162,500	162,500	86,823	86,823	86,823	

45-006-840-030-00 2018 Est. T.C.V. MAKI GARY T & PATRICIA R LT
 Property Class: 407 30 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	100000.00	0000	100		100,000
		0.00	Total Acres				Total Est. Land Value =	100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 672 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.07	-8.94	0.00	672	49,815
	1 Exterior Units, (@6% more)						Base cost of Exterior units = 52,804

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 90,096

Notes: 3,6,10,13,17,20-ASPEN-3W

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 67,572
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 202,715

2018 Est. T.C.V. 006-840-030-00 = 302,715

Est. TCV/Total Floor Area = 300.31, Most recent sale 04/04/1997 for 142,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
153,700	153,700	153,700	92,886	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,300	0	0	1,950	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
151,400	151,400	151,400	94,836	94,836	0	

45-006-840-031-00 2018 Est. T.C.V. J&J KRAMER LLC
 Property Class: 407 31 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 504 SF Floor Area = 1008 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	111.34	-9.81	-0.59	504	50,874
	1 Exterior Units, (@6% more)						Base cost of Exterior units = 53,926

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 91,655

Lump Sum Item(s):

END UNIT	1.00	10000.0	10,000
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Notes: 7,14,21,22,28,29,31(NOLOFT),35,36,45

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 71,158

Separately Depreciated Items:

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, Depr.Cost = 5,000

Total Depreciated Cost = 76,158

ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 228,475

2018 Est. T.C.V. 006-840-031-00 = 288,475

Est. TCV/Total Floor Area = 286.19, Most recent sale 11/01/1994 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
125,800	125,800	125,800	110,108	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	18,400	0	2,312	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,200	144,200	144,200	112,420	112,420	0	

45-006-840-032-00 2018 Est. T.C.V. HAMILTON DEBORAH ANNE
 Property Class: 407 32 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units	60000.00000	100			60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 601 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.30	-9.27	0.00	601	45,694
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,436

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 84,048

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 59,674
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 179,022

2018 Est. T.C.V. 006-840-032-00 = 239,022

Est. TCV/Total Floor Area = 264.99

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,800	114,800	114,800	68,839	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700		0	0	1,445	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,500	119,500	119,500	70,284	70,284		0

45-006-840-033-00 2018 Est. T.C.V. KALEE BRUCE R & BECKY J
 Property Class: 407 33 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units	60000.00000	100			60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 601 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.30	-9.27	0.00	601	45,694
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 84,048

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 58,833
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 176,500

2018 Est. T.C.V. 006-840-033-00 = 236,500

Est. TCV/Total Floor Area = 262.20, Most recent sale 04/17/1990 for 80,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,500	113,500	113,500	68,839	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800	0	0	1,445	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,300	118,300	118,300	70,284	70,284	0	

45-006-840-034-00 2018 Est. T.C.V. SLAZINSKI PETER J & CONSTANCE
 Property Class: 407 34 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units	60000.00000	100			60,000
		0.00	Total Acres		Total Est.		Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 601 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.30	-9.27	0.00	601	45,694
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				48,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 84,048

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 59,674
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 179,022

2018 Est. T.C.V. 006-840-034-00 = 239,022

Est. TCV/Total Floor Area = 264.99, Most recent sale 09/23/1994 for 106,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
114,800	114,800	114,800	68,839	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,700	0	0	1,445	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
119,500	119,500	119,500	70,284	70,284	0	0

45-006-840-035-00 2018 Est. T.C.V. DDP PROPERTIES OF MICHIGAN LLC
 Property Class: 407 35 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units	60000	0.00000	100		60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 872 SF Floor Area = 1405 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	87.15	-8.22	-0.52	711	55,750
1	Story Siding	Overhang	43.03	0.00	0.00	161	6,928
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				66,438

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 109,071

Lump Sum Item(s):

END UNIT	1.00	10000.0	10,000
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Notes: 7,14,21,22,28,29,31,35,36,45

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,350
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 250,049

2018 Est. T.C.V. 006-840-035-00 = 310,049

Est. TCV/Total Floor Area = 220.68, Most recent sale 07/14/2017 for 312,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,300	118,300	118,300	85,038	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,700	0	0	69,962	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
155,000	155,000	155,000	86,823	155,000	0	

45-006-840-036-00 2018 Est. T.C.V. SCHOOLFIELD ROBERTA J TRUST
 Property Class: 407 36 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR E			1 Units	60000.00000	100			60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 872 SF Floor Area = 1405 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	87.15	-8.22	-0.52	711	55,750
1	Story Siding	Overhang	43.03	0.00	0.00	161	6,928
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,438

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

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 109,071

Lump Sum Item(s):

END UNIT	1.00	10000.0	10,000
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Notes: 7,14,21,22,28,29,31,35,36,45

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,350
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 250,049

2018 Est. T.C.V. 006-840-036-00 = 310,049

Est. TCV/Total Floor Area = 220.68, Most recent sale 09/01/1994 for 123,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,300	118,300	118,300	85,038	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,700	0	0	1,785	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
155,000	155,000	155,000	86,823	86,823	0	

45-006-840-037-00 2018 Est. T.C.V. YARJANIAN DARON
 Property Class: 407 37 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 451 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	114.66	-10.20	0.00	451	47,111
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				49,938

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 86,136

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 60,295
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 180,886

2018 Est. T.C.V. 006-840-037-00 = 240,886

Est. TCV/Total Floor Area = 267.06, Most recent sale 01/03/2012 for 195,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,500	113,500	113,500	97,963	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	6,900	0	0	2,057	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
120,400	120,400	120,400	100,020	100,020	0	

45-006-840-038-00 2018 Est. T.C.V. COOK JANET K TRUST
 Property Class: 407 38 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 601 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.30	-9.27	0.00	601	45,694
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				48,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 84,048

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 63,036
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 189,108

2018 Est. T.C.V. 006-840-038-00 = 249,108

Est. TCV/Total Floor Area = 276.17, Most recent sale 09/30/2005 for 390,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,800	119,800	119,800	101,018	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	2,121	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,600	124,600	124,600	103,139	103,139	0	

45-006-840-039-00 2018 Est. T.C.V. DYKSTERHOUSE KARL L & JAN C
 Property Class: 407 39 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	60000.00000	100			60,000
		0.00	Total Acres				Total Est. Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 601 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.30	-9.27	0.00	601	45,694
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				48,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 84,048

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 58,833
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 176,500

2018 Est. T.C.V. 006-840-039-00 = 236,500

Est. TCV/Total Floor Area = 262.20, Most recent sale 12/21/1989 for 80,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
113,500	113,500	113,500	68,839	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,800	0	0	1,445	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,300	118,300	118,300	70,284	70,284	0	

45-006-840-040-00 2018 Est. T.C.V. MCCALDEN MICHAEL P & DONNA M
 Property Class: 407 40 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	60000.00000	100			60,000
		0.00	Total Acres		Total Est.		Land Value =	60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 601 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.30	-9.27	0.00	601	45,694
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				48,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
------------------------	------	----	-----

County Multiplier = 1.39 => Cost New = 84,048

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 63,036
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 189,108

2018 Est. T.C.V. 006-840-040-00 = 249,108

Est. TCV/Total Floor Area = 276.17, Most recent sale 08/21/1990 for 85,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,800	119,800	119,800	68,839	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800	0	0	1,445	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,600	124,600	124,600	70,284	70,284	0	0

45-006-840-041-00 2018 Est. T.C.V. DYKSTRA BRIAN W & JENNIFER
 Property Class: 407 41 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	60000.00000	100			60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 601 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.30	-9.27	0.00	601	45,694
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
------------------------	------	----	-----

County Multiplier = 1.39 => Cost New = 84,048

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 63,036
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 189,108

2018 Est. T.C.V. 006-840-041-00 = 249,108

Est. TCV/Total Floor Area = 276.17, Most recent sale 03/04/2015 for 250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,800	119,800	119,800	117,044	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	4,800	0	0	2,457	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,600	124,600	124,600	119,501	119,501	0	

45-006-840-042-00 2018 Est. T.C.V. GINSBURG ANDREA W TRUST 7/21/99
 Property Class: 407 42 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	100000.00	0.0000	100		100,000
		0.00	Total Acres				Total Est. Land Value =	100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 671 SF Floor Area = 1006 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.10	-8.94	0.00	671	49,761
	1 Exterior Units, (@6% more)						Base cost of Exterior units = 52,747

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 90,016

Notes: 3,6,10,13,17,20-ASPEN-3W

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 63,011
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 189,034

2018 Est. T.C.V. 006-840-042-00 = 289,034

Est. TCV/Total Floor Area = 287.31, Most recent sale 10/31/2003 for 359,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,100	146,100	146,100	127,238	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,600	0	0	2,671	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,500	144,500	144,500	129,909	129,909	0	0

45-006-840-043-00 2018 Est. T.C.V. LEE KIM J & CHOU BELINDA S
 Property Class: 407 43 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYST 1102SQ			1 Units	100000.00	0.0000	100		100,000
0.00 Total Acres Total Est. Land Value =								100,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 671 SF Floor Area = 1006 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.10	-8.94	0.00	671	49,761
1 Exterior Units, (@6% more) Base cost of Exterior units =							52,747

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.48	93	789
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County Multiplier = 1.39 => Cost New = 90,016

Notes: 3,6,10,13,17,20-ASPEN-3W

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 63,011
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 189,034

2018 Est. T.C.V. 006-840-043-00 = 289,034

Est. TCV/Total Floor Area = 287.31, Most recent sale 12/02/2010 for 320,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
146,100	146,100	146,100	127,238	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,600	0	0	2,671	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
144,500	144,500	144,500	129,909	129,909	0	

45-006-840-044-00 2018 Est. T.C.V. MCKENNA CATHERINE & TIMOTHY &
 Property Class: 407 44 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	60000.00000	100			60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 601 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	85.30	-9.27	0.00	601	45,694
1 Exterior Units, (@6% more) Base cost of Exterior units =							48,436

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 84,048

Notes: 4,5,11,12,18,19,25,26,27,32,33

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 63,036
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 189,108

2018 Est. T.C.V. 006-840-044-00 = 249,108

Est. TCV/Total Floor Area = 276.17, Most recent sale 10/03/2017 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,800	119,800	119,800	68,839	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	1,445	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
124,600	124,600	124,600	70,284	70,284	0	

45-006-840-045-00 2018 Est. T.C.V. MCLEOD PETER K & JUDITH V
 Property Class: 407 45 WILDERNESS
 Map #: 38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H840.H840 WILDERNESS CONDO

