



45-006-101-002-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		LANE RD
Map #: 8	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 090.090 EXEMPT

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI 12,500	228.93	0.00	1.0000	1.0000	12500	100		2,861,625
090 EXEMPT EXEMPT			1.66 Acres		8000	100		13,280
229 Actual Front Feet, 1.66 Total Acres Total Est. Land Value =								2,874,905

2018 Est. T.C.V. 006-101-002-00	=	0
Est. TCV/Total Floor Area =	0.00	
2017 Assessed	MBOR	S.E.V.
0	0	0
2018 New Eq. Adjustment	Loss	Additions
0	0	0
2018 Assessed	MBOR	S.E.V.
Tentative	Tentative	Tentative
		Capped
		->Taxable<-
		Tentative
		PRE/MBT
		Tentative

45-006-101-003-00                      2018 Est. T.C.V.                      HENRY GREGORY L & MARGENE ANN  
 Property Class: 460                      2656 S LANE RD  
 Map #: 8                                      GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$9000	152.62	289.47	0.8809	1.0000	9000	100		1,209,959
153 Actual Front Feet, 1.01 Total Acres                      Total Est. Land Value =								1,209,959

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1+ STORY                      Cls BC    Blt 1953

## (11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 2897 SF    Floor Area = 2897 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.59	-9.16	1.85	2897	180,425

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

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

## (14) Water/Sewer

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

## (15) Built-Ins &amp; Fireplaces

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

## (16) Porches

WSEP (1 Story), Standard	29.43	196	5,768
WCP (1 Story), Standard	31.66	108	3,419

## (16) Deck/Balcony

Treated Wood, Standard	6.90	1087	7,500
Treated Wood, Standard	7.30	350	2,555
Treated Wood, Standard	9.41	98	922

County Multiplier = 1.39 =>                      Cost New =    303,778

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    212,644

## 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 =    215,494

ECF (4700 LAKE MICHIGAN HOMESITES)    1.850 => TCV of Bldg: 1 =    398,665

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

## (11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1291 SF    Floor Area = 2582 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Blt-in Gar.	85.64	0.00	3.70	1291	115,338

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	2	2,050

## (13) Plumbing

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

Fireplace: Prefab 1 Story	3630.00	1	3,630
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## (17) Basement Garages

Basement Garage: 2 Car	2575.00	1	2,575
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Parcel Number: 45-006-101-003-00

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45-006-101-004-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		LANE RD
Map #: 8	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 090.090 EXEMPT

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI 12,500	608.48	0.00	1.0000	1.0000	12500	100		7,606,000
EXEMPT - PARK			4.010	Acres	9,000	100		36,090
608 Actual Front Feet, 4.01 Total Acres Total Est. Land Value =								7,642,090

2018 Est. T.C.V. 006-101-004-00	=	0
Est. TCV/Total Floor Area =	0.00	
2017 Assessed	MBOR	S.E.V.
0	0	0
2018 New Eq. Adjustment	Loss	Additions
0	0	0
2018 Assessed	MBOR	S.E.V.
Tentative	Tentative	Tentative
		Capped
		->Taxable<-
		Tentative
		PRE/MBT
		Tentative

45-006-101-009-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		LANE RD
Map #: 9	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI 12,500	1346.00	0.00	1.0000	1.0000	12500	100		16,825,000
EXEMPT - PARK			30.630	Acres	6,877	100		210,630
1346 Actual Front Feet, 30.63 Total Acres								Total Est. Land Value = 17,035,630

2018 Est. T.C.V. 006-101-009-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-101-012-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		MILLER HILL RD
Map #: 9	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI 12,500	1350.00	0.00	1.0000	1.0000	12500	100		16,875,000
EXEMPT - PARK			89.380	Acres	4,059	100		362,830
1350 Actual Front Feet, 89.38 Total Acres								Total Est. Land Value = 17,237,830

2018 Est. T.C.V. 006-101-012-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative





45-006-101-014-00                      2018 Est. T.C.V.                      JENKINS SCOTT C & JEAN H  
 Property Class: 401                      2890 S PORT ONEIDA RD  
 Map #: 10                                      GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

## Land Value Estimates for Land Table 4101.4101 SECTION 1

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PORT ONEIDA RD	348.00	275.38	1.0000	1.0000	275	100		95,700
348 Actual Front Feet, 2.20 Total Acres                      Total Est. Land Value =								95,700

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1975	0	0
Shed: Wood Frame	10.75	1.00	80	50	430
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,930

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

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

Ground Area = Size for Rates = 1438 SF    Floor Area = 2101 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	87.17	0.00	-1.43	663	56,846
1	Story Siding	Basement	55.61	0.00	-0.71	688	37,771
1	Story Siding	Crawl Space	55.61	-7.96	-0.71	87	4,084

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing  
 Average Fixture(s)                      630.00                      1                      630

(14) Water/Sewer  
 Well, 100 Feet                      2550.00                      1                      2,550  
 1000 Gal Septic                      2895.00                      1                      2,895

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1415.00                      1                      1,415

(16) Porches  
 CGEP (1 Story), Standard                      44.09                      97                      4,277  
 WSEP (1 Story), Standard                      22.77                      248                      5,647  
 WPP, Standard                      9.12                      278                      2,535

## (17) Garages

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

Base Cost	18.55	460	8,533
Mechanical Doors	350.00	1	350
No Floor Deduction	-3.10	460	-1,426

County Multiplier = 1.39 =&gt;                      Cost New =                      175,288

Notes: 2015 WGEP

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,    Depr.Cost =                      105,173

## Separately Depreciated Items:

## Local Cost Items:

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

Total Depreciated Cost =                      108,023

ECF (4122 GLEN ARBOR VILLAGE &amp; SURROUNDING AREA)1.750 =&gt; TCV of Bldg: 1 =                      189,040

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

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

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

Base Rate for Upper Floors = 14.75

(10) Heating system: Forced Air Furnace    Cost/SqFt: 1.60    75%  
 Adjusted Square Foot Cost for Upper Floors = 15.95

1 Stories                      Number of Stories Multiplier: 1.000

Average Height per Story: 12                      Height per Story Multiplier: 1.040

Parcel Number: 45-006-101-014-00

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45-006-101-015-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		S PORT ONEIDA RD
Map #: 8	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 090.090 EXEMPT

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI 12,500	1600.00	0.00	1.0000	1.0000	12500	100		20,000,000
EXEMPT - PARK			71.000	Acres	4,204	100		298,500
1600 Actual Front Feet, 71.00 Total Acres								Total Est. Land Value = 20,298,500

2018 Est. T.C.V. 006-101-015-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-111-001-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		S SUNSET SHORES DR
Map #: 11	GLEN ARBOR TOWNSHIP	,

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Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$9000	2200.00	582.12	0.3956	1.0000	9000	100		7,833,185
2200 Actual Front Feet, 29.40 Total Acres							Total Est. Land Value =	7,833,185

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2018 Est. T.C.V. 006-111-001-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-111-002-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		S SUNSET SHORES DR
Map #: 12	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	110.00	0.00	0.9672	0.0000	13000	100	0
ACRE TBL	4770	LK MI		92.640	Acres	42,000	100	3,890,880
110 Actual Front Feet, 92.64 Total Acres								Total Est. Land Value = 3,890,880

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2018 Est. T.C.V. 006-111-002-00	=	0
Est. TCV/Total Floor Area =	0.00	
2017 Assessed	MBOR	S.E.V.
0	0	0
2018 New Eq. Adjustment	Loss	Additions
0	0	0
2018 Assessed	MBOR	S.E.V.
Tentative	Tentative	Tentative
		Capped
		->Taxable<-
		Tentative
		PRE/MBT
		Tentative



45-006-111-009-00                      2018 Est. T.C.V.                      ARMBRECHT GARY D & CHRISTINE B  
 Property Class: 460                      3598 S SUNSET TRL  
 Map #: 11                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	150.00	400.00	0.8677	1.0000	13000	100	BLUFF	1,692,009
4470 CONSERVATION			20.303	Acres	1,000	100		20,303
150 Actual Front Feet, 21.68 Total Acres                      Total Est. Land Value =								1,712,312

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	15.20	1.00	320	0	0
D/W/P: Crushed Rock	1.33	1.00	180	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	97	7,275
Total Estimated Land Improvements True Cash Value =					7,275

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

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1999 SF    Floor Area = 2930 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	104.88	0.00	2.63	1726	185,562
1.25	Story Siding	Crawl Space	96.69	-11.54	2.22	273	23,852

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	1726	20,971

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

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 2 Story	6600.00	2	13,200
Fireplace: Direct-Vented Gas	2575.00	1	2,575

(16) Porches			
CSEP (1 Story), Standard	35.85	142	5,091
WPP, Standard	15.93	124	1,975
CPP, Standard	31.83	23	732
CPP, Standard	34.21	20	684
CPP, Standard	17.36	92	1,597
CPP, Standard	8.65	731	6,323

(16) Deck/Balcony			
Wood Balcony	27.25	119	3,243

(17) Garages			
Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	25.36	590	14,962
Automatic Doors	500.00	1	500

County Multiplier = 1.39 =>                      Cost New =                      428,631

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,                      Depr.Cost =                      385,768

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	15.95	720	11,484
County Multiplier = 1.39 =>			Cost New = 15,963
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,			Depr.Cost = 3,991

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





45-006-112-001-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		4505 W HARBOR HWY
Map #: 13	GLEN ARBOR TOWNSHIP	,

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Land Value Estimates for Land Table 090.090 EXEMPT

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI 12,500	1500.00	0.00	1.0000	1.0000	12500	100		18,750,000
EXEMPT - PARK			633.430	Acres	4,000	100		2,533,720
1500 Actual Front Feet, 633.43 Total Acres Total Est. Land Value =								21,283,720

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2018 Est. T.C.V. 006-112-001-00	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 04/26/1991 for 30,000					
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	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-112-009-10                      2018 Est. T.C.V.                      SEITZ KEVIN L & KATHLEEN W  
 Property Class: 460                      4342 S THORESON RD  
 Map #: 13                                      GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

## Land Value Estimates for Land Table 4030V.4030V - SECTION 30

\* Factors \*                      LAKE MICHIGAN BLUFF

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP H\$1000/FF	106.00	0.00	1.0000	1.0000	1000	100		106,000
SECTION 30	1.0		108900	SqFt	1.00000	100		108,900
106 Actual Front Feet, 2.50 Total Acres                      Total Est. Land Value =								214,900

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	5000	67	6,231
Total Estimated Land Improvements True Cash Value =					6,231

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls BC                      Blt 1970

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 3304 SF    Floor Area = 4803 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.77	0.00	1.85	864	61,016
1	Story Siding	Crawl Space	68.77	-9.08	1.85	1617	99,510
1	Story Siding	Basement	68.77	0.00	1.85	380	26,836
2	Story Siding	Basement	105.81	0.00	3.70	443	48,513
1	Story Siding	Overhang	37.34	0.00	0.00	1056	39,431

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
Separate Shower	1390.00	1	1,390

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	43.16	192	8,287
CCP (1 Story), Standard	23.92	216	5,167

(16) Deck/Balcony

Treated Wood, Standard	7.48	305	2,281
Treated Wood, Standard	8.92	118	1,053

County Multiplier = 1.39 =&gt;                      Cost New =                      437,798

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      284,569  
 ECF (4700 LAKE MICHIGAN HOMESITES)                      1.850 => TCV of Bldg: 1 =                      526,452

Cost Est. for Res. Bldg: 2    Single Family    GARAGE                      Cls BC                      Blt 1970

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 0 SF    Floor Area = 1056 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Overhang	57.97	0.00	0.00	1056	61,216

Other Additions/Adjustments	Rate	Size	Cost
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(16) Deck/Balcony

Wood Balcony	23.50	118	2,773
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(17) Garages

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

Base Cost	20.95	1152	24,134
Automatic Doors	425.00	3	1,275

County Multiplier = 1.39 =&gt;                      Cost New =                      124,264

Notes: GARAGE W /EXERCISE ROOM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =                      80,772  
 ECF (4700 LAKE MICHIGAN HOMESITES)                      1.850 => TCV of Bldg: 2 =                      149,428











45-006-114-003-10                      2018 Est. T.C.V.                      SMITH FAMILY HOLDINGS LLC  
 Property Class: 401                      4104 S SUNSET SHORES DR  
 Map #: 15                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	326.11	0.9269	0.9502	13000	100	1,144,985
LK MI "A"	13000	24.22	326.11	0.9269	0.9502	13000	50 SURPLUS: ZONING 100 FT	138,675
124 Actual Front Feet, 0.93 Total Acres                      Total Est. Land Value =								1,283,660

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.33	1.00	1000	0	0
D/W/P: 4in Ren. Conc.	6.02	1.00	676	0	0
Fencing: Wd, Split, 2 Rail	10.05	1.00	40	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls B                      Blt 1995

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2192 SF    Floor Area = 3288 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	103.72	-11.32	2.63	2192	208,306

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
Separate Shower	1605.00	1	1,605

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Jacuzzi Tub	7360.00	1	7,360
Fireplace: Interior 2 Story	5350.00	1	5,350

(16) Porches

WSEP (1 Story), Standard	30.09	247	7,432
CCP (1 Story), Standard	60.20	29	1,746
WCP (1 Story), Standard	79.20	17	1,346

(16) Deck/Balcony

Treated Wood, Standard	7.15	1728	12,355
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(17) Garages

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

Base Cost	22.63	907	20,525
Common Wall: 1/2 Wall	-950.00	1	-950
Automatic Doors	500.00	1	500
Storage area over garage	4.85	442	2,144

County Multiplier = 1.39 =>                      Cost New =                      406,741

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,    Depr.Cost =                      366,067

Separately Depreciated Items:

Local Cost Items:

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

Total Depreciated Cost =                      368,917

ECF (4700 LAKE MICHIGAN HOMESITES)                      1.850 => TCV of Bldg: 1 =                      682,496

2018 Est. T.C.V. 006-114-003-10                      =                      1,971,156

Est. TCV/Total Floor Area = 599.50, Most recent sale 11/11/2009 for 1,950,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,029,000	1,029,000	1,029,000	756,158	2.10

2018    New Eq. Adjustment    Loss                      Additions    Tax Adjustment    Losses

Parcel Number: 45-006-114-003-10                      Page: 2



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0	-43,400	0	0	15,879	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-114-003-30                      2018 Est. T.C.V.                      AUFFENBERG JOHN QPRT & NANCY QPRT  
 Property Class: 401                      4130 S SUNSET SHORES DR  
 Map #: 15                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	248.35	0.9689	0.8877	13000	100	1,118,065
LK MI "A"	13000	9.45	248.35	0.9689	0.8877	13000	50 SURPLUS: ZONING 100 FT	52,829
109 Actual Front Feet, 0.62 Total Acres                      Total Est. Land Value =								1,170,893

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.29	1.00	576	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls BC                      Blt 1987

## (11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1615 SF    Floor Area = 2422 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	92.16	0.00	2.77	1615	153,312

Other Additions/Adjustments	Rate	Size	Cost
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## (1) Exterior

Stone Veneer	11.20	200	2,240
Walk out Basement Door(s)	1025.00	1	1,025

## (13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	3	10,575
Separate Shower	1390.00	1	1,390

## (14) Water/Sewer

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

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Exterior 2 Story	5875.00	1	5,875

## (16) Porches

WGEP (1 Story), Standard	75.14	54	4,058
WSEP (1 Story), Standard	26.97	253	6,823
WCP (1 Story), Standard	39.12	60	2,347
WPP, Standard	14.44	129	1,863
WPP, Standard	11.04	274	3,025
WPP, Standard	33.87	19	644

## (16) Deck/Balcony

Treated Wood, Standard	7.87	217	1,708
Treated Wood, Standard	10.83	62	671
Treated Wood, Standard	7.95	200	1,590
Treated Wood, Standard	7.07	510	3,606

## (17) Garages

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

Base Cost	26.14	635	16,599
Common Wall: 2 Wall	-2850.00	1	-2,850
Automatic Doors	425.00	2	850

County Multiplier = 1.39    =&gt;                      Cost New =    321,827

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,    Depr.Cost =    257,462

## Separately Depreciated Items:

## (9) Basement Finish

Basement Recreation Finish	13.50	1500	20,250
County Multiplier = 1.39    =>			Cost New =    28,148
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,			Depr.Cost =    7,037

Total Depreciated Cost =    264,498







45-006-114-005-00                      2018 Est. T.C.V.                      KEY TRUST CO OF OHIO NA TRUSTEE  
 Property Class: 401                      4252 S SUNSET SHORES DR  
 Map #: 15                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	380.62	0.9897	0.9877	13000	100	1,270,746
LK MI "A"	13000	3.00	380.62	0.9897	0.9877	13000	50 SURPLUS: ZONING 100 FT	19,061
103 Actual Front Feet, 0.90 Total Acres                      Total Est. Land Value =								1,289,807

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.53	1.00	96	50	554
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,054

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls C                      Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 832 SF    Floor Area = 1248 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	88.80	-10.27	-0.40	832	65,004

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

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

(16) Porches

CPP, Standard	28.54	24	685
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(16) Deck/Balcony

Treated Wood, Standard	6.65	300	1,995
Wood Balcony	17.50	40	700
Wood Balcony	17.50	32	560

County Multiplier = 1.39 =&gt;                      Cost New = 117,391

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost = 82,174  
 ECF (4700 LAKE MICHIGAN HOMESITES)    1.850 => TCV of Bldg: 1 = 152,022

2018 Est. T.C.V. 006-114-005-00 = 1,444,883

Est. TCV/Total Floor Area = 1157.76, Most recent sale 11/22/1995 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
732,000	732,000	732,000	241,259	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-9,600	0	5,066	0		
2018 Assessed Tentative	MBOR Tentative	S.E.V. Tentative	Capped Tentative	->Taxable<- Tentative	PRE/MBT Tentative	

















45-006-114-011-20                      2018 Est. T.C.V.                      GLEN ARBOR PROPERTY LLC  
 Property Class: 402                      S SUNSET SHORES DR  
 Map #: 15                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN  
 \* Factors \*                                      PARCEL B

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BAY LANE,1000	314.00	284.39	1.0000	0.0000	1000	100*		0
ACRE TBL 4770 LK MI			2.050	Acres	42,000	100		86,100

\* denotes lines that do not contribute to the total acreage calculation.  
 314 Actual Front Feet, 2.05 Total Acres                      Total Est. Land Value =                      86,100

2018 Est. T.C.V. 006-114-011-20	=	86,100
Est. TCV/Total Floor Area = 210.00		
2017 Assessed	MBOR	S.E.V.
43,100	43,100	43,100
2018	New Eq. Adjustment	Loss
0	0	0
2018 Assessed	MBOR	S.E.V.
Tentative	Tentative	Tentative
	Capped	->Taxable<-
	Tentative	Tentative
		PRE/MBT
		Tentative



45-006-114-012-10                      2018 Est. T.C.V.                      BAYBERRY PROPERTIES INC  
 Property Class: 202                      5285 FIREFLY RIDGE  
 Map #: 21                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$1.65/PSF		216929 SqFt	1.65000	100			357,933
		4.98 Total Acres			Total Est.		Land Value =	357,933

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 2014  
 Description of Occupancy: PART OF GOLF COURSE

Costs are taken from the User-Defined cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>  
 Class: C      Quality: Average      Percent Adj: +0

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0.00

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

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

Total Floor Area: 0	Base Cost New of Upper Floors =	0
	Reproduction/Replacement Cost =	0
Eff.Age:1      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0	Total Depreciated Cost =	0

<<<<<                      Segregated Cost Computations                      >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost	# or	Height	Base
	Col.	Rate	SqFt	Adj.

	Total Base Cost New =	0
County Multiplier: 1.46      Architectural Multiplier: 0.00      Combined: 0.000		

	Reproduction/Replacement Cost =	0
Eff.Age:1      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0	Total Depreciated Cost =	0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI17/GOLC/SHOC/PARC3L	34000.00	1	1.46 1.00	50	24,820

ECF (H201 COMMERCIAL HOMESTEAD)                      1.400 => TCV of Bldg: 1 =                      34,748

Total Estimated True Cash Value of Commercial/Industrial Buildings =                      34,748

2018 Est. T.C.V. 006-114-012-10                      =                      392,681

Est. TCV/Total Floor Area =	0.00			
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
173,500	173,500	173,500	116,652	2.10
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	22,800	0	2,449	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-
Tentative	Tentative	Tentative	Tentative	Tentative



45-006-114-012-15                      2018 Est. T.C.V.                      BAYBERRY PROPERTIES INC  
 Property Class: 201                      1 PELZ SCORING GAME SCHOOL  
 Map #: 21                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$1.65/PSF		270072	SqFt	1.65000	100		445,619
		6.20	Total Acres				Total Est. Land Value =	445,619

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.39	296	50	331
Shed: Wood Frame	9.83	1.39	192	50	1,311

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	5.0	100	50,000
Total Estimated Land Improvements True Cash Value =					51,642

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 2004

Description of Occupancy: 5283 NEXT TO DAVE PELZ

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

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

Base Rate for Upper Floors = 16.85

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 0.00      100%  
 (10) Heating system: Package Heating & Cooling      Cost/SqFt: 4.70      100%  
    Combined Heating System adjustment: 4.70      100%  
 Adjusted Square Foot Cost for Upper Floors = 21.55

1 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 8                      Height per Story Multiplier: 0.960  
 Ave. Floor Area: 338                      Perimeter: 74                      Perim. Multiplier: 1.352  
 Refined Square Foot Cost for Upper Floors: 27.97

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 38.879

Total Floor Area: 338                      Base Cost New of Upper Floors =      13,141  
    Reproduction/Replacement Cost =      13,141  
 Eff.Age:6      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
    Total Depreciated Cost =      10,250

ECF (H201 COMMERCIAL HOMESTEAD)                      1.400 => TCV of Bldg: 1 =      14,350  
 Replacement Cost/Floor Area= 38.88                      Est. TCV/Floor Area= 42.46

Cost Estimates for Commercial/Industrial Building/Section: 2                      Built 2004

Description of Occupancy: 5284 DAVE PELZ &COVERED TEEOFF

Costs are taken from the Office Building cost schedules.