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILDERNESS CRYSTAL RVR F			1 Units	60000.00000	100			60,000
0.00 Total Acres Total Est. Land Value =								60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls C+10 Blt 1973
 Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 872 SF Floor Area = 1405 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	87.15	-8.22	-0.52	711	55,750
1	Story Siding	Overhang	43.03	0.00	0.00	161	6,928
1 Exterior Units, (@6% more) Base cost of Exterior units =							66,438

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	8.40	96	806
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County Multiplier = 1.39 => Cost New = 109,071

Lump Sum Item(s):

END UNIT	1.00	10000.0	10,000
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Notes: 7,14,21,22,28,29,31,35,36,45

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 83,350
 ECF (H841 WILDERNESS CONDOS CRYSTAL RIVE)3.000 => TCV of Bldg: 1 = 250,049

2018 Est. T.C.V. 006-840-045-00 = 310,049

Est. TCV/Total Floor Area = 220.68

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
118,300	118,300	118,300	85,038	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	36,700	0	0	1,785	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
155,000	155,000	155,000	86,823	86,823	0	

45-006-860-000-00	2018 Est. T.C.V.	WOODSTONE CONDOMINIUM
Property Class: 470		COMMON AREAS
Map #:	GLEN ARBOR TOWNSHIP	,

Land Value Estimates for Land Table 800.800 REFERENCE LAND TABLE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			0.00 Total Acres		Total Est.	Land Value =	0

2018 Est. T.C.V. 006-860-000-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-860-001-00 2018 Est. T.C.V. TASKER F & WESTIE K TRUSTEES OF
 Property Class: 401 1 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.			Land Value =	85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2227 SF Floor Area = 3202 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.35	0.00	2.77	1951	179,726
1	Story Siding	Overhang	38.78	0.00	0.00	276	10,703

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
Separate Shower	1390.00	1	1,390
Ceramic Tile Floor	705.00	1	705
Ceramic Tile Wains	1175.00	1	1,175
Ceramic Tub Alcove	390.00	1	390

(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: Interior 2 Story	4800.00	1	4,800
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

WCP (1 Story), Standard	23.03	251	5,781
WCP (1 Story), Standard	21.61	320	6,915

(17) Garages

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

Base Cost	27.83	552	15,362
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 334,332

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 307,585

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 = 310,495

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 496,792

2018 Est. T.C.V. 006-860-001-00 = 581,792

Est. TCV/Total Floor Area = 181.70, Most recent sale 10/19/2010 for 537,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
294,200	294,200	294,200	285,716	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,300	0	5,184	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
290,900	290,900	290,900	291,716	290,900	290,900	

45-006-860-002-00 2018 Est. T.C.V. VAN NORT PETER STEELE & KAREN E TR
 Property Class: 401 2 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.			Land Value =	85,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2304 SF Floor Area = 2808 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	82.03	0.00	2.34	2017	170,174
1	Story Siding	Overhang	38.59	0.00	0.00	287	11,075

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

Basement Recreation Finish	13.50	1597	21,560
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
Separate Shower	1390.00	1	1,390

(14) Water/Sewer

Well, 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: Direct-Vented Gas	2000.00	2	4,000

(16) Porches

WCP (1 Story), Standard	23.91	224	5,356
WPP, Standard	10.75	300	3,225

(17) Garages

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

Base Cost	27.37	575	15,738
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 346,871

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 305,247

Separately Depreciated Items:

Local Cost Items:

GENERATOR	3000.00	1	3,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 2,850

Total Depreciated Cost = 308,097

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 492,955

2018 Est. T.C.V. 006-860-002-00 = 577,955

Est. TCV/Total Floor Area = 205.82, Most recent sale 09/29/2008 for 560,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
293,500	293,500	293,500	281,712	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,500	0	0	5,915	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
289,000	289,000	289,000	287,627	287,627	287,627	

45-006-860-003-00 2018 Est. T.C.V. ROBINSON JON & JULIANNE
 Property Class: 401 3 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000	0.00000	100		85,000
	0.00	Total Acres		Total Est.		Land Value =		85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2219 SF Floor Area = 3194 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.08	0.00	2.77	1949	177,067
1	Story Siding	Overhang	38.81	0.00	0.00	270	10,479

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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

(14) Water/Sewer

Public Water	Rate	Size	Cost
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

Appliance Allowance	Rate	Size	Cost
Appliance Allowance	2610.00	1	2,610

(16) Porches

WCP (1 Story), Standard	Rate	Size	Cost
WCP (1 Story), Standard	22.61	270	6,105
WCP (1 Story), Standard	21.59	321	6,930
WSEP (1 Story), Standard	35.54	122	4,336

(17) Garages

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

Base Cost	Rate	Size	Cost
Base Cost	28.16	540	15,206
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 323,490

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 297,611

Separately Depreciated Items:

Local Cost Items:

GENERATOR	Rate	Size	Cost
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 = 300,521

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 480,833

2018 Est. T.C.V. 006-860-003-00 = 565,833

Est. TCV/Total Floor Area = 177.15, Most recent sale 06/23/2006 for 123,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
282,300	282,300	282,300	276,209	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	600	0	5,800	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
282,900	282,900	282,900	282,009	282,009	0

45-006-860-004-00 2018 Est. T.C.V. ROBINSON JON R & JULINNE K B
 Property Class: 402 4 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.	Land Value =			85,000

2018 Est. T.C.V. 006-860-004-00 = 85,000

Est. TCV/Total Floor Area = 26.61, Most recent sale 02/28/2014 for 106,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-005-00 2018 Est. T.C.V. BLOHM ROBERT W & WENDY L TRUST
 Property Class: 401 5 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000	0.00000	100		85,000
	0.00	Total Acres		Total Est.			Land Value =	85,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2073 SF Floor Area = 2988 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	90.17	0.00	2.77	1831	170,173
1	Story Siding	Overhang	39.16	0.00	0.00	242	9,477

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: Interior 2 Story	4800.00	1	4,800

(16) Porches

WSEP (1 Story), Standard	38.78	104	4,033
WCP (1 Story), Standard	23.91	224	5,356
WPP, Standard	11.08	270	2,992

(17) Garages

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

Base Cost	29.42	484	14,239
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 306,215

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 280,094

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 448,150

2018 Est. T.C.V. 006-860-005-00 = 533,150

Est. TCV/Total Floor Area = 178.43, Most recent sale 07/22/2002 for 384,250

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
268,200	268,200	268,200	255,002	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,600	0	0	5,355	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
266,600	266,600	266,600	260,357	260,357	260,357	

45-006-860-006-00 2018 Est. T.C.V. RANSICK BARRY A & MIMI E
 Property Class: 401 6 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000	0.00000	100		85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2016 SF Floor Area = 2904 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	91.85	0.00	2.77	1775	167,951
1	Story Siding	Overhang	39.32	0.00	0.00	241	9,476

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	2	2,050

(13) Plumbing

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

(14) Water/Sewer

Public Water	Rate	Size	Cost
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (1 Story), Standard	Rate	Size	Cost
WSEP (1 Story), Standard	40.81	91	3,714
WCP (1 Story), Standard	25.78	180	4,640
WPP, Standard	11.18	261	2,918

(17) Garages

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

Base Cost	Rate	Size	Cost
Base Cost	29.44	483	14,220
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 309,306

Local Cost Items:

SOLAR POWER SYSTEM	Rate	Size	Cost
SOLAR POWER SYSTEM	5000.00	1	5,000

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 282,875

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
Basement Recreation Finish	13.50	1775	23,963
County Multiplier = 1.39 =>			Cost New = 33,308
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 16,654

Total Depreciated Cost = 299,529

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 479,247

2018 Est. T.C.V. 006-860-006-00 = 564,247

Est. TCV/Total Floor Area = 194.30, Most recent sale 08/01/2011 for 535,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
283,800	283,800	283,800	269,001	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	5,649	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
282,100	282,100	282,100	274,650	274,650	0

45-006-860-007-00 2018 Est. T.C.V. KLEIN STEVEN C & SHIRA B
 Property Class: 401 7 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
0.00 Total Acres Total Est. Land Value =								85,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2009

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2154 SF Floor Area = 3372 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.78	0.00	2.77	2154	199,353
0.5	Story Siding	Overhang	16.32	0.00	0.00	282	4,602

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

Fireplace: Prefab 1 Story	3630.00	1	3,630
Fireplace: Raised Hearth	315.00	1	315

(16) Porches

WCP (1 Story), Basement	29.26	262	7,666
WPP, Standard	10.21	374	3,819

(17) Garages

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

Base Cost	27.57	565	15,577
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 339,064

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 322,110

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	2154	29,079
County Multiplier = 1.39 =>			Cost New = 40,420

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 20,210

Total Depreciated Cost = 342,320

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 547,713

2018 Est. T.C.V. 006-860-007-00 = 632,713

Est. TCV/Total Floor Area = 187.64, Most recent sale 08/29/2003 for 98,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
318,300	318,300	318,300	301,596	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,900	0	6,333	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
316,400	316,400	316,400	307,929	307,929	0	

45-006-860-008-00 2018 Est. T.C.V. KOCH MARK & ANN
 Property Class: 401 8 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
0.00 Total Acres Total Est. Land Value =								85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2124 SF Floor Area = 3048 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	91.24	0.00	0.00	1848	168,612
1	Story Siding	Overhang	39.03	0.00	0.00	276	10,772

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: Interior 2 Story	4800.00	1	4,800

(16) Porches

WGEP (1 Story), Standard	55.90	112	6,261
WCP (1 Story), Standard	48.30	40	1,932
WCP (1 Story), Standard	23.45	238	5,581
WPP, Standard	10.75	300	3,225
WCP (1 Story), Standard	48.30	40	1,932

(17) Garages

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

Base Cost	27.83	552	15,362
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 321,411

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 293,770
 ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 470,032

2018 Est. T.C.V. 006-860-008-00 = 555,032

Est. TCV/Total Floor Area = 182.10, Most recent sale 04/26/2005 for 520,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
281,800	281,800	281,800	269,732	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,300	0	5,664	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
277,500	277,500	277,500	275,396	275,396	0	

45-006-860-009-00 2018 Est. T.C.V. PRYOR THOMAS SCOTT &
 Property Class: 401 9 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
0.00 Total Acres Total Est. Land Value =								85,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2110 SF Floor Area = 3027 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.65	0.00	2.77	1834	167,664
1	Story Siding	Overhang	39.06	0.00	0.00	276	10,781