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

Base Rate for Upper Floors = 73.65

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

1 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 8                      Height per Story Multiplier: 0.900  
 Ave. Floor Area: 296                      Perimeter: 77                      Perim. Multiplier: 1.580  
 Refined Square Foot Cost for Upper Floors: 109.14

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 151.703

Total Floor Area: 296                      Base Cost New of Upper Floors =      44,904  
    Reproduction/Replacement Cost =      44,904  
 Eff.Age:5      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0  
    Total Depreciated Cost =      39,965



45-006-114-013-00                      2018 Est. T.C.V.                      LEELANAU SCHOOLS  
 Property Class: 704                      S HOMESTEAD RD  
 Map #: 16                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT  
 \* Factors \*  

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
090 EXEMPT EXEMPT			1.10 Acres		8000	100		8,800
			1.10 Total Acres				Total Est. Land Value =	8,800

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 0  
 Description of Occupancy: LEELANAU LIBRARY

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

Base Rate for Upper Floors = 106.90

Elevator Adjustment (Applied to upper floors rate)                      Cost/Sq.Ft.: -2.50  
 Adjusted Square Foot Cost for Upper Floors = 104.40

0 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 0                      Height per Story Multiplier: 0.900  
 Ave. Floor Area: 0                      Perimeter: 0                      Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 93.96

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 137.182

Total Floor Area: 0	Base Cost New of Upper Floors =	0
	Reproduction/Replacement Cost =	0
Eff.Age:3	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0	
	Total Depreciated Cost =	0

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

2018 Est. T.C.V. 006-114-013-00			=	0	
Est. TCV/Total Floor Area = 0.00					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative



45-006-114-016-02                    2018 Est. T.C.V.                    BAYBERRY GROUP INC  
 Property Class: 201                    5065 SPRUCE PARK  
 Map #:                                    GLEN ARBOR TOWNSHIP                    GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD  
    \* Factors \*                    ROAD ROW ON PARCEL  
 Description    Frontage    Depth    Front    Depth    Rate %Adj. Reason                    Value  
 HOMESTEAD    \$0.80/PSF                    178596 SqFt    0.80000    100                    142,877  
    4.10 Total Acres                    Total Est. Land Value =                    142,877

Land Improvement Cost Estimates  
 Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.46	2240	50	2,469
Total Estimated Land Improvements True Cash Value =					2,469

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                    Cls CD                    Blt 1984

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.28	-7.37	0.00	1916	87,964

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

Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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County Multiplier = 1.39 =>                    Cost New =                    130,707  
 Notes: 5045

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/ 70/100/45.5,    Depr.Cost =                    59,472  
 Functional Depreciation because of: QUALITY - DESIGN - ALL  
 ECF (H201 COMMERCIAL HOMESTEAD)                    1.550 => TCV of Bldg: 1 =                    92,181

Cost Est. for Res. Bldg: 2    Single Family    1 STORY                    Cls CD                    Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 960 SF    Floor Area = 960 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.86	-8.86	0.00	960	48,960

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

Public Water	1025.00	1	1,025
Public Sewer	1025.00	1	1,025

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	2	2,830
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County Multiplier = 1.39 =>                    Cost New =                    78,459  
 Notes: 5045 1 & 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/ 70/100/45.5,    Depr.Cost =                    35,699  
 ECF (H201 COMMERCIAL HOMESTEAD)                    1.550 => TCV of Bldg: 2 =                    55,333

Cost Est. for Res. Bldg: 3    Single Family    1 STORY                    Cls CD                    Blt 1984

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 576 SF    Floor Area = 576 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.77	-10.15	0.00	576	33,189

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Parcel Number: 45-006-114-016-02



45-006-114-016-03                      2018 Est. T.C.V.                      SAML LLC  
 Property Class: 201                      5035 S WOODRIDGE RD  
 Map #: 15/19                              GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$7.75/PSF		77711	SqFt	7.75000	100		602,261
		1.78	Total Acres				Total Est. Land Value =	602,261

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.39	15000	50	16,784
Shed: Wood Frame	10.92	1.39	128	50	972
Total Estimated Land Improvements True Cash Value =					17,756

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

Description of Occupancy: VANTAGE POINTE GARAGE

Costs are taken from the Garage, Service/Repair cost schedules.

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

Base Rate for Upper Floors = 35.45

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 0.00      100%  
 (10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 0.00      100%  
    Combined Heating System adjustment: 0.00      100%  
 Bsmnt Heating system: Wall or Floor Furnace      Cost/SqFt: -6.15  
 Adjusted Square Foot Cost for Upper Floors = 35.45  
 Adjusted Square Foot Cost for Basement = -6.15

1 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 12                      Height per Story Multiplier: 0.960  
 Ave. Floor Area: 2,677                      Perimeter: 274                      Perim. Multiplier: 1.239  
 Basement Area: 1,171                      Perimeter: 144                      Basement Perim. Multiplier: 1.322  
 Basement Height: 0                      Basement Height Multiplier: 0.920  
 Refined Square Foot Cost for Upper Floors: 42.17  
 Refined Square Foot Cost for Basement: -7.48

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 58.610  
    for Basement = -10.397

Total Floor Area: 2,677                      Base Cost New of Upper Floors =      156,900  
 Basement Area: 1,171                      Base Cost New of Basement =      -12,175  
    Reproduction/Replacement Cost =      144,725  
 Eff.Age:24      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 48 /100/100/100/48.0  
    Total Depreciated Cost =      69,468

ECF (H201 COMMERCIAL HOMESTEAD)                      1.400 => TCV of Bldg: 1 =      97,255  
    Replacement Cost/Floor Area= 54.06                      Est. TCV/Floor Area= 36.33

Cost Estimates for Commercial/Industrial Building/Section: 2                      Built 2013

Costs are taken from the Garage, Storage cost schedules.

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

Base Rate for Upper Floors = 33.10

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

1 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 10                      Height per Story Multiplier: 1.000  
 Ave. Floor Area: 965                      Perimeter: 136                      Perim. Multiplier: 1.409  
 Refined Square Foot Cost for Upper Floors: 46.64

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 64.827

Total Floor Area: 965                      Base Cost New of Upper Floors =      62,558  
    Reproduction/Replacement Cost =      62,558  
 Eff.Age:24      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 48 /100/100/100/48.0  
    Total Depreciated Cost =      30,028

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Item Description	Cost		# or SqFt	Height Adj.	Stories Adj.	Base Cost
	Col.	Rate				
(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences	1-2U	1075.00	6	1.000	1.000	6450

Total Base Cost of Lump-Sum Items = 6450

Total Base Cost New = 6450

County Multiplier: 1.39 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0

Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 0

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 2 = 259,510

Replacement Cost/Floor Area= 119.85 Est. TCV/Floor Area= 124.17

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1982

Description of Occupancy: LTLBELLEL13,14&FITNESSCNR

Costs are taken from the Motel cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 9 Height per Story Multiplier: 1.000

Total Floor Area: 2,704 # of Units: 3 Perim. Multiplier: 0.893

Refined Square Foot Cost for Upper Floors: 76.44

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 106.255

Total Floor Area: 2,704 Base Cost New of Upper Floors = 287,315

Reproduction/Replacement Cost = 287,315

Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0

Total Depreciated Cost = 212,613

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 3 = 297,658

Replacement Cost/Floor Area= 106.26 Est. TCV/Floor Area= 110.08

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 1982

Description of Occupancy: LTL BELLE 9-12

Costs are taken from the Motel cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Good Percent Adj: +0

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 9 Height per Story Multiplier: 1.000

Total Floor Area: 3,469 # of Units: 6 Perim. Multiplier: 0.934

Refined Square Foot Cost for Upper Floors: 80.04

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 111.250

Total Floor Area: 3,469 Base Cost New of Upper Floors = 385,925

Reproduction/Replacement Cost = 385,925

Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0

Total Depreciated Cost = 250,851

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 4 = 351,192

Replacement Cost/Floor Area= 111.25 Est. TCV/Floor Area= 101.24

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 1982

Description of Occupancy: BLDG D #22-26

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Costs are taken from the Motel cost schedules.

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

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 9 Height per Story Multiplier: 1.000  
 Total Floor Area: 3,447 # of Units: 5 Perim. Multiplier: 0.915  
 Refined Square Foot Cost for Upper Floors: 78.41

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 108.988

Total Floor Area: 3,447 Base Cost New of Upper Floors = 375,683

Reproduction/Replacement Cost = 375,683  
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0  
 Total Depreciated Cost = 244,194

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 5 = 341,872  
 Replacement Cost/Floor Area= 108.99 Est. TCV/Floor Area= 99.18

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 1983  
 Description of Occupancy: BLDG E #27-31

Costs are taken from the Motel cost schedules.

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

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 9 Height per Story Multiplier: 1.000  
 Total Floor Area: 3,447 # of Units: 5 Perim. Multiplier: 0.915  
 Refined Square Foot Cost for Upper Floors: 78.41

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 108.988

Total Floor Area: 3,447 Base Cost New of Upper Floors = 375,683

Reproduction/Replacement Cost = 375,683  
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0  
 Total Depreciated Cost = 244,194

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 6 = 341,872  
 Replacement Cost/Floor Area= 108.99 Est. TCV/Floor Area= 99.18

Cost Estimates for Commercial/Industrial Building/Section: 7 Built 1983  
 Description of Occupancy: BLDG F 32-38

Costs are taken from the Motel cost schedules.

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

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 9 Height per Story Multiplier: 1.000  
 Total Floor Area: 5,145 # of Units: 7 Perim. Multiplier: 0.909  
 Refined Square Foot Cost for Upper Floors: 77.82

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 108.168

Total Floor Area: 5,145 Base Cost New of Upper Floors = 556,523

Reproduction/Replacement Cost = 556,523  
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0  
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Total Depreciated Cost = 361,740

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 7 = 506,436  
 Replacement Cost/Floor Area= 108.17 Est. TCV/Floor Area= 98.43

Cost Estimates for Commercial/Industrial Building/Section: 8 Built 1983  
 Description of Occupancy: BLDG G #39-43

Costs are taken from the Motel cost schedules.

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

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 9 Height per Story Multiplier: 1.000  
 Total Floor Area: 3,447 # of Units: 5 Perim. Multiplier: 0.915  
 Refined Square Foot Cost for Upper Floors: 78.41

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 108.988

Total Floor Area: 3,447 Base Cost New of Upper Floors = 375,683  
 Reproduction/Replacement Cost = 375,683  
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0  
 Total Depreciated Cost = 244,194

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 8 = 341,872  
 Replacement Cost/Floor Area= 108.99 Est. TCV/Floor Area= 99.18

Cost Estimates for Commercial/Industrial Building/Section: 9 Built 1982  
 Description of Occupancy: BLDG H #44-49

Costs are taken from the Motel cost schedules.

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

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 9 Height per Story Multiplier: 1.000  
 Total Floor Area: 4,766 # of Units: 6 Perim. Multiplier: 0.902  
 Refined Square Foot Cost for Upper Floors: 77.24

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 107.369

Total Floor Area: 4,766 Base Cost New of Upper Floors = 511,722  
 Reproduction/Replacement Cost = 511,722  
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0  
 Total Depreciated Cost = 332,620

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 9 = 465,667  
 Replacement Cost/Floor Area= 107.37 Est. TCV/Floor Area= 97.71

Cost Estimates for Commercial/Industrial Building/Section: 10 Built 1983  
 Description of Occupancy: BLDG I 50-56

Costs are taken from the Motel cost schedules.

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

Base Rate for Upper Floors = 85.65

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 85.65

2 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 9 Height per Story Multiplier: 1.000  
 Total Floor Area: 5,145 # of Units: 7 Perim. Multiplier: 0.909  
 Refined Square Foot Cost for Upper Floors: 77.82

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County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 108.168





Total Base Cost of Upper Stories = 5224  
 1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000  
 Total Base Cost of Lump-Sum Items = 600  
 Total Base Cost New = 5824  
 County Multiplier: 1.39 Architectural Multiplier: 0.00 Combined: 0.000  
 Reproduction/Replacement Cost = 0  
 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0  
 Total Depreciated Cost = 0  
 ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 12 = 113,224  
 Replacement Cost/Floor Area= 91.07 Est. TCV/Floor Area= 104.55

---

Total Estimated True Cash Value of Commercial/Industrial Buildings = 4,323,774

---

2018 Est. T.C.V. 006-114-016-26 = 5,129,074  
 Est. TCV/Total Floor Area = 121.07  
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.  
 2,855,200 2,855,200 2,855,200 266,612 2.10  
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 -203,000 87,700 0 5,426 8,189  
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 Tentative Tentative Tentative Tentative Tentative Tentative

45-006-114-016-30                      2018 Est. T.C.V.                      WINKELMAN ERIC D TRUST  
 Property Class: 401                      4070 S SUNSET SHORES DR  
 Map #: 15                                      GLEN ARBOR TOWNSHIP                      MAPLE CITY, MI 49664

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	321.55	0.8784	0.9469	13000	100	1,081,317
LK MI "A"	13000	44.82	321.55	0.8784	0.9469	13000	50 SURPLUS: ZONING 100 FT	242,307
145 Actual Front Feet, 1.07 Total Acres                      Total Est. Land Value =								1,323,624

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	10.98	1.00	150	0	0
D/W/P: 4in Ren. Conc.	4.21	1.00	720	0	0
Shed: Wood Frame	12.85	1.00	57	50	366
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 =					5,366