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: Interior 2 Story	4800.00	1	4,800

(16) Porches

WGEP (1 Story), Standard	51.85	126	6,533
WCP (1 Story), Standard	23.45	238	5,581
WCP (1 Story), Standard	21.95	300	6,585

(17) Garages

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

Base Cost	27.83	552	15,362
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 319,784

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 292,305
 ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 467,688

2018 Est. T.C.V. 006-860-009-00 = 552,688

Est. TCV/Total Floor Area = 182.59, Most recent sale 03/20/2007 for 500,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
278,000	278,000	278,000	270,986	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,700	0	0	5,314	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
276,300	276,300	276,300	276,676	276,300	0	0

45-006-860-010-00	2018 Est. T.C.V.	WOODSTONE PARTNERS LLC
Property Class: 402		10 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-010-00 = 85,000

Est. TCV/Total Floor Area = 28.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	831	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	17	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	848	848	0	

45-006-860-011-00	2018 Est. T.C.V.	GREGG KATHRYN L
Property Class: 402		11 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-011-00 = 85,000

Est. TCV/Total Floor Area = 28.08

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-012-00 2018 Est. T.C.V. TOAL MICHAEL P & MARY V
 Property Class: 401 12 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	0				0	100		0
4860 WOODS PINE TRACE UNIT			1 Units	85000	0.00000	100		85,000
	0.00		Total Acres				Total Est. Land Value =	85,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2012

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2140 SF Floor Area = 3055 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	82.84	0.00	2.34	2140	182,285
1	Story Siding	Overhang	39.00	0.00	0.00	380	14,820

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(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 1 Story		3630.00		1	3,630

(16) Porches

WCP (1 Story), Standard		22.02		297	6,540
WCP (1 Story), Standard		21.19		345	7,311

(17) Garages

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

Base Cost		25.98		646	16,783
Common Wall: 1 Wall		-1425.00		1	-1,425
Automatic Doors		425.00		1	425

County Multiplier = 1.39 => Cost New = 344,230

Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 323,577

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish		13.50		2793	37,706
County Multiplier = 1.39 =>				Cost New =	52,411

Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0, Depr.Cost = 13,103

Total Depreciated Cost = 336,679

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 538,687

2018 Est. T.C.V. 006-860-012-00 = 623,687

Est. TCV/Total Floor Area = 204.15, Most recent sale 07/25/2008 for 129,200

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
319,300	319,300	319,300	303,214	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-7,500	0	6,367	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
311,800	311,800	311,800	309,581	309,581	309,581

45-006-860-013-00	2018 Est. T.C.V.	BARNES ROBERT C & MARYANN M
Property Class: 402		13 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-013-00 = 85,000

Est. TCV/Total Floor Area = 27.82, Most recent sale 07/20/2006 for 123,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-014-00 2018 Est. T.C.V. GOULD ANDREW S & BERGLUND VICKI L
 Property Class: 401 14 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	85000.00000	100		85,000
		0.00	Total Acres		Total Est. Land Value =			85,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1837 SF Floor Area = 2516 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	84.54	0.00	2.34	1837	159,599
1	Story Siding	Overhang	39.86	0.00	0.00	220	8,769

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

Basement Recreation Finish	13.50	598	8,073
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
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: Interior 2 Story	4800.00	1	4,800
Fireplace: Direct-Vented Gas	2000.00	1	2,000

(16) Porches

WSEP (1 Story), Standard	34.90	126	4,397
WCP (1 Story), Standard	23.15	247	5,718
WPP, Standard	10.67	310	3,308

(16) Deck/Balcony

Treated Wood, Standard	9.06	112	1,015
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(17) Garages

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

Base Cost	29.25	492	14,391
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 312,296

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 281,067

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 449,707

2018 Est. T.C.V. 006-860-014-00 = 534,707

Est. TCV/Total Floor Area = 212.52, Most recent sale 06/19/2014 for 549,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
271,500	271,500	271,500	267,586	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,100	0	-186	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
267,400	267,400	267,400	273,205	267,400	267,400

45-006-860-015-00	2018 Est. T.C.V.	ROBBE EDWARD R & SUSAN E
Property Class: 402		15 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-015-00 = 85,000

Est. TCV/Total Floor Area = 33.78, Most recent sale 08/27/2002 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-016-00 2018 Est. T.C.V. GOLDMAN STEPHEN & DEBORAH
 Property Class: 401 16 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.			Land Value =	85,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1891 SF Floor Area = 2700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	84.24	-10.32	0.00	1891	139,783
1	Story Siding	Overhang	39.71	0.00	0.00	336	13,343

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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: Interior 2 Story	4800.00	1	4,800

(16) Porches

WSEP (1 Story), Standard	38.78	104	4,033
WCP (1 Story), Standard	23.91	224	5,356
WPP, Standard	11.08	270	2,992

(17) Garages

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

Base Cost	32.24	399	12,864
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 267,434

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 245,191
 ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 392,305

2018 Est. T.C.V. 006-860-016-00 = 477,305

Est. TCV/Total Floor Area = 176.78, Most recent sale 09/28/2001 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
240,000	240,000	240,000	229,513	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	4,819	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
238,700	238,700	238,700	234,332	234,332	0	0

45-006-860-017-00	2018 Est. T.C.V.	OLSZEWSKI GERALD H & MARY M
Property Class: 402		17 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-017-00 = 85,000

Est. TCV/Total Floor Area = 31.48, Most recent sale 08/11/2004 for 94,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-018-00	2018 Est. T.C.V.	ULRICH JOHN M & JUDY
Property Class: 402		1 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-018-00 = 85,000

Est. TCV/Total Floor Area = 31.48, Most recent sale 09/09/2013 for 109,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-019-00 2018 Est. T.C.V. MILLER SUSAN L TRUSTEE OF THE
 Property Class: 401 2 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000	0.00000	100		85,000
	0.00	Total Acres		Total Est.			Land Value =	85,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1925 SF Floor Area = 2406 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	85.30	0.00	2.34	1925	168,707

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Public Water		1487.00	1	1,487
Public Sewer		1487.00	1	1,487

(15) Built-Ins & Fireplaces

Fireplace: Prefab 2 Story		4275.00	1	4,275
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(16) Porches

WCP (1 Story), Basement		34.45	165	5,684
WPP, Standard		11.19	260	2,909

(17) Garages

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

Base Cost		28.18	539	15,189
Automatic Doors		425.00	1	425

County Multiplier = 1.39 => Cost New = 292,850

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 278,208
 ECF (H862 DEER PARK) 1.550 => TCV of Bldg: 1 = 431,222

2018 Est. T.C.V. 006-860-019-00 = 516,222

Est. TCV/Total Floor Area = 214.56, Most recent sale 05/06/2010 for 104,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
261,900	261,900	261,900	234,736	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,800	0	0	4,929	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
258,100	258,100	258,100	239,665	239,665	239,665	

45-006-860-020-00	2018 Est. T.C.V.	EBRIGHT TERRELL D & PATRICIA TRUST
Property Class: 402		3 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
		0.00	Total Acres				Total Est. Land Value =	85,000

2018 Est. T.C.V. 006-860-020-00 = 85,000

Est. TCV/Total Floor Area = 35.33, Most recent sale 09/09/2013 for 87,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
42,500	42,500	42,500	42,500	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
42,500	42,500	42,500	43,392	42,500	0		

45-006-860-021-00 2018 Est. T.C.V. EBRIGHT TERRELL D & PATRICIA TRUST
 Property Class: 401 4 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.	Land Value =			85,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-5 Blt 2009

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1546 SF Floor Area = 2256 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	95.52	0.00	2.11	1546	150,936
1	Story Siding	Overhang	47.59	0.00	0.00	323	15,372

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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) Porches

CCP (1 Story), Standard	28.81	156	4,494
WPP, Standard	12.84	233	2,992
WSEP (1 Story), Standard	35.51	156	5,540

(17) Garages

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

Base Cost	31.34	647	20,277
Common Wall: 1 Wall	-1900.00	1	-1,900

County Multiplier = 1.39 => Cost New = 305,632

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 290,350

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	15.95	1546	24,659
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County Multiplier = 1.39 => Cost New = 34,276

Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0, Depr.Cost = 8,569

Total Depreciated Cost = 298,919

ECF (H862 DEER PARK) 1.550 => TCV of Bldg: 1 = 463,325

2018 Est. T.C.V. 006-860-021-00 = 548,325

Est. TCV/Total Floor Area = 243.05, Most recent sale 06/25/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
275,800	275,800	275,800	252,496	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,600	0	5,302	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
274,200	274,200	274,200	257,798	257,798	0

45-006-860-022-00 2018 Est. T.C.V. GIDEON LYNN M TRUST
 Property Class: 401 5 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.			Land Value =	85,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2010

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1523 SF Floor Area = 1904 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	90.68	0.00	2.00	1523	141,152

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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) Porches

WPP, Standard	12.53	252	3,158
CGEP (1 Story), Standard	51.35	157	8,062
WCP (1 Story), Standard	29.99	152	4,558

(17) Garages

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

Base Cost	32.68	589	19,249
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 275,911

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 262,115
 ECF (H862 DEER PARK) 1.550 => TCV of Bldg: 1 = 406,279

2018 Est. T.C.V. 006-860-022-00 = 491,279

Est. TCV/Total Floor Area = 258.02

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
249,300	249,300	249,300	230,661	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,700	0	0	4,843	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
245,600	245,600	245,600	235,504	235,504	0	

45-006-860-023-00	2018 Est. T.C.V.	GIDEON LYNN M TRUST
Property Class: 402		6 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-023-00 = 85,000

Est. TCV/Total Floor Area = 44.64, Most recent sale 08/23/2012 for 118,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-024-00	2018 Est. T.C.V.	WOODSTONE PARTNERS LLC
Property Class: 402		7 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000	0.00000	100		85,000
	0.00	Total Acres		Total Est.		Land Value =		85,000

2018 Est. T.C.V. 006-860-024-00 = 85,000

Est. TCV/Total Floor Area = 44.64

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	831	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	17	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	848	848	0	

45-006-860-025-00 2018 Est. T.C.V. MOORE JAMES C & DEBORAH B
 Property Class: 402 8 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
		0.00	Total Acres				Total Est. Land Value =	85,000

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	0.1	70	105
	Total Estimated Land Improvements True Cash Value =				105

2018 Est. T.C.V. 006-860-025-00 = 85,105

Est. TCV/Total Floor Area = 44.70, Most recent sale 08/11/2006 for 130,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
100	0	100	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,600	42,600	42,600	43,492	42,600	0	

45-006-860-026-00 2018 Est. T.C.V. OSWALD SALLY K TRUST
 Property Class: 401 9 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.	Land Value =			85,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1499 SF Floor Area = 1874 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	87.24	-11.00	2.34	1499	117,791

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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: Interior 1 Story	4100.00	1	4,100

(16) Porches

WCP (1 Story), Standard	26.67	163	4,347
WGEP (1 Story), Standard	47.71	154	7,347
WPP, Standard	11.48	240	2,755

(17) Garages

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

Base Cost	28.40	528	14,995
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 226,452

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 203,807
 ECF (H862 DEER PARK) 1.550 => TCV of Bldg: 1 = 315,901

2018 Est. T.C.V. 006-860-026-00 = 400,901

Est. TCV/Total Floor Area = 213.93, Most recent sale 11/03/2011 for 385,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
203,400	203,400	203,400	196,149	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,900	0	4,119	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
200,500	200,500	200,500	200,268	200,268	200,268

45-006-860-027-00	2018 Est. T.C.V.	BETZIG EMMA M TRUST
Property Class: 402		10 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-027-00 = 85,000

Est. TCV/Total Floor Area = 45.36, Most recent sale 09/20/2006 for 124,925

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-028-00 2018 Est. T.C.V. BENNETT BARRY A & DENISE A
 Property Class: 401 11 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00	0000	100		85,000
	0.00	Total Acres		Total Est.		Land Value =		85,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2009

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1803 SF Floor Area = 2254 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	98.11	0.00	2.22	1803	180,895

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Fireplace: Interior 1 Story	4575.00	1	4,575
Fireplace: Raised Hearth	425.00	1	425

(16) Porches

WPP, Standard	12.75	238	3,035
WCP (1 Story), Standard	28.10	185	5,199

(16) Deck/Balcony

Treated Wood, Standard	25.15	10	252
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(17) Garages

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

Base Cost	32.88	584	19,202
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500
Storage area over garage	4.85	292	1,416

County Multiplier = 1.39 => Cost New = 314,483

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 298,759
 ECF (H862 DEER PARK) 1.550 => TCV of Bldg: 1 = 463,076

2018 Est. T.C.V. 006-860-028-00 = 548,076

Est. TCV/Total Floor Area = 243.16, Most recent sale 07/28/2015 for 540,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
275,700	275,700	275,700	263,954	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,700	0	0	5,543	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
274,000	274,000	274,000	269,497	269,497	269,497	

45-006-860-029-00	2018 Est. T.C.V.	BETZIG CHARLES J TRUST
Property Class: 402		12 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-029-00 = 85,000

Est. TCV/Total Floor Area = 37.71, Most recent sale 09/20/2006 for 119,605

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-030-00	2018 Est. T.C.V.	KLEIN DANIEL M
Property Class: 402		13 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-030-00 = 85,000

Est. TCV/Total Floor Area = 37.71, Most recent sale 06/03/2005 for 120,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-031-00 2018 Est. T.C.V. LUNNE ELAINE & DOUGLAS
 Property Class: 401 14 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.	Land Value =			85,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1458 SF Floor Area = 1822 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	101.44	-12.47	2.22	1458	132,955

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: Interior 1 Story	4575.00	1	4,575

(16) Porches

WCP (1 Story), Standard	27.50	195	5,363
WPP, Standard	17.53	104	1,823
WPP, Standard	12.86	232	2,984
WPP, Standard	15.32	139	2,129

(17) Garages

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

Base Cost	33.47	462	15,463
Common Wall: 1 Wall	-1450.00	1	-1,450
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 253,905

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 228,515
 ECF (H862 DEER PARK) 1.550 => TCV of Bldg: 1 = 354,198

2018 Est. T.C.V. 006-860-031-00 = 439,198

Est. TCV/Total Floor Area = 241.05, Most recent sale 08/28/2014 for 430,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
220,900	220,900	220,900	212,596	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	4,464	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
219,600	219,600	219,600	217,060	217,060	0

45-006-860-032-00 2018 Est. T.C.V. CROCENZI LAWRENCE & KAREN
 Property Class: 401 15 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00	0000	100		85,000
	0.00	Total Acres		Total Est.		Land Value =		85,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-5 Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1312 SF Floor Area = 1640 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	98.09	0.00	2.11	1312	131,462

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	29.43	162	4,768
WSEP (1 Story), Standard	35.65	154	5,490
WPP, Standard	13.13	216	2,836

(17) Garages

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

Base Cost	37.75	432	16,308
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 248,099

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 223,289

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	15.95	1312	20,926
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County Multiplier = 1.39 => Cost New = 29,088

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 14,544

Total Depreciated Cost = 237,833

ECF (H862 DEER PARK) 1.550 => TCV of Bldg: 1 = 368,641

2018 Est. T.C.V. 006-860-032-00 = 453,641

Est. TCV/Total Floor Area = 276.61

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
228,100	228,100	228,100	190,251	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,300	0	0	3,995	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
226,800	226,800	226,800	194,246	194,246	0	

45-006-860-033-00 2018 Est. T.C.V. WOLFE JAMES & HEATHER J
 Property Class: 401 38 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000	0.00000	100		85,000
	0.00	Total Acres		Total Est.			Land Value =	85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1771 SF Floor Area = 2656 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	90.92	0.00	2.77	1771	165,925

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish							
Basement Recreation Finish			13.50			886	11,961

(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, 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: Prefab 1 Story			3630.00			1	3,630

(16) Porches

WCP (1 Story), Standard			26.93			158	4,255
WCP (1 Story), Standard			23.38			240	5,611
WPP, Standard			27.88			29	809

(17) Garages

Class:BC Exterior: Siding	Foundation: 42 Inch (Finished)						
Base Cost			27.28			580	15,822
Common Wall: 1 Wall			-1425.00			1	-1,425
Automatic Doors			425.00			1	425

County Multiplier = 1.39 => Cost New = 311,177

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 308,065
 ECF (H862 DEER PARK) 1.550 => TCV of Bldg: 1 = 477,500

2018 Est. T.C.V. 006-860-033-00 = 562,500

Est. TCV/Total Floor Area = 211.78, Most recent sale 08/27/2015 for 85,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
230,000	230,000	230,000	229,905	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
52,700	-1,400	0	52,700	-1,305	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
281,300	281,300	281,300	287,433	281,300	0	

45-006-860-034-00 2018 Est. T.C.V. GALL JAMES A
 Property Class: 401 39 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.			Land Value =	85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2002

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1276 SF Floor Area = 1914 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	101.30	0.00	2.37	1276	132,283

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: Interior 1 Story	4575.00	1	4,575
Fireplace: Direct-Vented Gas	2575.00	1	2,575

(16) Porches

WCP (1 Story), Standard	29.54	160	4,726
WPP, Standard	12.29	272	3,343

(17) Garages

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

Base Cost	37.45	440	16,478
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 244,993

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 220,494
 ECF (H862 DEER PARK) 1.550 => TCV of Bldg: 1 = 341,766

2018 Est. T.C.V. 006-860-034-00 = 426,766

Est. TCV/Total Floor Area = 222.97

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
214,600	214,600	214,600	202,246	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	0	4,247	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
213,400	213,400	213,400	206,493	206,493	0	

45-006-860-035-00 2018 Est. T.C.V. GROSS RAYMOND JR & LYNN
 Property Class: 401 40 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
		0.00	Total Acres				Total Est. Land Value =	85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1551 SF Floor Area = 2326 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	87.58	-9.57	3.16	1551	125,895

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Public Water	1162.00	1	1,162
Public Sewer	1162.00	1	1,162

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Direct-Vented Gas	1200.00	1	1,200

(16) Porches

WCP (1 Story), Standard	22.35	184	4,112
WSEP (1 Story), Standard	28.40	154	4,374
WPP, Standard	9.98	242	2,415

(17) Garages

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

Base Cost	23.05	552	12,724
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 220,723

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 209,687
 ECF (H862 DEER PARK) 1.550 => TCV of Bldg: 1 = 325,014

2018 Est. T.C.V. 006-860-035-00 = 410,014

Est. TCV/Total Floor Area = 176.27, Most recent sale 06/24/2011 for 340,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
206,200	206,200	206,200	192,123	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,200	0	4,034	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
205,000	205,000	205,000	196,157	196,157	196,157

45-006-860-036-00	2018 Est. T.C.V.	ZUBIK JOHN V & SANDRA J
Property Class: 402		41 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-036-00 = 85,000

Est. TCV/Total Floor Area = 36.54, Most recent sale 10/05/2012 for 121,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-037-00	2018 Est. T.C.V.	GORDON FRANKLIN L & KAREN S
Property Class: 402		42 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-037-00 = 85,000

Est. TCV/Total Floor Area = 36.54, Most recent sale 11/10/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
42,500	42,500	42,500	42,500	2.10			
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
42,500	42,500	42,500	43,392	42,500	0		

45-006-860-038-00	2018 Est. T.C.V.	PARROTTINO ANTHONY M & DENISE A
Property Class: 402		43 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-038-00 = 85,000

Est. TCV/Total Floor Area = 36.54, Most recent sale 01/28/2013 for 103,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-039-00	2018 Est. T.C.V.	ICHORD JOHN WILLIAM & JUDY GARDNER
Property Class: 402		1 TWISTED OAK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	80000.00000	100			80,000
		0.00	Total Acres		Total Est.		Land Value =	80,000

2018 Est. T.C.V. 006-860-039-00 = 80,000

Est. TCV/Total Floor Area = 34.39, Most recent sale 12/04/2017 for 80,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	31,234	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-2,500	0	0	8,766	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
40,000	40,000	40,000	31,889	40,000	0	

45-006-860-040-00	2018 Est. T.C.V.	FOX DIANNA L TRUST
Property Class: 402		19 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-040-00 = 85,000

Est. TCV/Total Floor Area = 36.54, Most recent sale 11/07/2002 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-041-00 2018 Est. T.C.V. BETZIG ROBERT E & SUSAN E
 Property Class: 401 21 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000	0.00000	100		85,000
	0.00	Total Acres		Total Est.		Land Value =		85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2346 SF Floor Area = 3344 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.75	0.00	2.77	2011	184,047
0.5	Story Siding	Overhang	16.12	0.00	0.00	15	242
1	Story Siding	Overhang	38.52	0.00	0.00	320	12,326