Cost Est. for Res. Bldg: 1    Single Family    BI-LEVEL                      Cls C+10    Blt 1978

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1277 SF    Floor Area = 1784 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	70.82	0.00	0.00	1277	90,437
0.5	Story Siding	Overhang	17.61	0.00	0.00	55	969
1	Story Siding	Overhang	37.40	0.00	0.00	479	17,915

Other Additions/Adjustments

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

(13) Plumbing

	Rate	Size	Cost
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

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

(15) Built-Ins &amp; Fireplaces

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

(16) Porches

	Rate	Size	Cost
WPP, Standard	7.11	689	4,899

(16) Deck/Balcony

	Rate	Size	Cost
Treated Wood,Standard	6.10	1165	7,107
Treated Wood,Standard	6.80	250	1,700
Treated Wood,Standard	7.39	160	1,182
Wood Balcony	17.50	89	1,558

(17) Garages

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

	Rate	Size	Cost
Base Cost	20.83	699	14,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =&gt;

Cost New = 222,241

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,

Depr.Cost = 155,569

Separately Depreciated Items:

(9) Basement Finish

	Rate	Size	Cost
Basement Recreation Finish	11.45	1277	14,622
County Multiplier = 1.39 =>			Cost New = 20,324
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 10,162

Total Depreciated Cost = 165,731

ECF (4700 LAKE MICHIGAN HOMESITES)

1.850 =&gt; TCV of Bldg: 1 = 306,602

2018 Est. T.C.V. 006-114-016-30

= 1,635,592

Parcel Number: 45-006-114-016-30

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45-006-114-016-35	2018 Est. T.C.V.	BAYBERRY GROUP INC
Property Class: 201		W TIMBER CREST
Map #: 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	177.36	161.00	1.0000	0.0000	0	100*	PARKING LOT	0
HOMESTEAD	\$4.60/PSF		28545	SqFt	4.60000	100		131,308
* denotes lines that do not contribute to the total acreage calculation.								
	177	Actual Front Feet,	0.66	Total Acres		Total Est. Land Value =		131,308

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.46	11587	80	21,789
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	50	2,500
Total Estimated Land Improvements True Cash Value =					24,289

2018 Est. T.C.V. 006-114-016-35 = 155,597

Est. TCV/Total Floor Area = 87.22

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
77,600	77,600	77,600	43,733	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	200	0	0	918	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-114-016-36                      2018 Est. T.C.V.                      GENTLE WINDS CONDO ASSOCIATION  
 Property Class: 201                      S HOMESTEAD RD  
 Map #: 17                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	300.00	138.00	1.0000	0.0000	0	100*		0
HOMESTEAD	\$0.80/PSF		41382	SqFt	0.80000	100	RES AREA	33,106

\* denotes lines that do not contribute to the total acreage calculation.  
 300 Actual Front Feet, 0.95 Total Acres                      Total Est. Land Value =                      33,106

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.39	4956	50	5,546
Total Estimated Land Improvements True Cash Value =					5,546

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 2014

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

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

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories    Number of Stories Multiplier: 1.000  
 Average Height per Story: 10                      Height per Story Multiplier: 1.000  
 Ave. Floor Area: 1,800                      Perimeter: 180                      Perim. Multiplier: 1.040  
 Refined Square Foot Cost for Upper Floors: 8.58

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 11.926

Total Floor Area: 1,800                      Base Cost New of Upper Floors =                      21,467

Reproduction/Replacement Cost =                      21,467  
 Eff.Age:8                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost =                      15,456

&lt;&lt;&lt;&lt;&lt;                      Segregated Cost Computations                      &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height	Storys	Base	
	Col.	Rate	SqFt	Adj. Adj.	Cost
Total Base Cost New =                      0					

County Multiplier: 1.39                      Architectural Multiplier: 0.00                      Combined: 0.000

Reproduction/Replacement Cost =                      0  
 Eff.Age:8                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0  
 Total Depreciated Cost =                      0

ECF (H201 COMMERCIAL HOMESTEAD)                      1.400 => TCV of Bldg: 1 =                      21,639  
 Replacement Cost/Floor Area= 11.93                      Est. TCV/Floor Area= 12.02

Total Estimated True Cash Value of Commercial/Industrial Buildings =                      21,639

2018 Est. T.C.V. 006-114-016-36                      =                      60,291

Est. TCV/Total Floor Area = 33.49, Most recent sale 11/04/1998 for 40,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
30,000	30,000	30,000	23,509	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	100	0	493	0	
2018 Assessed Tentative	MBOR Tentative	S.E.V. Tentative	Capped Tentative	->Taxable<- Tentative	PRE/MBT Tentative

45-006-114-016-40 2018 Est. T.C.V. BAYBERRY GROUP INC
Property Class: 201 5030 S WOODRIDGE RD
Map #: 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD
\* Factors \*

Table with columns: Description, Frontage, Depth, Front, Depth, Rate %Adj, Reason, Value. Includes HOMESTEAD 201 SITE and Total Est. Land Value = 164,017.

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Table with columns: Description, Rate, CountyMult., Size, %Good, Cash Value. Includes Residential Local Cost Land Improvements and Commercial/Industrial Local Cost Land Improvements.

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1982
Description of Occupancy: NONAS

Costs are taken from the Restaurant cost schedules.

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

Base Rate for Upper Floors = 82.05
Finished/Office Basement, Base Rate for Basement = 49.95

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 0.00 100%
Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 82.05
Adjusted Square Foot Cost for Basement = 49.95

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.960
Ave. Floor Area: 3,259 Perimeter: 267 Perim. Multiplier: 1.090
Basement Area: 3,259 Perimeter: 267 Basement Perim. Multiplier: 1.090
Basement Height: 8 Basement Height Multiplier: 0.920
Refined Square Foot Cost for Upper Floors: 85.86
Refined Square Foot Cost for Basement: 50.09

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 119.341
for Basement = 69.625

Total Floor Area: 6,519 Base Cost New of Upper Floors = 777,987
Basement Area: 3,259 Base Cost New of Basement = 226,908

Reproduction/Replacement Cost = 1,004,894
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0
Total Depreciated Cost = 743,622

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 1 = 1,041,070
Replacement Cost/Floor Area= 154.15 Est. TCV/Floor Area= 159.70

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1984
Description of Occupancy: CQ'S & CAVANAUGH'S

Costs are taken from the Restaurant cost schedules.

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

Base Rate for Upper Floors = 82.05
Finished/Office Basement, Base Rate for Basement = 49.95

(10) Heating system: Package Heating & Cooling Cost/SqFt: -6.15 100%
Bsmnt Heating system: Package Heating & Cooling Cost/SqFt: 1.20

Adjusted Square Foot Cost for Upper Floors = 75.90
Adjusted Square Foot Cost for Basement = 51.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 10 Height per Story Multiplier: 0.960
Ave. Floor Area: 4,093 Perimeter: 279 Perim. Multiplier: 1.037
Basement Area: 1,015 Perimeter: 140 Basement Perim. Multiplier: 1.307
Parcel Number: 45-006-114-016-40 Page: 2





45-006-114-016-45                      2018 Est. T.C.V.                      BAYBERRY GROUP INC  
 Property Class: 201                      S HOMESTEAD RD  
 Map #: 16                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	365.00	180.00	1.0000	0.0000	0	100*	PARKING LOT	0
HOMESTEAD	\$4.60/PSF		65700	SqFt	4.60000	100		302,220
* denotes lines that do not contribute to the total acreage calculation.								
365 Actual Front Feet, 1.51 Total Acres                      Total Est. Land Value =								302,220

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.39	78750	50	88,117
Total Estimated Land Improvements True Cash Value =					88,117

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

Costs are taken from the Shed, Utility, 3 Wall cost schedules.

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

Base Rate for Upper Floors = 7.85

Adjusted Square Foot Cost for Upper Floors = 7.85

1 Stories    Number of Stories Multiplier: 1.000  
 Average Height per Story: 8                      Height per Story Multiplier: 0.960  
 Ave. Floor Area: 388                      Perimeter: 84                      Perim. Multiplier: 1.346  
 Refined Square Foot Cost for Upper Floors: 10.14

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 14.099

Total Floor Area: 388	Base Cost New of Upper Floors =	5,471
	Reproduction/Replacement Cost =	5,471
Eff.Age:10    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0	Total Depreciated Cost =	3,611

ECF (H201 COMMERCIAL HOMESTEAD)                      1.400 => TCV of Bldg: 1 =                      5,055  
 Replacement Cost/Floor Area= 14.10                      Est. TCV/Floor Area= 13.03

Total Estimated True Cash Value of Commercial/Industrial Buildings = 5,055

2018 Est. T.C.V. 006-114-016-45	=	395,392
Est. TCV/Total Floor Area = 1019.05		
2017 Assessed                      MBOR                      S.E.V.	Base for Cap	C.P.I.
197,700                      197,700                      197,700	108,448	2.10
2018    New    Eq.    Adjustment    Loss	Additions	Tax Adjustment    Losses
0                      0                      0	0	2,277                      0
2018 Assessed                      MBOR                      S.E.V.	Capped	->Taxable<-                      PRE/MBT
Tentative    Tentative    Tentative	Tentative	Tentative                      Tentative



45-006-114-016-50                      2018 Est. T.C.V.                      BAYBERRY GROUP INC  
 Property Class: 201                      BEACH CULB  
 Map #: 15                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE MICH	12500	315.00	378.20	1.0000	1.5879	12500	50 SITE SIZE-FRONTAGE	3,126,105
315 Actual Front Feet, 2.73 Total Acres                      Total Est. Land Value =								3,126,105

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	County	Mult.	Size	%Good	Cash Value
Shed: Wood Frame	11.06	1.46	120	50	969	
Total Estimated Land Improvements True Cash Value =						969

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 869 SF    Floor Area = 869 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.13	-12.16	0.00	443	25,238
1	Story Siding	Slab	69.13	-12.16	0.00	426	24,269

Other Additions/Adjustments	Rate	Size	Cost
-----------------------------	------	------	------

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915

(16) Porches			
CCP (1 Story), Standard	18.45	411	7,583

County Multiplier = 1.39 =>                      Cost New = 82,017

Notes: BATH HOUSES

Phy/Ab.Phy/Func/Econ/Comb.%Good=100/100/ 0/100/0.0,    Depr.Cost = 0  
 ECF (H201 COMMERCIAL HOMESTEAD)                      1.550 => TCV of Bldg: 1 = 0

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

Description of Occupancy: CAFE MANITOU

Costs are taken from the Restaurant cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>  
 Class: C    Quality: Good    Percent Adj: +0

Base Rate for Upper Floors = 109.70

Adjusted Square Foot Cost for Upper Floors = 109.70

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 8	Height per Story Multiplier: 0.920
Ave. Floor Area: 1,716	Perimeter: 186    Perim. Multiplier: 1.193
Refined Square Foot Cost for Upper Floors: 120.40	

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 175.787

Total Floor Area: 1,716                      Base Cost New of Upper Floors = 301,651

	Reproduction/Replacement Cost =	301,651
Eff.Age:16    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0	Total Depreciated Cost =	184,007

ECF (H201 COMMERCIAL HOMESTEAD)                      1.400 => TCV of Bldg: 1 = 257,610  
 Replacement Cost/Floor Area= 175.79                      Est. TCV/Floor Area= 150.12

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

Description of Occupancy: FLIP FLOPS

Costs are taken from the Store, Retail cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>  
 Class: C    Quality: Average    Percent Adj: +0

Base Rate for Upper Floors = 56.10

Adjusted Square Foot Cost for Upper Floors = 56.10

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 8	Height per Story Multiplier: 0.920
Ave. Floor Area: 517	Perimeter: 108    Perim. Multiplier: 1.582
Parcel Number: 45-006-114-016-50                      Page: 2	

Refined Square Foot Cost for Upper Floors: 81.65

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 119.209

Total Floor Area: 517 Base Cost New of Upper Floors = 61,631  
 Reproduction/Replacement Cost = 61,631  
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0  
 Total Depreciated Cost = 42,526

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 2 = 59,536  
 Replacement Cost/Floor Area= 119.21 Est. TCV/Floor Area= 115.16

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0  
 Description of Occupancy: BEHIND FLIP FLOPS

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

Base Rate for Upper Floors = 18.15

Adjusted Square Foot Cost for Upper Floors = 18.15

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 906 Perimeter: 147 Perim. Multiplier: 1.203  
 Refined Square Foot Cost for Upper Floors: 20.96

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 30.603

Total Floor Area: 906 Base Cost New of Upper Floors = 27,726  
 Reproduction/Replacement Cost = 27,726  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0  
 Total Depreciated Cost = 16,913

<<<<< Segregated Cost Computations >>>>>  
 Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses  
 Item Description Cost # or Height Storys Base  
 Col. Rate SqFt Adj. Adj. Cost

Total Base Cost New = 0  
 County Multiplier: 1.46 Architectural Multiplier: 0.00 Combined: 0.000  
 Reproduction/Replacement Cost = 0  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0  
 Total Depreciated Cost = 0

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 3 = 23,678  
 Replacement Cost/Floor Area= 30.60 Est. TCV/Floor Area= 26.14

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0  
 Description of Occupancy: TENNIS COURT & SWIMMING POOL

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

Base Rate for Upper Floors = 76.95

Adjusted Square Foot Cost for Upper Floors = 76.95

0 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 0 Height per Story Multiplier: 0.780  
 Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 60.02

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 87.631

Total Floor Area: 0 Base Cost New of Upper Floors = 0  
 Reproduction/Replacement Cost = 0  
 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0  
 Total Depreciated Cost = 0

Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost  
 Parcel Number: 45-006-114-016-50 Page: 3

TENNIS COURT CC	2.25	6136	1.46	1.00	70	14,110
PLUMBING FIX FL DRAIN	305.00	1	1.46	1.00	70	312
PLUMBING FIX SHOWER	600.00	1	1.46	1.00	70	613
PLUMBING FIX DRK FNT	520.00	1	1.46	1.00	70	531
COMMERCIAL SWIM POOL	60.73	2200	1.46	1.00	70	136,545
PATIO	5.25	374	1.46	1.00	75	2,150
PAVING	2.75	295	1.46	1.00	75	888

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 4 = 217,210

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0

Costs are taken from the Restroom Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 72.30

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 0.15 100%

Adjusted Square Foot Cost for Upper Floors = 72.45

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 10 Height per Story Multiplier: 1.000

Ave. Floor Area: 869 Perimeter: 0 Perim. Multiplier: 1.000

Refined Square Foot Cost for Upper Floors: 72.45

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 105.777

Total Floor Area: 869 Base Cost New of Upper Floors = 91,920

Reproduction/Replacement Cost = 91,920

Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0

Total Depreciated Cost = 66,183

ECF (H201 COMMERCIAL HOMESTEAD) 1.400 => TCV of Bldg: 5 = 92,656

Replacement Cost/Floor Area= 105.78 Est. TCV/Floor Area= 106.62

Total Estimated True Cash Value of Commercial/Industrial Buildings = 650,690

2018 Est. T.C.V. 006-114-016-50 = 3,777,764

Est. TCV/Total Floor Area = 774.61

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

1,632,300 1,632,300 1,632,300 1,329,374 2.10

2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses

0 256,600 0 0 27,916 0

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

Tentative Tentative Tentative Tentative Tentative Tentative









45-006-114-016-70                      2018 Est. T.C.V.                      KURAS PROPERTIES  
Property Class: 201                      S WOODRIDGE DR  
Map #: 15                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	3.001500	1.0000	1.0000	0.0000	0	100*		0
HOMESTEAD 201 SITE			4791 SqFt	2.10000	100			10,061
* denotes lines that do not contribute to the total acreage calculation.								
3 Actual Front Feet, 0.11 Total Acres                      Total Est. Land Value =								10,061

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

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

Base Rate for Upper Floors = 13.75

Adjusted Square Foot Cost for Upper Floors = 13.75

1 Stories    Number of Stories Multiplier: 1.000  
Average Height per Story: 8                      Height per Story Multiplier: 0.960  
Ave. Floor Area: 168                      Perimeter: 52                      Perim. Multiplier: 1.590  
Refined Square Foot Cost for Upper Floors: 20.99

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 29.173

Total Floor Area: 168                      Base Cost New of Upper Floors =                      4,901  
Reproduction/Replacement Cost =                      4,901  
Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost =                      1,715

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
UIP 11 WELDED ST WATR TAN	39000.00	1	1.39 1.00	60	32,526
ECF (H201 COMMERCIAL HOMESTEAD)		1.400 =>	TCV of Bldg: 1	=	47,938
Replacement Cost/Floor Area=	351.85		Est. TCV/Floor Area=		285.34

Total Estimated True Cash Value of Commercial/Industrial Buildings =                      47,938

2018 Est. T.C.V. 006-114-016-70	=	57,999
Est. TCV/Total Floor Area = 345.23		
2017 Assessed	MBOR	S.E.V.
32,400	32,400	32,400
2018 New Eq. Adjustment	Loss	Additions
0	-3,400	0
2018 Assessed	MBOR	S.E.V.
Tentative	Tentative	Tentative
	Capped	->Taxable<-
	Tentative	Tentative
		PRE/MBT
		Tentative









45-006-114-016-90	2018 Est. T.C.V.	SAML LLC
Property Class: 202		5035 S WOODRIDGE RD
Map #: 15, 19	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$1.65/PSF		133729 SqFt	1.65000	100			220,653
		3.07 Total Acres					Total Est. Land Value =	220,653

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2018 Est. T.C.V. 006-114-016-90 = 220,653

Est. TCV/Total Floor Area = 143.65, Most recent sale 02/12/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
125,900	125,900	125,900	54,782	2.10				
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-15,600	0	0	1,150	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			

45-006-114-016-95                      2018 Est. T.C.V.                      SAML LLC  
 Property Class: 201                      5035 S WOODRIDGE RD  
 Map #: 15, 19                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table H201.H201 COMMERCIAL HOMESTEAD

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HOMESTEAD	\$0.60/PSF		1207483	SqFt	0.60000	100		724,490
		27.72	Total Acres				Total Est. Land Value =	724,490

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	5.0	95	47,500
	Total Estimated Land Improvements True Cash Value =				47,500

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

Costs are taken from the Office Building cost schedules.

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

Base Rate for Upper Floors = 49.30

Storage Basement, Base Rate for Basement = 23.25

(10) Heating system: Package Heating &amp; Cooling    Cost/SqFt: 6.20    100%

Bsmnt Heating system: Forced Air Furnace    Cost/SqFt: 6.00

Adjusted Square Foot Cost for Upper Floors = 55.50

Adjusted Square Foot Cost for Basement = 29.25

1 Stories                      Number of Stories Multiplier: 1.000

Average Height per Story: 8                      Height per Story Multiplier: 0.900

Ave. Floor Area: 1,152                      Perimeter: 144                      Perim. Multiplier: 1.192

Basement Area: 1,152                      Perimeter: 144                      Basement Perim. Multiplier: 1.192

Basement Height: 0                      Basement Height Multiplier: 0.900

Refined Square Foot Cost for Upper Floors: 59.54

Refined Square Foot Cost for Basement: 31.38

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 82.761

for Basement = 43.617

Total Floor Area: 1,152                      Base Cost New of Upper Floors =    95,341

Basement Area: 1,152                      Base Cost New of Basement =    50,247

1,152 Sq.Ft. of Sprinklers @ 2.95, County Mult.:1.39    Cost New =    4,724

Reproduction/Replacement Cost =    150,312

Eff.Age:3    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0

Total Depreciated Cost =    139,790

ECF (H201 COMMERCIAL HOMESTEAD)                      1.400 =&gt; TCV of Bldg: 1 =    195,706

Replacement Cost/Floor Area= 130.48                      Est. TCV/Floor Area= 169.88

Cost Estimates for Commercial/Industrial Building/Section: 2                      Built 2007

Description of Occupancy: MOUNTAIN FLOWERS (GNOMES)

Costs are taken from the Restaurant, Atrium/Play Room cost schedules.

<<<<<                      Calculator Cost Computations                      >>>>>  
 Class: C    Quality: Average    Percent Adj: +0

Base Rate for Upper Floors = 55.75

(10) Heating system: Package Heating &amp; Cooling    Cost/SqFt: 0.00    100%

Bsmnt Heating system: No Heating or Cooling    Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 55.75

Adjusted Square Foot Cost for Basement = 0.00

1 Stories                      Number of Stories Multiplier: 1.000

Average Height per Story: 12                      Height per Story Multiplier: 1.000

Ave. Floor Area: 8,182                      Perimeter: 478                      Perim. Multiplier: 0.990

Basement Area: 6,137                      Perimeter: 358                      Basement Perim. Multiplier: 0.990

Basement Height: 12                      Basement Height Multiplier: 1.000

Refined Square Foot Cost for Upper Floors: 55.19

Refined Square Foot Cost for Basement: 0.00

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 80.581

for Basement = 0.000

Parcel Number: 45-006-114-016-95

Page: 2

Total Floor Area: 8,182                      Base Cost New of Upper Floors =    659,314  
 Basement Area: 6,137                      Base Cost New of Basement =       0

8,182 Sq.Ft. of Sprinklers @ 2.83, County Mult.:1.46 Cost New =    33,806

Reproduction/Replacement Cost =    693,121  
 Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost =    665,396

ECF (H201 COMMERCIAL HOMESTEAD)              1.400 => TCV of Bldg: 2 =    931,554  
 Replacement Cost/Floor Area= 84.71              Est. TCV/Floor Area= 113.85

Cost Estimates for Commercial/Industrial Building/Section: 3              Built 0  
 Description of Occupancy: RENDEZVOUS CAFE SKI/GOLF SHOP

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

Base Rate for Upper Floors = 47.10

(10) Heating system: Forced Air Furnace    Cost/SqFt: -3.30    100%  
 Adjusted Square Foot Cost for Upper Floors = 43.80

1 Stories                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 0                      Height per Story Multiplier: 0.890  
 Ave. Floor Area: 600                      Perimeter: 116                      Perim. Multiplier: 1.555  
 Refined Square Foot Cost for Upper Floors: 60.62

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 84.258

Total Floor Area: 600                      Base Cost New of Upper Floors =    50,555

Reproduction/Replacement Cost =    50,555  
 Eff.Age:16    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0  
 Total Depreciated Cost =    26,288

ECF (H201 COMMERCIAL HOMESTEAD)              1.400 => TCV of Bldg: 3 =    36,804  
 Replacement Cost/Floor Area= 84.26              Est. TCV/Floor Area= 61.34

Cost Estimates for Commercial/Industrial Building/Section: 4              Built 0  
 Description of Occupancy: 3 SKI CHAIR LIFTS

<<<<<<                      Segregated Cost Computations                      >>>>>>

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

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storays Adj.	Base Cost
Total Base Cost New =						0

County Multiplier: 1.46    Architectural Multiplier: 0.00    Combined: 0.000

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

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI17/SKIL/DOU1500350A	127.50	830	1.46 1.00	100	154,505
/CI17/SKIL/DOU1500350A	127.50	817	1.46 1.00	100	152,085
/CI17/SKIL/DOU1500350A	127.50	615	1.46 1.00	100	114,482

ECF (H201 COMMERCIAL HOMESTEAD)              1.400 => TCV of Bldg: 4 =    589,500

Cost Estimates for Commercial/Industrial Building/Section: 5              Built 0  
 Description of Occupancy: GOLF COURSE IMPROVEMENTS

<<<<<<                      Segregated Cost Computations                      >>>>>>

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

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storays Adj.	Base Cost
Total Base Cost New =						0

County Multiplier: 1.46    Architectural Multiplier: 0.00    Combined: 0.000

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

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
Parcel Number: 45-006-114-016-95					Page: 3





