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

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 1 Story	3630.00	1	3,630

(16) Porches

WCP (1 Story), Standard	23.68	231	5,470
WSEP (1 Story), Standard	35.54	122	4,336
WPP, Standard	8.50	703	5,976

(17) Garages

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

Base Cost	26.05	641	16,698
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 339,582

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 322,603
 ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 516,164

2018 Est. T.C.V. 006-860-041-00 = 601,164

Est. TCV/Total Floor Area = 179.77, Most recent sale 07/03/2006 for 120,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
302,400	302,400	302,400	285,089	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	0	5,986	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
300,600	300,600	300,600	291,075	291,075	291,075	

45-006-860-042-00 2018 Est. T.C.V. WALTERS PAUL E & MARCIA R
 Property Class: 401 18 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2008

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2061 SF Floor Area = 3084 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.91	0.00	2.77	2053	188,219
0.5	Story Siding	Overhang	16.41	0.00	0.00	8	131

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
3 Fixture Bath	3525.00	2	7,050

(14) Water/Sewer

Public Water	Rate	Size	Cost
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WGEF (1 Story), Basement	Rate	Size	Cost
WGEF (1 Story), Basement	63.97	116	7,421
WPP, Standard	10.57	322	3,404
WCP (1 Story), Standard	23.08	249	5,747

(17) Garages

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

Base Cost	Rate	Size	Cost
Base Cost	27.79	554	15,396
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 330,439

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 313,917

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
Basement Recreation Finish	13.50	2061	27,824

County Multiplier = 1.39 => Cost New = 38,675

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 19,337

Total Depreciated Cost = 333,254

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 533,207

2018 Est. T.C.V. 006-860-042-00 = 618,207

Est. TCV/Total Floor Area = 200.46, Most recent sale 10/26/2006 for 123,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
311,000	311,000	311,000	294,909	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,900	0	6,193	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
309,100	309,100	309,100	301,102	301,102	301,102	

45-006-860-043-00 2018 Est. T.C.V. LUTHARDT FREDERICK W & NANCY D
 Property Class: 401 23 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.			Land Value =	85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2012

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1978 SF Floor Area = 2748 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	84.94	0.00	2.34	1978	172,640
1	Story Siding	Overhang	39.44	0.00	0.00	276	10,885

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025

(13) Plumbing

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

(14) Water/Sewer

Public Water	Rate	Size	Cost
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	Rate	Size	Cost
WCP (1 Story), Standard	23.28	243	5,657
WPP, Standard	10.57	322	3,404
WGEP (1 Story), Basement	61.50	123	7,565

(17) Garages

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

Base Cost	Rate	Size	Cost
Base Cost	26.08	639	16,665
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 325,572

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 309,293
 ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 494,869

2018 Est. T.C.V. 006-860-043-00 = 579,869

Est. TCV/Total Floor Area = 211.01, Most recent sale 11/17/2014 for 610,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
297,000	297,000	297,000	292,307	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-7,100	0	-2,407	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
289,900	289,900	289,900	298,445	289,900	289,900	

45-006-860-044-00	2018 Est. T.C.V.	BAUER ROGER N & JAN D
Property Class: 402		24 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-044-00 = 85,000

Est. TCV/Total Floor Area = 30.93, Most recent sale 02/05/2005 for 100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-045-00 2018 Est. T.C.V. PADILLA DANIEL W & MARY J
 Property Class: 401 28 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
0.00 Total Acres Total Est. Land Value =								85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2180 SF Floor Area = 3134 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.63	0.00	2.77	1924	177,778
0.5	Story Siding	Overhang	16.29	0.00	0.00	15	244
1	Story Siding	Overhang	38.91	0.00	0.00	241	9,377

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	11.20	180	2,016

(9) Basement Finish			
Basement Recreation Finish	13.50	2180	29,430
Walk out Basement Door(s)	1025.00	1	1,025

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

(14) Water/Sewer			
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: Interior 2 Story	4800.00	1	4,800

(16) Porches			
WCP (1 Story), Standard	23.22	245	5,689
WPP, Standard	11.08	270	2,992
WSEP (1 Story), Standard	34.90	126	4,397

(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	29.44	483	14,220
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 367,963

Local Cost Items:			
SOLAR POWER SYSTEM	5000.00	1	5,000

Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 331,937
 ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 531,100

2018 Est. T.C.V. 006-860-045-00 = 616,100

Est. TCV/Total Floor Area = 196.59, Most recent sale 03/07/2008 for 500,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
309,900	309,900	309,900	291,856	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,800	0	0	6,128	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
308,100	308,100	308,100	297,984	297,984		0

45-006-860-046-00 2018 Est. T.C.V. GUMINA JAMES C
 Property Class: 401 27 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.			Land Value =	85,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1978 SF Floor Area = 2574 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	83.68	-10.19	2.34	1527	115,792
2	Story Siding	Basement	112.36	0.00	3.70	214	24,837
1	Story Siding	Overhang	39.44	0.00	0.00	237	9,347

Other Additions/Adjustments Rate Size Cost

(1) Exterior
 Stone Veneer 11.20 193 2,162

(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
 Fireplace: Exterior 1 Story 4925.00 1 4,925

(16) Porches
 WCP (1 Story), Standard 22.65 268 6,070
 WSEP (1 Story), Standard 33.85 137 4,637
 WPP, Standard 10.63 315 3,348

(17) Garages
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 29.65 475 14,084
 Common Wall: 1 Wall -1425.00 1 -1,425
 Automatic Doors 425.00 1 425

County Multiplier = 1.39 => Cost New = 266,633

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 253,301

Separately Depreciated Items:

(9) Basement Finish
 Basement Recreation Finish 13.50 214 2,889
 County Multiplier = 1.39 => Cost New = 4,016
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 2,008

Total Depreciated Cost = 255,309

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 408,494

2018 Est. T.C.V. 006-860-046-00 = 493,494

Est. TCV/Total Floor Area = 191.72, Most recent sale 05/19/2004 for 114,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
250,400	250,400	250,400	223,663	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,700	0	0	4,696	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
246,700	246,700	246,700	228,359	228,359	0	

45-006-860-048-00	2018 Est. T.C.V.	WEEMES ALISON L TRUST
Property Class: 402		30 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-048-00 = 85,000

Est. TCV/Total Floor Area = 29.55, Most recent sale 08/31/2004 for 113,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-049-00 2018 Est. T.C.V. WITLER WILLIAM R JR & RITA M
 Property Class: 401 29 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.			Land Value =	85,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2106 SF Floor Area = 2383 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	73.39	0.00	1.85	2106	158,455
1	Story Siding	Overhang	39.07	0.00	0.00	277	10,822

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	13.50	1606	21,681
Walk out Basement Door(s)	1025.00	3	3,075

(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 1 Story	3630.00	1	3,630

(16) Porches

WPP, Standard	10.51	330	3,468
WCP (1 Story), Standard	23.35	241	5,627

(17) Garages

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

Base Cost	25.73	553	14,229
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 325,284

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

Depr.Cost = 309,020

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 494,431

2018 Est. T.C.V. 006-860-049-00 = 579,431

Est. TCV/Total Floor Area = 243.15, Most recent sale 07/22/2011 for 87,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
299,400	299,400	299,400	252,694	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,700	0	0	5,306	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
289,700	289,700	289,700	258,000	258,000	258,000	

45-006-860-050-00 2018 Est. T.C.V. GORDON HARVEY C TRUST
 Property Class: 401 34 PINE TRACE
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1	Units	85000.00000	100		85,000
0.00 Total Acres Total Est. Land Value =								85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2125 SF Floor Area = 3067 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.91	0.00	2.77	1884	174,609
1	Story Siding	Overhang	39.03	0.00	0.00	241	9,406

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: Interior 2 Story	4800.00	1	4,800

(16) Porches

WSEP (1 Story), Standard	34.90	126	4,397
WCP (1 Story), Standard	23.68	231	5,470
WPP, Standard	11.08	270	2,992

(17) Garages

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

Base Cost	29.44	483	14,220
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 317,821

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 290,539
 ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 464,862

2018 Est. T.C.V. 006-860-050-00 = 549,862

Est. TCV/Total Floor Area = 179.28, Most recent sale 10/09/2002 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
276,600	276,600	276,600	265,032	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,700	0	0	5,565	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
274,900	274,900	274,900	270,597	270,597	270,597	

45-006-860-051-00	2018 Est. T.C.V.	GORDON HARVEY C TRUST &
Property Class: 402		33 PINE TRACE
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS PINE TRACE UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-051-00 = 85,000

Est. TCV/Total Floor Area = 27.71, Most recent sale 04/18/2006 for 117,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-052-00	2018 Est. T.C.V.	DEEGAN MICHAEL J & ELIZABETH F
Property Class: 402		17 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-052-00 = 85,000

Est. TCV/Total Floor Area = 27.71, Most recent sale 07/27/2012 for 108,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-053-00 2018 Est. T.C.V. HENNESSEY JOHN & CHRISTINE
 Property Class: 401 18 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00	0.0000	100		85,000
		0.00	Total Acres				Total Est. Land Value =	85,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 2017

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2363 SF Floor Area = 3868 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	100.00	0.00	3.25	2006	207,120
1	Story Siding	Overhang	38.48	0.00	0.00	357	13,737

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

Basement Recreation Finish	13.50	1081	14,594
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	5	17,625

(14) Water/Sewer

Public Sewer	1487.00	1	1,487
Well, 50 Feet	1600.00	1	1,600

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WPP, Standard	10.69	308	3,293
WCP (1 Story), Standard	34.66	84	2,911

(17) Garages

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

Base Cost	25.90	651	16,861
Common Wall: 2 Wall	-2850.00	1	-2,850
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =>

Cost New = 389,940

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,

Depr.Cost = 386,040

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 617,665

2018 Est. T.C.V. 006-860-053-00 = 702,665

Est. TCV/Total Floor Area = 181.66, Most recent sale 10/08/2015 for 100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
59,000	59,000	59,000	59,000	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
292,500	-200	292,500	-200	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
351,300	351,300	351,300	352,739	351,300	0	

45-006-860-054-00 2018 Est. T.C.V. DEER PARK #19 LLC
 Property Class: 401 19 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000	0.00000	100		85,000
0.00 Total Acres Total Est. Land Value =								85,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1640 SF Floor Area = 2460 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.97	-10.74	2.77	1640	137,760

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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: Interior 2 Story	4800.00	1	4,800

(16) Porches

WCP (1 Story), Standard	25.78	180	4,640
WPP, Standard	11.48	240	2,755

(17) Garages

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

Base Cost	26.30	624	16,411
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 247,345