45-006-120-043-20                      2018 Est. T.C.V.                      ADAMS DAVID E & JACQUELINE S  
 Property Class: 460                      8770 W SLEEPING BEAR DR  
 Map #: 26                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*                      PROGRESSION <100'  
 Description    Frontage    Depth    Front    Depth    Rate    %Adj.    Reason                      Value  
 LK MI "A" 13000    75.00    500.00    1.1059    1.0574    13000    100                      1,140,147  
 75 Actual Front Feet, 0.86 Total Acres                      Total Est. Land Value =    1,140,147

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	1500	0	0
Shed: Wood Frame	12.07	1.00	80	97	937
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	97	4,850
Total Estimated Land Improvements True Cash Value =					5,787

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls C                      Blt 1964

## (11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1632 SF    Floor Area = 1632 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.99	-10.62	-0.27	1632	83,395

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

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

## (14) Water/Sewer

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

## (15) Built-Ins &amp; Fireplaces

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

## (16) Deck/Balcony

Treated Wood, Standard	6.10	768	4,685
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## (17) Garages

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

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

County Multiplier = 1.39 =>                      Cost New =    160,754

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    112,528

## Separately Depreciated Items:

## (16) Porches

CSEP (1 Story), Standard	25.01	234	5,852
County Multiplier = 1.39 =>			Cost New =    8,135
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost =    7,321

## (16) Deck/Balcony

Treated Wood    w/Roof, Standard	20.65	120	2,478
County Multiplier = 1.39 =>			Cost New =    3,444
Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0,			Depr.Cost =    2,790
Treated Wood, Standard	8.40	96	806
County Multiplier = 1.39 =>			Cost New =    1,121
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost =    1,009

Total Depreciated Cost =    123,648

ECF (4700 LAKE MICHIGAN HOMESITES)    1.850 => TCV of Bldg: 1 =    228,749

2018 Est. T.C.V. 006-120-043-20                      =    1,374,683

Est. TCV/Total Floor Area = 842.33

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
649,500	649,500	649,500	199,368	2.10		
2018 New Eq. Adjustment	Loss		Additions	Tax Adjustment	Losses	
0	37,800	0	0	4,186	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative	

Parcel Number: 45-006-120-043-20

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45-006-121-001-00	2018 Est. T.C.V.	MORAN HOLDINGS LLC
Property Class: 402		7014 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	750.00	1.0000	1.1702	13000	100	1,521,226
100 Actual Front Feet, 1.72 Total Acres								Total Est. Land Value = 1,521,226

2018 Est. T.C.V. 006-121-001-00 = 1,521,226

Est. TCV/Total Floor Area = 2263.73, Most recent sale 08/12/2003 for 1,300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
650,000	650,000	650,000	503,826	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	110,600	0	0	10,580	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			



45-006-121-002-10                      2018 Est. T.C.V.                      HURLBUTT JAMES E & PATRICIA  
 Property Class: 401                      6976 W HARBOR HWY  
 Map #: 28                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	85.00	700.00	1.0585	1.1502	13000	100		1,345,319
85 Actual Front Feet, 1.37 Total Acres                      Total Est. Land Value =								1,345,319

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	65.64	-11.47	0.00	1140	61,754

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins &amp; Fireplaces

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

(16) Porches

CPP, Standard	12.80	150	1,920
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(16) Deck/Balcony

Treated Wood, Standard	6.57	328	2,155
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(17) Garages

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

Base Cost	29.25	194	5,675
No Floor Deduction	-3.15	194	-611

County Multiplier = 1.39 =>                      Cost New =    114,817

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    80,372  
 ECF (4700 LAKE MICHIGAN HOMESITES)    1.850 => TCV of Bldg: 1 =    148,688

2018 Est. T.C.V. 006-121-002-10                      =    1,499,007

Est. TCV/Total Floor Area = 1314.92, Most recent sale 03/07/2012 for 500,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
652,900	652,900	652,900	359,089	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
4,600	92,000	0	4,600	7,540	0	
2018 Assessed Tentative	MBOR Tentative	S.E.V. Tentative	Capped Tentative	->Taxable<- Tentative	PRE/MBT Tentative	

45-006-121-003-03	2018 Est. T.C.V.	RAND FAMILY LIMITED PARTNERSHIP
Property Class: 402		6968 W HARBOR HWY
Map #: 28	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> GROUP C SITE					120000	100		120,000
15 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	120,000

2018 Est. T.C.V. 006-121-003-03 = 120,000

Est. TCV/Total Floor Area = 105.26, Most recent sale 09/14/2007 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
60,000	60,000	60,000	45,043	2.10				
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	945	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			





45-006-121-004-40	2018 Est. T.C.V.	SCHADEN VERONICA B TRUST
Property Class: 402		W HARBOR HWY
Map #: 29	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 100K					100000	50	INTEREST SPLIT	50,000
138 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	50,000

2018 Est. T.C.V. 006-121-004-40 = 50,000

Est. TCV/Total Floor Area = 9.35, Most recent sale 10/20/1998 for 75,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
14,900	14,900	14,900	14,900	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	10,100	0	0	312	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			









45-006-121-005-00                      2018 Est. T.C.V.                      TUBERGEN JERRY L & MARCIA D  
 Property Class: 401                      7566 W HARBOR HWY  
 Map #: 29                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$9000	100.00	600.00	0.9615	1.0000	9000	100		865,309
LK MI "B"\$9000	14.00	600.00	0.9615	1.0000	9000	50	SURPLUS: ZONING	60,572
114 Actual Front Feet, 1.57 Total Acres                      Total Est. Land Value =								925,880

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	10.69	1.00	82	50	438
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 =					5,438

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls CD                      Blt 1976

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 697 SF    Floor Area = 697 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.40	-9.64	-0.21	697	38,021

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      630.00                      1                      630

(14) Water/Sewer

Well, 100 Feet                      2550.00                      1                      2,550  
2000 Gal Septic                      4750.00                      1                      4,750

(15) Built-Ins &amp; Fireplaces

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

(16) Porches

CPP, Standard                      13.68                      118                      1,614  
WSEP (1 Story), Standard                      26.69                      164                      4,377

(16) Deck/Balcony

Treated Wood,Standard                      6.83                      190                      1,298  
Treated Wood,Standard                      6.35                      300                      1,905

County Multiplier = 1.39 =&gt;                      Cost New =                      83,415

Notes: NEAR LAKE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =    58,390  
ECF (4700 LAKE MICHIGAN HOMESITES)    1.850 => TCV of Bldg: 1 =    108,022

Cost Est. for Res. Bldg: 2    Single Family    1 STORY                      Cls CD                      Blt 1976

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 754 SF    Floor Area = 754 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.17	-9.45	0.00	754	40,505

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)                      630.00                      1                      630

(14) Water/Sewer

2000 Gal Septic                      4750.00                      1                      4,750

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1415.00                      1                      1,415  
Fireplace: Wood Stove                      1125.00                      1                      1,125

(16) Porches

WSEP (1 Story), Standard                      26.17                      173                      4,527

(16) Deck/Balcony

Treated Wood,Standard                      5.95                      525                      3,124







45-006-121-006-30                      2018 Est. T.C.V.                      JACKLIN DAVID W & KERI S  
 Property Class: 401                      7682 W HARBOR HWY  
 Map #: 29                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4600.4600 DEER HAVEN SUB

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W HRBR HWY	100.00	200.00	1.0000	1.0000	900	100		90,000
W HRBR HWY	65.00	200.00	1.0000	1.0000	900	50	EASMENT	29,250
165 Actual Front Feet, 0.76 Total Acres                      Total Est. Land Value =								119,250

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	13.15	1.00	48	50	316
Shed: Wood Frame	13.15	1.00	48	50	316
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					2,131

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1480 SF    Floor Area = 1480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.91	0.00	0.00	1480	93,107

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

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

(14) Water/Sewer	Well, 100 Feet	Rate	Size	Cost
	1000 Gal Septic	3085.00	1	3,085

(15) Built-Ins & Fireplaces	Appliance Allowance	Rate	Size	Cost
		1915.00	1	1,915

(16) Porches	WSEP (1 Story), Standard	Rate	Size	Cost
		27.04	176	4,759

(16) Deck/Balcony	Treated Wood, Standard	Rate	Size	Cost
	Treated Wood w/Roof, Standard	39.80	24	955
	Treated Wood, Standard	9.37	67	628
	Treated Wood, Standard	6.79	254	1,725

(17) Carports	Comp.Shingle	Rate	Size	Cost
		7.85	220	1,727

(17) Garages	Class:BC Exterior: Siding Foundation: 42 Inch (Finished )	Base Cost	Automatic Doors	Rate	Size	Cost
		20.95			1254	26,271
		425.00			1	425

County Multiplier = 1.39 =>                      Cost New =    196,740

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost =    167,229

Separately Depreciated Items:

(9) Basement Finish	Basement Recreation Finish	Rate	Size	Cost
		11.45	1480	16,946
County Multiplier = 1.39 =>                      Cost New =    23,555				
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,    Depr.Cost =    11,777				

Total Depreciated Cost =    179,007

ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 =    313,261

2018 Est. T.C.V. 006-121-006-30                      =    434,642

Est. TCV/Total Floor Area = 293.68

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2018 New Eq. Adjustment	Losses
218,400	218,400	218,400	171,950	2.10	0	0
					-1,100	0
					0	3,610

Parcel Number: 45-006-121-006-30

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







45-006-122-002-50	2018 Est. T.C.V.	SHERIDAN MICHAEL L & DIANNA L TRUST
Property Class: 402		S SHERIDAN LN
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 100K					100000	100	LOCATION	100,000
99 Actual Front Feet, 0.37 Total Acres							Total Est. Land Value =	100,000

2018 Est. T.C.V. 006-122-002-50 = 100,000

Est. TCV/Total Floor Area = 106.04, Most recent sale 05/25/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
54,500	54,500	54,500	54,500	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-4,500	0	0	-4,500	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			

45-006-122-002-60	2018 Est. T.C.V.	TROMBETTA MARCUS
Property Class: 402		S SHERIDAN LN OFF
Map #: 32	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 100K					100000	100		100,000
99 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	100,000

2018 Est. T.C.V. 006-122-002-60 = 100,000

Est. TCV/Total Floor Area = 106.04, Most recent sale 01/19/2018 for 92,800

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
54,500	54,500	54,500	54,500	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-4,500	0	0	-4,500	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			







45-006-122-005-00 2018 Est. T.C.V. OAK & BEARS III LLC  
 Property Class: 201 6544 W WESTERN AVE  
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	76.00	78.00	1.0000	0.0000	0	100*		0
2122 COMME	\$26.00/SQFT		20495 SqFt	26.00000	100			532,870
2122 COMME	\$1.25/SQFT		1320 SqFt	1.25000	100			1,650

\* denotes lines that do not contribute to the total acreage calculation.  
 76 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 534,520

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
Residential Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	Cash Value	
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	92	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	92	100	0

Total Estimated Land Improvements True Cash Value = 7,500

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1985

Description of Occupancy: 2ND FLOOR WITH RESI RENTAL

Costs are taken from the Store, Retail cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 54.85

(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100%  
 Combined Heating System adjustment: 0.00 100%  
 Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 4.70  
 Adjusted Square Foot Cost for Upper Floors = 54.85  
 Adjusted Square Foot Cost for Basement = 29.80

2 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 12 Height per Story Multiplier: 1.000  
 Ave. Floor Area: 1,896 Perimeter: 184 Perim. Multiplier: 1.149  
 Basement Area: 2,016 Perimeter: 184 Basement Perim. Multiplier: 1.126  
 Basement Height: 7 Basement Height Multiplier: 0.920  
 Refined Square Foot Cost for Upper Floors: 63.02  
 Refined Square Foot Cost for Basement: 30.87

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 87.601  
 for Basement = 42.910

Total Floor Area: 3,792 Base Cost New of Upper Floors = 332,185

Reproduction/Replacement Cost = 332,185  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0  
 Total Depreciated Cost = 235,851

Basement Area: 2,016 Base Cost New of Basement = 86,506  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/40 /100/16.0  
 Total Depreciated Cost = 13,841

Total Depreciated Cost (Upper floors and basement) = 249,692

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 2: Multiples &amp; Motels

Item Description	Cost	# or	Height	Storys	Base	
	Col.	Rate	SqFt	Adj.	Adj.	Cost
(8) Plumbing: Typical, Multiple Residences	1 Up	3.62	1776	1.000	1.000	6429
(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences	1 Up	825.00	3	1.000	1.000	2475

Total Base Cost of Upper Stories = 6429

Parcel Number: 45-006-122-005-00

Page: 2



2 Stories Above Ground, Number of stories multiplier for upper stories = 1.000  
 Total Base Cost of Lump-Sum Items = 2475  
 Total Base Cost New = 8904  
 County Multiplier: 1.39 Architectural Multiplier: 1.00 Combined: 1.390  
 Reproduction/Replacement Cost = 12,377  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0  
 Total Depreciated Cost = 8,787  
 ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 374,796  
 Replacement Cost/Floor Area= 113.68 Est. TCV/Floor Area= 98.84

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1875  
 Description of Occupancy: B&B

Costs are taken from the Lodge - Guest Cottage cost schedules.  
 <<<<< Calculator Cost Computations >>>>>  
 Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 70.85

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%  
 (10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%  
 Combined Heating System adjustment: 0.00 100%  
 Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 0.00  
 Adjusted Square Foot Cost for Upper Floors = 70.85  
 Adjusted Square Foot Cost for Basement = 0.00

2 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 1.000  
 Total Floor Area: 2,014 # of Units: 6 Perim. Multiplier: 1.142  
 Basement Area: 1,080 Basement Perim. Multiplier: 1.142  
 Basement Height: 8 Basement Height Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 80.91  
 Refined Square Foot Cost for Basement: 0.00

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 112.466  
 for Basement = 0.000

Total Floor Area: 2,014 Base Cost New of Upper Floors = 226,506  
 Reproduction/Replacement Cost = 226,506  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost = 122,313

Basement Area: 1,080 Base Cost New of Basement = 0  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0  
 Total Depreciated Cost = 0

Total Depreciated Cost (Upper floors and basement) = 122,313

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
------------------	-----------	------	-----------	-------------	-------------	-----------

(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	2 Up	19.75	1156	1.000	1.000	22831
Miscellaneous Built-in Construction:						
Fireplace, Steel, with Flue	2 Up	1325.00	1	1.000	1.000	1325

Total Base Cost of Lump-Sum Items = 24156  
 Total Base Cost New = 24156

County Multiplier: 1.39 Architectural Multiplier: 0.50 Combined: 0.695

Reproduction/Replacement Cost = 16,788  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost = 9,066

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 190,500  
 Replacement Cost/Floor Area= 120.80 Est. TCV/Floor Area= 94.59

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0  
 Description of Occupancy: LANE'S COTTAGE

Costs are taken from the Lodge - Guest Cottage cost schedules.

Parcel Number: 45-006-122-005-00

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

Base Rate for Upper Floors = 70.85

(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: -0.40 100%
Adjusted Square Foot Cost for Upper Floors = 70.45

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 1.000
Total Floor Area: 456 # of Units: 1 Perim. Multiplier: 1.013
Refined Square Foot Cost for Upper Floors: 71.37

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 99.199

Total Floor Area: 456 Base Cost New of Upper Floors = 45,235
Reproduction/Replacement Cost = 45,235
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 18,094

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description Cost # or Height Storys Base
Col. Rate SqFt Adj. Adj. Cost

(39) Miscellaneous
Miscellaneous Built-in Construction:
Fireplace, Direct vent 1 Up 700.00 1 1.000 1.000 700

Total Base Cost of Lump-Sum Items = 700
Total Base Cost New = 700

County Multiplier: 1.39 Architectural Multiplier: 1.00 Combined: 1.390

Reproduction/Replacement Cost = 973
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 389

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 26,800
Replacement Cost/Floor Area= 101.33 Est. TCV/Floor Area= 58.77

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
Description of Occupancy: DEAN'S COTTAGE

Costs are taken from the Lodge - Guest Cottage cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 70.85

(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: -0.40 100%
Adjusted Square Foot Cost for Upper Floors = 70.45

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 8 Height per Story Multiplier: 1.000
Total Floor Area: 513 # of Units: 1 Perim. Multiplier: 0.997
Refined Square Foot Cost for Upper Floors: 70.24

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 97.632

Total Floor Area: 513 Base Cost New of Upper Floors = 50,085
Reproduction/Replacement Cost = 50,085
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 20,034

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description Cost # or Height Storys Base
Col. Rate SqFt Adj. Adj. Cost

(39) Miscellaneous
Miscellaneous Built-in Construction:
Appliance Allowance, Multiple
Residences 2 Up 1325.00 1 1.000 1.000 1325
Fireplace, One Story 2 Up 2600.00 1 1.000 1.000 2600

Parcel Number: 45-006-122-005-00

Page: 4

Total Base Cost of Lump-Sum Items = 3925

Total Base Cost New = 3925

County Multiplier: 1.39 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0

Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0

Total Depreciated Cost = 0

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 4 = 29,049

Replacement Cost/Floor Area= 97.63 Est. TCV/Floor Area= 56.63

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 621,145

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2018 Est. T.C.V. 006-122-005-00 = 1,163,165

Est. TCV/Total Floor Area = 171.68, Most recent sale 02/28/2001 for 442,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
568,600	568,600	568,600	474,762	2.10	

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	13,000	0	0	9,970	0

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



45-006-122-006-10                      2018 Est. T.C.V.                      WORSLEY DONALD & CAROL  
 Property Class: 201                      6362 W WESTERN AVE  
 Map #: 35                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	221.15	1.0000	0.0000	0	100*		0
2122 COMME	\$12.00/SQFT		22128	SqFt	12.00000	100		265,542
* denotes lines that do not contribute to the total acreage calculation.								
100 Actual Front Feet, 0.51 Total Acres              Total Est. Land Value =								265,542

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: Asphalt Paving	1.61	1.46	2800	0	0	
Residential Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	Cash Value	
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	95	4,750	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	94	100	0
SEPTIC TANK 1250 GAL	0.00	1.00	1.0	94	100	0
DRAIN FIELD	0.00	1.00	1.0	94	100	0
Total Estimated Land Improvements True Cash Value =					4,750	

Cost Est. for Res. Bldg: 1    Single Family    2 STORY                      Cls C+10    Blt 1900

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1838 SF    Floor Area = 2922 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	106.08	-9.14	4.21	704	71,210
1.5	Story Siding	Basement	85.47	0.00	3.16	408	36,161
1.5	Story Siding	Basement	85.47	0.00	3.16	352	31,198
1	Story Siding	Crawl Space	67.07	-9.14	2.11	374	22,455

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	760.00	3	2,280
3 Fixture Bath	2400.00	2	4,800
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(17) Carports

Comp.Shingle	7.85	336	2,638
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(17) Garages

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

Base Cost	18.51	896	16,585
Mechanical Doors	350.00	1	350
Storage area over garage	3.95	896	3,539

County Multiplier = 1.39 =>                      Cost New =                      284,102

Notes: 2015 GARAGE ROOF REPAIR FROM STROM DAMAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,    Depr.Cost =                      198,872

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	18.93	308	5,830
County Multiplier = 1.39 =>			Cost New = 8,104
Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,			Depr.Cost = 7,375
WCP (1 Story), Standard	54.24	24	1,302
County Multiplier = 1.39 =>			Cost New = 1,809
Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,			Depr.Cost = 1,647
WGEP (1 Story), Standard	56.26	54	3,038
County Multiplier = 1.39 =>			Cost New = 4,223
Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,			Depr.Cost = 3,843
WCP (1 Story), Standard	30.70	84	2,579



45-006-122-008-00                      2018 Est. T.C.V.                      KMW PROPERTY MANAGEMENT LLC  
Property Class: 201                      6298 W WESTERN AVE  
Map #: 35                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	165.00	1.0000	0.0000	0	100*	CORNER	0
2122 COMME	\$26.00/SQFT		10890	SqFt	26.00000	100		283,140
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.25 Total Acres                      Total Est. Land Value =								283,140

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: 4in Ren. Conc.	4.21	1.39	725	50	2,121	
D/W/P: Asphalt Paving	1.61	1.39	1537	50	1,720	
Residential Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	Cash Value	
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	90	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	90	100	0
DRAIN FIELD	0.00	1.00	1.0	90	100	0
Total Estimated Land Improvements True Cash Value =					13,841	

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1951  
Description of Occupancy: 2014

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

Base Rate for Upper Floors = 39.00  
Storage Basement, Base Rate for Basement = 25.10

(10) Heating system: Package Heating & Cooling      Cost/SqFt: 3.05      100%  
(10) Heating system: Package Heating & Cooling      Cost/SqFt: 3.05      100%  
   Combined Heating System adjustment: 6.10      100%  
Bsmnt Heating system: Hot Water, Radiant Floor      Cost/SqFt: 4.70  
Adjusted Square Foot Cost for Upper Floors = 45.10  
Adjusted Square Foot Cost for Basement = 29.80

2 Stories                                      Number of Stories Multiplier: 1.000  
Average Height per Story: 9                      Height per Story Multiplier: 0.940  
Ave. Floor Area: 1,319                      Perimeter: 208                      Perim. Multiplier: 1.384  
Basement Area: 1,319                      Perimeter: 208                      Basement Perim. Multiplier: 1.384  
Basement Height: 8                      Basement Height Multiplier: 0.920  
Refined Square Foot Cost for Upper Floors: 58.67  
Refined Square Foot Cost for Basement: 37.94

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 81.556  
   for Basement = 52.742

Total Floor Area: 2,638                      Base Cost New of Upper Floors = 215,144  
Basement Area: 1,319                      Base Cost New of Basement = 69,566

1,319 Sq.Ft. of Sprinklers @ 2.85, County Mult.:1.39      Cost New = 5,225

Reproduction/Replacement Cost = 289,936  
Eff.Age:4      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0  
   Total Depreciated Cost = 260,942

ECF (2201 COMMERCIAL)                      1.450 => TCV of Bldg: 1 = 378,367  
Replacement Cost/Floor Area= 109.91                      Est. TCV/Floor Area= 143.43

Cost Estimates for Commercial/Industrial Building/Section: 2                      Built 1951

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

Base Rate for Upper Floors = 28.30

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 0.00      100%  
(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 0.00      100%  
   Combined Heating System adjustment: 0.00      100%

Adjusted Square Foot Cost for Upper Floors = 28.30

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 10 Height per Story Multiplier: 0.920  
 Ave. Floor Area: 1,144 Perimeter: 140 Perim. Multiplier: 1.320  
 Refined Square Foot Cost for Upper Floors: 34.37

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 50.177

Total Floor Area: 1,144 Base Cost New of Upper Floors = 57,402  
Reproduction/Replacement Cost = 57,402  
 Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /50 /100/100/20.0  
Total Depreciated Cost = 11,480  
 ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 16,647  
Replacement Cost/Floor Area= 50.18 Est. TCV/Floor Area= 14.55

Total Estimated True Cash Value of Commercial/Industrial Buildings = 395,014

2018 Est. T.C.V. 006-122-008-00 = 691,995  
 Est. TCV/Total Floor Area = 182.97, Most recent sale 12/08/2009 for 338,213  
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.  
 322,300 322,300 322,300 278,032 2.10  
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 23,700 0 0 5,838 0  
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 Tentative Tentative Tentative Tentative Tentative Tentative





45-006-122-011-00	2018 Est. T.C.V.	DUMBRILL LUCILLE C
Property Class: 402		W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OAK ST S WESTER	32.00	330.00	1.0000	1.0000	1200	100	ADJ PROP OWNER	38,400
32 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 38,400