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 227,110

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	750	10,125
County Multiplier = 1.39 =>			Cost New = 14,074
Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0,			Depr.Cost = 14,074
Basement Living Finish	19.75	890	17,578
County Multiplier = 1.39 =>			Cost New = 24,433
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,			Depr.Cost = 6,108

Total Depreciated Cost = 247,292

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 395,667

2018 Est. T.C.V. 006-860-054-00 = 480,667

Est. TCV/Total Floor Area = 195.39, Most recent sale 12/22/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
243,800	243,800	243,800	240,747	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-3,500	0	-447	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
240,300	240,300	240,300	245,802	240,300	0	

45-006-860-055-00 2018 Est. T.C.V. SANDER BARBARA A REVOCABLE TRUST
 Property Class: 401 22 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	0				0	100		0
4860 WOODS DEER PARK UNIT			1 Units	85000	0.00000	100		85,000
0.00 Total Acres Total Est. Land Value =								85,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1762 SF Floor Area = 2643 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	91.01	0.00	2.77	1762	165,240

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish
 Basement Recreation Finish 13.50 1762 23,787

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

(14) Water/Sewer
 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: Interior 1 Story 4100.00 1 4,100
 Fireplace: Direct-Vented Gas 2000.00 1 2,000

(16) Porches
 WCP (1 Story), Standard 25.29 189 4,780
 WPP, Standard 11.48 240 2,755

(17) Garages
 Class:BC Exterior: Siding Foundation: 42 Inch (Finished)
 Base Cost 27.35 576 15,754
 Common Wall: 1 Wall -1425.00 1 -1,425
 Automatic Doors 425.00 1 425

County Multiplier = 1.39 => Cost New = 324,593

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 292,133

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 = 294,983

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 471,974

2018 Est. T.C.V. 006-860-055-00 = 556,974

Est. TCV/Total Floor Area = 210.74, Most recent sale 05/24/2006 for 546,838

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
288,000	288,000	288,000	283,730	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-9,500	0	0	-5,230	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
278,500	278,500	278,500	289,688	278,500	278,500	278,500

45-006-860-056-00	2018 Est. T.C.V.	DOBSON BARBAA M & ROBERT C
Property Class: 402		23 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	0				0	100		0
4860 WOODS DEER PARK UNIT			1 Units	85000	0.00000	100		85,000
		0.00	Total Acres				Total Est. Land Value =	85,000

2018 Est. T.C.V. 006-860-056-00 = 85,000

Est. TCV/Total Floor Area = 32.16, Most recent sale 12/19/2014 for 100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-057-00	2018 Est. T.C.V.	BECKER FAMILY TRUST
Property Class: 402		24 DEER PARK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000	0.00000	100		85,000
	0.00	Total Acres	Total Est.	Land Value =				85,000

2018 Est. T.C.V. 006-860-057-00 = 85,000

Est. TCV/Total Floor Area = 32.16, Most recent sale 09/09/2013 for 92,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-058-00 2018 Est. T.C.V. GALEANA FRANK H TRUST
 Property Class: 402 27 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	0				0	100		0
4860 WOODS DEER PARK UNIT			1 Units	85000	0.00000	100		85,000
		0.00	Total Acres				Total Est. Land Value =	85,000

2018 Est. T.C.V. 006-860-058-00 = 85,000

Est. TCV/Total Floor Area = 32.16, Most recent sale 06/02/2015 for 103,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
42,500	42,500	42,500	43,392	42,500	0	

45-006-860-059-00 2018 Est. T.C.V. LYSAGHT LEON & PAMELA
 Property Class: 401 28 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
0.00 Total Acres Total Est. Land Value =								85,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1572 SF Floor Area = 2358 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	92.61	-10.86	2.77	1572	132,865

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: Interior 1 Story	4100.00	1	4,100

(16) Porches

WSEP (1 Story), Standard	32.33	154	4,979
WCP (1 Story), Standard	23.78	228	5,422
WPP, Standard	10.90	286	3,117

(17) Garages

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

Base Cost	28.40	528	14,995
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 242,844

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 223,059

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1572	21,222
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County Multiplier = 1.39 => Cost New = 29,499

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 14,749

Total Depreciated Cost = 237,809

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 380,494

2018 Est. T.C.V. 006-860-059-00 = 465,494

Est. TCV/Total Floor Area = 197.41, Most recent sale 02/04/2005 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
236,100	236,100	236,100	233,280	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,400	0	0	-580	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
232,700	232,700	232,700	238,178	232,700	232,700	

45-006-860-060-00 2018 Est. T.C.V. GALEANA CARL F & BARBARA J
 Property Class: 401 29 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est. Land Value =				85,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1920 SF Floor Area = 2880 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.87	0.00	2.77	1920	177,869

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	11.20	160	1,792
Walk out Basement Door(s)	1025.00	1	1,025

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

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

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

(16) Porches			
CCP (1 Story), Standard	24.12	210	5,065

(17) Garages

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

Base Cost	26.73	608	16,252
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425
Storage area over garage	4.50	78	351

County Multiplier = 1.39 => Cost New = 313,006

Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost = 303,615

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 = 306,465

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 490,345

2018 Est. T.C.V. 006-860-060-00 = 575,345

Est. TCV/Total Floor Area = 199.77, Most recent sale 09/17/2013 for 139,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
294,500	294,500	294,500	289,986	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-6,800	0	-2,286	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
287,700	287,700	287,700	296,075	287,700	0	

45-006-860-061-00 2018 Est. T.C.V. HARRIS DAVID TRUST
 Property Class: 401 34 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	0				0	100		0
4860 WOODS DEER PARK UNIT			1 Units	85000	0.00000	100		85,000
	0.00		Total Acres				Total Est. Land Value =	85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1650 SF Floor Area = 2475 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	91.89	-10.72	2.77	1650	138,501

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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: Interior 1 Story	4100.00	1	4,100

(16) Porches

WCP (1 Story), Standard	24.63	202	4,975
WPP, Standard	11.48	240	2,755

(17) Garages

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

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

County Multiplier = 1.39 => Cost New = 249,074

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 228,666

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1650	22,275
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County Multiplier = 1.39 => Cost New = 30,962

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 15,481

Total Depreciated Cost = 244,147

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 390,636

2018 Est. T.C.V. 006-860-061-00 = 475,636

Est. TCV/Total Floor Area = 192.18, Most recent sale 09/16/2003 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
241,200	241,200	241,200	238,325	2.10		
2018 New Eq. Adjustment		Loss	Additions	Tax Adjustment	Losses	
0	-3,400	0	0	-525	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
237,800	237,800	237,800	243,329	237,800	237,800	

45-006-860-063-00 2018 Est. T.C.V. DINNING DONALD B & BARBARA G
 Property Class: 401 36 DEER PARK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS DEER PARK UNIT			1 Units	85000.00000	100			85,000
	0.00	Total Acres		Total Est.	Land Value =			85,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2119 SF Floor Area = 3170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.61	0.00	2.77	2111	192,903
0.5	Story Siding	Overhang	16.34	0.00	0.00	8	131

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	2	2,050

(13) Plumbing

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

(14) Water/Sewer

Public Water	Rate	Size	Cost
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487

(15) Built-Ins & Fireplaces

Fireplace: Interior 1 Story	Rate	Size	Cost
Fireplace: Interior 1 Story	4100.00	1	4,100
Fireplace: Raised Hearth	315.00	1	315

(16) Porches

WCP (1 Story), Standard	Rate	Size	Cost
WCP (1 Story), Standard	24.04	220	5,289
WPP, Standard	9.00	521	4,689

(17) Garages

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

Base Cost	Rate	Size	Cost
Base Cost	26.92	599	16,125
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 327,687

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 311,302
 ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 498,084

2018 Est. T.C.V. 006-860-063-00 = 583,084

Est. TCV/Total Floor Area = 183.94, Most recent sale 07/18/2006 for 124,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
293,300	293,300	293,300	284,211	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,800	0	5,968	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
291,500	291,500	291,500	290,179	290,179	290,179

45-006-860-064-00 2018 Est. T.C.V. WILKINS DAVID A & KATHLEEN A TRUST
 Property Class: 401 2 TWISTED OAK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	80000.00000	100			80,000
		0.00	Total Acres				Total Est. Land Value =	80,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C+10 Blt 2013

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1774 SF Floor Area = 2510 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	77.54	-9.24	0.00	1774	121,164
1	Story Siding	Overhang	35.65	0.00	0.00	292	10,410

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	9.37	290	2,717
WPP, Standard	14.97	96	1,437

(17) Garages

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

Base Cost	22.53	584	13,158
Common Wall: 2 Wall	-2575.00	1	-2,575
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 221,213

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 210,152
 ECF (H861 WOODSTONE TWISTED OAK) 1.550 => TCV of Bldg: 1 = 325,736

2018 Est. T.C.V. 006-860-064-00 = 405,736

Est. TCV/Total Floor Area = 161.65, Most recent sale 10/14/2011 for 59,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
210,000	210,000	210,000	170,968	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-7,100	0	0	3,590	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
202,900	202,900	202,900	174,558	174,558	174,558

45-006-860-065-00	2018 Est. T.C.V.	4629 HIGHLAND LLC
Property Class: 402		5 TWISTED OAK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	80000	.00000	100		80,000
		0.00	Total Acres				Total Est. Land Value =	80,000

2018 Est. T.C.V. 006-860-065-00 = 80,000

Est. TCV/Total Floor Area = 31.87, Most recent sale 07/31/2014 for 76,250

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
42,500	42,500	42,500	32,792	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,500	0	0	688	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,000	40,000	40,000	33,480	33,480	0		

45-006-860-066-00 2018 Est. T.C.V. HUMPHREYS SHARON L TRUST
 Property Class: 401 6 TWISTED OAK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	80000.00000	100			80,000
		0.00	Total Acres				Total Est. Land Value =	80,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B-10 Blt 2010

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1780 SF Floor Area = 2346 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	77.32	-10.65	1.58	1780	121,485
1	Story Siding	Overhang	46.51	0.00	0.00	566	26,325

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Public Water	1712.00	1	1,712
Public Sewer	1712.00	1	1,712

(15) Built-Ins & Fireplaces

Fireplace: Prefab 2 Story	5395.00	1	5,395
Fireplace: Raised Hearth	425.00	1	425

(16) Porches

WPP, Standard	12.42	261	3,242
CCP (1 Story), Standard	35.50	96	3,408

(17) Garages

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

Base Cost	32.84	586	19,244
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 263,096

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 249,941
 ECF (H861 WOODSTONE TWISTED OAK) 1.550 => TCV of Bldg: 1 = 387,408

2018 Est. T.C.V. 006-860-066-00 = 467,408

Est. TCV/Total Floor Area = 199.24, Most recent sale 09/01/2016 for 485,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
237,600	237,600	237,600	237,600	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,900	0	-3,900	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
233,700	233,700	233,700	242,589	233,700	233,700

45-006-860-067-00 2018 Est. T.C.V. AYLSWORTH-BONZELET LAURA A
 Property Class: 401 8 TWISTED OAK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	80000	0.00000	100		80,000
		0.00	Total Acres				Total Est. Land Value =	80,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2003

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2065 SF Floor Area = 2521 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	83.18	-10.07	2.34	1825	137,696
1	Story Siding	Overhang	39.18	0.00	0.00	240	9,403

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: Interior 1 Story	4100.00	1	4,100

(16) Porches

WCP (1 Story), Standard	32.09	105	3,369
WSEP (1 Story), Standard	34.04	135	4,595
WPP, Standard	11.62	232	2,696

(17) Garages

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

Base Cost	29.50	480	14,160
Common Wall: 1.5 Wall	-2150.00	1	-2,150
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 256,489

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 230,840
 ECF (H861 WOODSTONE TWISTED OAK) 1.550 => TCV of Bldg: 1 = 357,802

2018 Est. T.C.V. 006-860-067-00 = 437,802

Est. TCV/Total Floor Area = 173.66, Most recent sale 01/06/2017 for 400,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
247,900	247,900	247,900	247,900	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-29,000	0	-29,000	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
218,900	218,900	218,900	253,105	218,900	218,900

45-006-860-068-00 2018 Est. T.C.V. RUSCHHAUPT DAVID G LIVING TRUST
 Property Class: 401 10 TWISTED OAK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	80000	0.00000	100		80,000
		0.00	Total Acres				Total Est. Land Value =	80,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1814 SF Floor Area = 2601 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	90.53	-10.44	2.77	1574	130,422
1	Story Siding	Overhang	39.94	0.00	0.00	240	9,586

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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: Interior 1 Story	4100.00	1	4,100

(16) Porches

WCP (1 Story), Standard	32.52	102	3,317
WSEP (1 Story), Standard	34.04	135	4,595
WPP, Standard	11.59	234	2,712

(17) Garages

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

Base Cost	29.50	480	14,160
Common Wall: 1.5 Wall	-2150.00	1	-2,150
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 251,480

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 230,832

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	13.50	1814	24,489
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County Multiplier = 1.39 => Cost New = 34,040

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 17,020

Total Depreciated Cost = 247,852

ECF (H861 WOODSTONE TWISTED OAK) 1.550 => TCV of Bldg: 1 = 384,170

2018 Est. T.C.V. 006-860-068-00 = 464,170

Est. TCV/Total Floor Area = 178.46, Most recent sale 10/27/2008 for 450,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
237,900	237,900	237,900	201,829	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-5,800	0	0	4,238	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
232,100	232,100	232,100	206,067	206,067	0	

45-006-860-069-00	2018 Est. T.C.V.	SCHULTZ JEFFREY M & KERRI K
Property Class: 402		9 TWISTED OAK
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	80000.00000	100			80,000
		0.00	Total Acres		Total Est.		Land Value =	80,000

2018 Est. T.C.V. 006-860-069-00 = 80,000

Est. TCV/Total Floor Area = 30.76, Most recent sale 08/07/2012 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
42,500	42,500	42,500	32,792	2.10			
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	-2,500	0	0	688	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
40,000	40,000	40,000	33,480	33,480	0		

45-006-860-070-00 2018 Est. T.C.V. 13 TWISTED OAK LLC
 Property Class: 401 13 TWISTED OAK
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS TWISTED OAK			1 Units	80000.00000	100			80,000
		0.00	Total Acres		Total Est.		Land Value =	80,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1675 SF Floor Area = 2094 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	85.74	0.00	2.34	1675	147,534

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (1 Story), Standard	29.07	202	5,872
WPP, Standard	8.95	528	4,726
WCP (1 Story), Standard	30.39	117	3,556

(17) Garages

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

Base Cost	27.32	578	15,791
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 272,876

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 259,232

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish 13.50 1676 22,626

County Multiplier = 1.39 => Cost New = 31,450

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 15,725

Total Depreciated Cost = 274,957

ECF (H861 WOODSTONE TWISTED OAK) 1.550 => TCV of Bldg: 1 = 426,183

2018 Est. T.C.V. 006-860-070-00 = 506,183

Est. TCV/Total Floor Area = 241.73, Most recent sale 10/01/2012 for 90,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
261,400	261,400	261,400	218,863	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-8,300	0	4,596	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
253,100	253,100	253,100	223,459	223,459	0	

45-006-860-071-00 2018 Est. T.C.V. GAFFNEY HEATHER & GOLIBER JEFFRY
 Property Class: 401 1 FROG POND
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value G>	0				0	100		0
4860 WOODS FROG NOPOND			1 Units	85000	0.00000	100		85,000
		0.00	Total Acres		Total Est.		Land Value =	85,000

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	95	4,750
	Total Estimated Land Improvements True		Cash Value =		4,750

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

(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

3 Fixture Bath	3525.00	-1	-3,525
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County Multiplier = 1.39 => Cost New = -4,900

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = -4,851
 ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 0

2018 Est. T.C.V. 006-860-071-00 = 89,750

Est. TCV/Total Floor Area = 0.00, Most recent sale 08/01/2012 for 103,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
42,500	42,500	42,500	42,500	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
2,400	0	2,400	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,900	44,900	44,900	45,792	44,900	0	

45-006-860-072-00 2018 Est. T.C.V. FINCHER RUSSELL D & MARGARET C
 Property Class: 401 2 FROG POND
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00	0000	100		105,000
	0.00	Total Acres		Total Est.			Land Value =	105,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B-10 Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1632 SF Floor Area = 2448 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	97.24	-10.89	2.37	1632	144,791

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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: Exterior 2 Story	6600.00	1	6,600
Fireplace: Direct-Vented Gas	2575.00	1	2,575

(16) Porches

WCP (1 Story), Standard	39.15	75	2,936
WPP, Standard	14.54	162	2,355
WPP, Standard	12.53	252	3,158

(17) Garages

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

Base Cost	35.69	484	17,274
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 276,628

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 253,466

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 405,545

2018 Est. T.C.V. 006-860-072-00 = 510,545

Est. TCV/Total Floor Area = 208.56, Most recent sale 07/21/2006 for 538,600

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
259,000	259,000	259,000	252,242	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-3,700	0	0	3,058	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
255,300	255,300	255,300	257,539	255,300	255,300	

45-006-860-073-00 2018 Est. T.C.V. WATSON DOUGLAS M & JACQUELINE N
 Property Class: 401 3 FROG POND
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00	00000	100		105,000
0.00 Total Acres Total Est. Land Value =								105,000

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2013

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1883 SF Floor Area = 2354 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	87.80	0.00	2.00	1883	169,093

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

Basement Recreation Finish	15.95	742	11,835
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	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
Fireplace: Direct-Vented Gas	2575.00	1	2,575

(16) Porches

WPP, Standard	13.52	196	2,650
WSEP (1 Story), Standard	37.86	132	4,998
WCP (1 Story), Standard	36.67	95	3,484
WPP, Standard	18.43	90	1,659

(17) Garages

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

Base Cost	30.19	491	14,823
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 =>

Cost New = 329,418

Local Cost Items:

GENERATOR	3000.00	1	3,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 315,797

ECF (H860 WOODSTONE RESIDENTIAL HOME SITES "UNIT")1.600 => TCV of Bldg: 1 = 505,275

2018 Est. T.C.V. 006-860-073-00 = 610,275

Est. TCV/Total Floor Area = 259.25, Most recent sale 01/03/2014 for 597,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
314,900	314,900	314,900	310,166	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-9,800	0	0	-5,066	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
305,100	305,100	305,100	316,679	305,100	305,100	

45-006-860-074-00	2018 Est. T.C.V.	WATSON JACQUELINE N & DOUGLAS M
Property Class: 402		4 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00000	100			105,000
	0.00	Total Acres	Total Est.	Land Value =				105,000

2018 Est. T.C.V. 006-860-074-00 = 105,000

Est. TCV/Total Floor Area = 44.60, Most recent sale 11/19/2014 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	52,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	53,602	52,500	0	

45-006-860-075-00	2018 Est. T.C.V.	STEPANEK FAMILY LIVING TRUST
Property Class: 402		5 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00000	100			105,000
		0.00	Total Acres				Total Est. Land Value =	105,000

2018 Est. T.C.V. 006-860-075-00 = 105,000

Est. TCV/Total Floor Area = 44.60, Most recent sale 11/11/2003 for 140,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	52,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	53,602	52,500	0	

45-006-860-076-00	2018 Est. T.C.V.	WOODSTONE PARTNERS LLC
Property Class: 402		6 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00000	100			105,000
	0.00	Total Acres	Total Est.	Land Value =				105,000

2018 Est. T.C.V. 006-860-076-00 = 105,000

Est. TCV/Total Floor Area = 44.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	2,102	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	2,146	2,146	0	

45-006-860-077-00	2018 Est. T.C.V.	WOODSTONE PARTNERS LLC
Property Class: 402		7 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00000	100			105,000
		0.00	Total Acres		Total Est.		Land Value =	105,000

2018 Est. T.C.V. 006-860-077-00 = 105,000

Est. TCV/Total Floor Area = 44.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	2,102	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	2,146	2,146	0	

45-006-860-078-00	2018 Est. T.C.V.	WOODSTONE PARTNERS LLC
Property Class: 402		8 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00000	100	100		105,000
		0.00	Total Acres		Total Est.	Land Value =		105,000

2018 Est. T.C.V. 006-860-078-00 = 105,000

Est. TCV/Total Floor Area = 44.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	2,102	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	2,146	2,146	0	

45-006-860-079-00	2018 Est. T.C.V.	WOODSTONE PARTNERS LLC
Property Class: 402		9 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00000	100			105,000
	0.00	Total Acres	Total Est.	Land Value =				105,000

2018 Est. T.C.V. 006-860-079-00 = 105,000

Est. TCV/Total Floor Area = 44.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	2,102	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	2,146	2,146	0	