2018 Est. T.C.V. 006-122-011-00 = 38,400

Est. TCV/Total Floor Area = 25.10, Most recent sale 04/22/1984 for 10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
19,200	19,200	19,200	6,305	2.10				
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	132	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			

45-006-122-011-10	2018 Est. T.C.V.	DUMBRILL RICHARD S & LUCILLE C
Property Class: 402		W WESTERN AVE
Map #: 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 500/FF	66.00	30.00	1.0000	1.0000	500	100	ADJ PROP OWNER	33,000
66 Actual Front Feet, 0.04 Total Acres							Total Est. Land Value =	33,000

2018 Est. T.C.V. 006-122-011-10 = 33,000

Est. TCV/Total Floor Area = 21.57, Most recent sale 04/22/1984 for 10

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
16,500	16,500	16,500	2,661	2.10				
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	55	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			





































45-006-122-018-01                      2018 Est. T.C.V.                      ANGILERI FRANK A & MARIA F  
 Property Class: 401                      5998 W BAY LN  
 Map #: 30                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

		* Factors *		EFF 122.81				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	496.75	0.9306	1.0556	13000	100	1,277,118
LK MI "A"	13000	22.81	496.75	0.9306	1.0556	13000	50 SURPLUS: ZONING 100 FT	145,655
123 Actual Front Feet, 1.40 Total Acres                      Total Est. Land Value =								1,422,773

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	13.55	1.00	100	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	87	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	95	1,425
Total Estimated Land Improvements True Cash Value =					1,425

Cost Est. for Res. Bldg: 1    Single Family    1 STORY                      Cls BC    Blt 2013

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2454 SF    Floor Area = 3681 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	86.98	-9.60	0.00	2454	189,891

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	3	10,575
2 Fixture Bath	2350.00	1	2,350

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	5650.00	1	5,650

(15) Built-Ins & Fireplaces

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

(16) Porches

WCP (1 Story), Standard	17.80	992	17,658
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(17) Garages

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

Base Cost	21.08	703	14,819
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>                      Cost New =    352,188

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 =    337,428  
 ECF (4700 LAKE MICHIGAN HOMESITES)    1.850 => TCV of Bldg: 1 =    624,242

2018 Est. T.C.V. 006-122-018-01                      =    2,048,440

Est. TCV/Total Floor Area = 556.49, Most recent sale 09/15/2009 for 1,100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,009,000	1,009,000	1,009,000	827,142	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	15,200	0	0	17,369	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative	



45-006-122-019-00                      2018 Est. T.C.V.                      NISONGER HELGA M TRUST  
 Property Class: 401                      6006 W BAY LN  
 Map #: 30                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	400.00	0.9672	1.0000	13000	100	1,257,349
LK MI "A"	13000	10.00	400.00	0.9672	1.0000	13000	50 SURPLUS: ZONING 100 FT	62,867
110 Actual Front Feet, 1.01 Total Acres                      Total Est. Land Value =								1,320,217

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	1174	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2101 SF    Floor Area = 3362 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Bi-Level	Siding	Bi-Lev. 60%	84.73	-3.59	0.00	2101	170,475

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	35.17	14	492
WPP, Standard	7.10	888	6,305

(17) Garages

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

Base Cost	21.75	352	7,656
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>                      Cost New =                      276,559

Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,    Depr.Cost =                      182,529

Separately Depreciated Items:

(17) Garages

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

Base Cost	10.13	2400	24,312
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 =>                      Cost New =                      34,280

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,    Depr.Cost =                      31,881

Total Depreciated Cost =                      214,410

ECF (4700 LAKE MICHIGAN HOMESITES)    1.850 => TCV of Bldg: 1 =                      396,658

2018 Est. T.C.V. 006-122-019-00                      =                      1,721,875

Est. TCV/Total Floor Area = 512.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
865,500	865,500	865,500	394,600	2.10	0	-4,600	0	8,286	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT				
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative				

























45-006-122-030-00                      2018 Est. T.C.V.                      RADER S STEPHEN & SUSAN O  
 Property Class: 401                      5693 S SHERIDAN LN  
 Map #: 32                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$9000	100.44	398.13	0.9987	1.0000	9000	100		902,770
100 Actual Front Feet, 0.92 Total Acres                      Total Est. Land Value =								902,770

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	15.43	1.00	80	50	617
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 =					5,617

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

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1433 SF    Floor Area = 3802 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	118.11	-11.15	3.70	1353	149,723
1	Story Siding	Crawl Space	76.57	-11.15	1.85	80	5,382
1	Story Siding	Overhang	41.54	0.00	0.00	1016	42,205

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

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

(16) Porches

WCP (1 Story), Standard	33.96	90	3,056
WPP, Standard	11.66	230	2,682
WPP, Standard	17.58	80	1,406

(16) Deck/Balcony

Treated Wood, Standard	6.90	795	5,486
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(17) Garages

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

Base Cost	17.55	1063	18,656
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425

County Multiplier = 1.39 =&gt;

Cost New = 347,187

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,	Depr.Cost =	260,390
ECF (4700 LAKE MICHIGAN HOMESITES)                      1.850 => TCV of Bldg: 1 =		481,722

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

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 804 SF    Floor Area = 1628 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	132.72	-13.08	3.70	804	99,165
1	Story Siding	Overhang	46.86	0.00	0.00	20	937

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
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(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Parcel Number: 45-006-122-030-00

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Appliance Allowance	2610.00	1	2,610
Fireplace: Wood Stove	2000.00	1	2,000
(16) Deck/Balcony			
Treated Wood w/Roof,Standard	21.30	180	3,834
County Multiplier = 1.39 =>		Cost New =	161,611
Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,		Depr.Cost =	121,208
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 =>	TCV of Bldg: 2	=	224,235

2018 Est. T.C.V. 006-122-030-00	=	1,614,344	
Est. TCv/Total Floor Area = 297.30			
2017 Assessed	MBOR	S.E.V.	
860,200	860,200	860,200	
2018 New Eq. Adjustment	Loss		
0	-53,000	0	
2018 Assessed	MBOR	S.E.V.	
Tentative	Tentative	Tentative	
	Base for Cap	C.P.I.	
	429,230	2.10	
	Additions	Tax Adjustment	Losses
	0	9,013	0
	Capped	->Taxable<-	PRE/MBT
	Tentative	Tentative	Tentative

45-006-122-031-00                      2018 Est. T.C.V.                      BROOKS RONALD D TRUST  
 Property Class: 401                      5691 S SHERIDAN LN  
 Map #: 32                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*                      TENNIS CT ACROSS RD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$9000	100.00	441.50	0.8123	1.0000	9000	100		731,027
LK MI "B"\$9000	100.00	441.50	0.8123	1.0000	9000	100		731,027
200 Actual Front Feet, 2.03 Total Acres                      Total Est. Land Value =								1,462,054

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.21	1.00	7200	0	0
D/W/P: Flagstone/Sand	17.29	1.00	3500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	2.0	100	20,000
Total Estimated Land Improvements True Cash Value =					20,000

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

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 3705 SF    Floor Area = 8098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	145.34	0.00	1.63	324	47,618
3	Story Siding	Basement	253.11	0.00	4.42	487	125,417
2	Story Siding	Crawl Space	191.69	-11.89	3.25	2894	529,747
1	Story Siding	Overhang	68.97	0.00	0.00	525	36,209

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	14.80	500	7,400
Walk out Basement Door(s)	1275.00	2	2,550

(13) Plumbing			
Average Fixture(s)	1950.00	1	1,950
3 Fixture Bath	6150.00	4	24,600
2 Fixture Bath	4100.00	1	4,100
Extra Toilet	1650.00	1	1,650
Separate Shower	1880.00	1	1,880

(14) Water/Sewer			
Well, 100 Feet	3550.00	1	3,550
2000 Gal Septic	6575.00	1	6,575

(15) Built-Ins & Fireplaces			
Appliance Allowance	5650.00	2	11,300
Fireplace: Exterior 2 Story	7400.00	1	7,400

(16) Porches			
CGEP (1 Story), Standard	37.55	1352	50,768
CCP (1 Story), Standard	24.14	539	13,011
CCP (1 Story), Standard	33.20	184	6,109
CPP, Standard	10.54	540	5,692
CPP, Standard	10.86	504	5,473

(16) Deck/Balcony			
Wood Balcony	31.75	72	2,286
Wood Balcony	31.75	144	4,572

(17) Garages			
Class:A Exterior: Siding Foundation: 42 Inch (Finished )			
Base Cost	36.75	1051	38,624
Common Wall: 1 Wall	-2725.00	1	-2,725
Automatic Doors	675.00	2	1,350

County Multiplier = 1.39 =&gt;                      Cost New = 1,302,578

Notes: RESIDENCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,                      Depr.Cost = 1,042,062

## Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	25.45	487	12,394
County Multiplier = 1.39 =>			Cost New = 17,228
Parcel Number: 45-006-122-031-00			Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 8,614

Total Depreciated Cost = 1,050,676  
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 1,943,751

Cost Est. for Res. Bldg: 2 Single Family 1.5 STORY Cls B Blt 2006

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 484 SF Floor Area = 726 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Blt-in Gar.	90.85	0.00	2.63	484	45,244

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	80	972

(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475

(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

(16) Porches			
CCP (1 Story), Standard	51.95	40	2,078

(17) Basement Garages			
Basement Garage: 2 Car	2750.00	1	2,750
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 89,717

Notes: TENNIS BUILDING

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 85,231  
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 = 157,677

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

Costs are taken from the Clubhouse cost schedules.

<<<<< Calculator Cost Computations >>>>>  
 Class: C Quality: Excellent Percent Adj: +0

Base Rate for Upper Floors = 123.75

Adjusted Square Foot Cost for Upper Floors = 123.75

0 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 0	Height per Story Multiplier: 0.950
Ave. Floor Area: 0	Perimeter: 0
	Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 117.56	

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 171.641

Total Floor Area: 0 Base Cost New of Upper Floors = 0

Reproduction/Replacement Cost = 0  
 Eff.Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/0 /0 /0.0  
 Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	3.50	7200	1.46	1.00	75
					27,594

ECF (4700 LAKE MICHIGAN HOMESITES) 1.500 => TCV of Bldg: 1 = 41,391

Total Estimated True Cash Value of Commercial/Industrial Buildings = 41,391

2018 Est. T.C.V. 006-122-031-00 = 3,624,873

Est. TCV/Total Floor Area = 410.80, Most recent sale 09/11/2000 for 3,400,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
1,990,200	1,990,200	1,990,200	1,613,701	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-177,800	0	33,887	0	

Parcel Number: 45-006-122-031-00

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













45-006-122-038-00                      2018 Est. T.C.V.                      CLARK LAKE COTTAGE TRUST  
 Property Class: 401                      6159 W BAY LN  
 Map #: 30                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	500.13	0.7064	1.0574	13000	100	971,007
LK MI "A"	13000	100.00	500.13	0.7064	1.0574	13000	100	971,007
LK MI "A"	13000	70.00	500.13	0.7064	1.0574	13000	50	SURPLUS: ZONING 339,852
270 Actual Front Feet, 3.10 Total Acres                      Total Est. Land Value =								2,281,867

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	8.01	1.00	193	50	773
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
Total Estimated Land Improvements True Cash Value =					8,273

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1936 SF    Floor Area = 1936 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	60.60	-8.20	-0.27	1936	100,924

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 &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	2	7,750
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WCP (1 Story), Standard	37.53	49	1,839
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(16) Deck/Balcony

Treated Wood, Standard	6.10	1200	7,320
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(17) Garages

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

Base Cost	15.67	748	11,721
Mechanical Doors	350.00	3	1,050

County Multiplier = 1.39 =&gt;

Cost New = 198,511

Notes: 6159

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =	119,107
ECF (4700 LAKE MICHIGAN HOMESITES)                      1.850 => TCV of Bldg: 1 =		220,347

Cost Est. for Res. Bldg: 2    Single Family    1 STORY                      Cls C    Blt 1956

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1700 SF    Floor Area = 1700 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.64	-8.49	1.92	1700	93,619

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 &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
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