45-006-860-080-00	2018 Est. T.C.V.	WOODSTONE PARTNERS LLC
Property Class: 402		10 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00000	100			105,000
	0.00	Total Acres	Total Est.	Land Value =				105,000

2018 Est. T.C.V. 006-860-080-00 = 105,000

Est. TCV/Total Floor Area = 44.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	2,102	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	2,146	2,146	0	

45-006-860-082-00	2018 Est. T.C.V.	WOODSTONE PARTNERS LLC
Property Class: 402		12 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00000	100			105,000
	0.00	Total Acres	Total Est.	Land Value =				105,000

2018 Est. T.C.V. 006-860-082-00 = 105,000

Est. TCV/Total Floor Area = 44.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	2,102	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	2,146	2,146	0	

45-006-860-083-00	2018 Est. T.C.V.	CLEMETSEN ERIC A & HELEN C
Property Class: 402		13 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00000	100			105,000
	0.00	Total Acres	Total Est.	Land Value =				105,000

2018 Est. T.C.V. 006-860-083-00 = 105,000

Est. TCV/Total Floor Area = 44.60, Most recent sale 10/07/2005 for 124,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	52,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	53,602	52,500	0	

45-006-860-084-00	2018 Est. T.C.V.	WOODSTONE PARTNERS LLC
Property Class: 402		14 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00000	100	100		105,000
	0.00	Total Acres	Total Est.	Land Value =				105,000

2018 Est. T.C.V. 006-860-084-00 = 105,000

Est. TCV/Total Floor Area = 44.60

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	2,102	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	2,146	2,146	0	

45-006-860-088-00	2018 Est. T.C.V.	KREBS FRANC J & MARY ANN
Property Class: 402		18 FROG POND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS FROG POND UNIT			1 Units	105000.00000	100			105,000
		0.00	Total Acres				Total Est. Land Value =	105,000

2018 Est. T.C.V. 006-860-088-00 = 105,000

Est. TCV/Total Floor Area = 38.15, Most recent sale 11/17/2006 for 152,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
52,500	52,500	52,500	52,500	2.10		
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
	0	0	0	0	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
52,500	52,500	52,500	53,602	52,500	0	

45-006-860-089-00	2018 Est. T.C.V.	MAZZA JOHN J & NANCY L
Property Class: 402		1 CRYSTAL BEND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000.00000	100			150,000
		0.00	Total Acres		Total Est.		Land Value =	150,000

2018 Est. T.C.V. 006-860-089-00 = 150,000

Est. TCV/Total Floor Area = 54.51, Most recent sale 07/24/2003 for 165,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,000	75,000	75,000	75,000	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,000	75,000	75,000	76,575	75,000	0	

45-006-860-090-00	2018 Est. T.C.V.	WOODSTONE PARTNERS LLC
Property Class: 402		2 CRYSTAL BEND
Map #: 31,36,39,40,52	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000	.00000	100		150,000
		0.00	Total Acres				Total Est. Land Value =	150,000

2018 Est. T.C.V. 006-860-090-00 = 150,000

Est. TCV/Total Floor Area = 54.51

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
75,000	75,000	75,000	2,102	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	44	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
75,000	75,000	75,000	2,146	2,146	0	

45-006-860-091-00 2018 Est. T.C.V. RABINOWITZ BERT & HELENE S
 Property Class: 401 3 CRYSTAL BEND
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000.00	00000	100		150,000
	0.00	Total Acres		Total Est.			Land Value =	150,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2206 SF Floor Area = 4074 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	106.01	-10.17	2.78	2206	217,556
1	Story Siding	Overhang	45.13	0.00	0.00	214	9,658

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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: Interior 2 Story	5350.00	1	5,350

(16) Porches

WCP (1 Story), Standard	42.15	63	2,655
WPP, Standard	14.72	156	2,296

(16) Deck/Balcony

Treated Wood, Standard	7.18	668	4,796
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(17) Garages

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

Base Cost	30.36	703	21,343
Common Wall: 2 Wall	-3825.00	1	-3,825
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 388,024

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 353,721

Separately Depreciated Items:

Local Cost Items:

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

Total Depreciated Cost = 356,631

ECF (CRYSTAL BEND) 1.650 => TCV of Bldg: 1 = 588,441

2018 Est. T.C.V. 006-860-091-00 = 738,441

Est. TCV/Total Floor Area = 181.26, Most recent sale 07/29/2005 for 199,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
374,600	374,600	374,600	214,085	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-5,400	0	4,495	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
369,200	369,200	369,200	218,580	218,580	218,580	

45-006-860-092-00 2018 Est. T.C.V. MORRIS LAWRENCE D TRUST
 Property Class: 401 4 CRYSTAL BEND
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000.00	0000	100		150,000
		0.00	Total Acres				Total Est. Land Value =	150,000

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1713 SF Floor Area = 2570 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	96.57	-10.74	2.37	1713	151,087

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

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

(14) Water/Sewer

Public Sewer		1712.00	1	1,712
Well, 50 Feet		1625.00	1	1,625

(15) Built-Ins & Fireplaces

Appliance Allowance		4125.00	1	4,125
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(16) Porches

WCP (1 Story), Standard		44.65	53	2,366
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(16) Deck/Balcony

Treated Wood, Standard		7.20	624	4,493
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(17) Garages

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

Base Cost		30.96	669	20,712
Common Wall: 1.5 Wall		-2875.00	1	-2,875
Automatic Doors		500.00	2	1,000

County Multiplier = 1.39 =>

Cost New = 275,387

Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost = 272,633
 ECF (CRYSTAL BEND) 1.650 => TCV of Bldg: 1 = 449,845

2018 Est. T.C.V. 006-860-092-00 = 599,845

Est. TCV/Total Floor Area = 233.40, Most recent sale 01/07/2016 for 163,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
210,900	210,900	210,900	210,900	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
89,900	-900	89,900	-900	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
299,900	299,900	299,900	305,228	299,900	0

45-006-860-093-00 2018 Est. T.C.V. NORTHPORT TRUST UTA 12/31/88
 Property Class: 402 5 CRYSTAL BEND
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000.00000	100			150,000
		0.00	Total Acres				Total Est. Land Value =	150,000

2018 Est. T.C.V. 006-860-093-00 = 150,000

Est. TCV/Total Floor Area = 58.37, Most recent sale 06/06/2003 for 162,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
75,000	75,000	75,000	75,000	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
75,000	75,000	75,000	76,575	75,000	0		

45-006-860-094-00 2018 Est. T.C.V. KASPER ALAN R & TERI L JOINT TRUST
 Property Class: 401 6 CRYSTAL BEND
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000.00	0.0000	100		150,000
		0.00	Total Acres				Total Est. Land Value =	150,000

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1643 SF Floor Area = 2650 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	122.70	-12.06	3.09	1343	152,739
1	Story Siding	Overhang	47.09	0.00	0.00	300	14,127

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(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: Direct-Vented Gas	2575.00	1	2,575

(16) Porches

WCP (1 Story), Standard	51.43	42	2,160
WCP (1 Story), Standard	39.90	72	2,873
WPP, Standard	10.68	458	4,891
WPP, Standard	12.87	231	2,973

(17) Garages

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

Base Cost	32.45	600	19,470
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 309,042

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 282,638
 ECF (CRYSTAL BEND) 1.650 => TCV of Bldg: 1 = 466,353

2018 Est. T.C.V. 006-860-094-00 = 616,353

Est. TCV/Total Floor Area = 232.59, Most recent sale 02/15/2006 for 728,104

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
312,400	312,400	312,400	312,400	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,200	0	-4,200	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
308,200	308,200	308,200	318,960	308,200	308,200	

45-006-860-095-00 2018 Est. T.C.V. MOROZ LINDA J TRUST
 Property Class: 401 7 CRYSTAL BEND
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000.00	00000	100		150,000
		0.00	Total Acres				Total Est. Land Value =	150,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2009

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1720 SF Floor Area = 2392 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	108.86	-11.92	2.63	1343	133,723
1	Story Siding	Overhang	46.76	0.00	0.00	377	17,629

Other Additions/Adjustments Rate Size Cost

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	4	18,600
2 Fixture Bath	3100.00	1	3,100

(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: Direct-Vented Gas	2575.00	1	2,575

(16) Porches

WCP (1 Story), Standard	51.43	42	2,160
WCP (1 Story), Standard	39.90	72	2,873
WPP, Standard	10.68	458	4,891
WPP, Standard	12.87	231	2,973

(17) Garages

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

Base Cost	32.45	600	19,470
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 300,403

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Notes: LIVING OVER GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 290,133

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	15.95	1643	26,206
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County Multiplier = 1.39 => Cost New = 36,426

Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/100/100/100.0, Depr.Cost = 36,426

Total Depreciated Cost = 326,559

ECF (CRYSTAL BEND) 1.650 => TCV of Bldg: 1 = 538,822

2018 Est. T.C.V. 006-860-095-00 = 688,822

Est. TCV/Total Floor Area = 287.97, Most recent sale 06/20/2008 for 665,000

Year	Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
2017	346,300	346,300	346,300	346,300	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,900	0	0	-1,900	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	344,400	344,400	344,400	353,572	344,400	344,400

45-006-860-096-00 2018 Est. T.C.V. ORIEL PATRICK J & SHARON L
 Property Class: 401 8 CRYSTAL BEND
 Map #: 31,36,39,40,52 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H860.H860 WOODSTONE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
4860 WOODS CRYSTAL BEND			1 Units	150000.00	0000	100		150,000
0.00 Total Acres Total Est. Land Value =								150,000

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2005

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1214 SF Floor Area = 2428 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	141.03	-13.05	3.51	1214	159,629

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

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: Direct-Vented Gas	2575.00	2	5,150

(16) Porches

WSEP (1 Story), Standard	35.28	159	5,610
WCP (1 Story), Standard	38.53	80	3,082
WPP, Standard	14.63	159	2,326
WPP, Standard	11.00	419	4,609
WPP, Standard	16.25	120	1,950

(17) Garages

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

Base Cost	32.45	600	19,470
Automatic Doors	500.00	2	1,000
Storage area over garage	4.85	300	1,455

County Multiplier = 1.39 => Cost New = 309,497

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 283,048
 ECF (CRYSTAL BEND) 1.650 => TCV of Bldg: 1 = 467,029

2018 Est. T.C.V. 006-860-096-00 = 617,029

Est. TCV/Total Floor Area = 254.13, Most recent sale 07/02/2003 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
312,800	312,800	312,800	312,800	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-4,300	0	0	-4,300	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
308,500	308,500	308,500	319,368	308,500	308,500	

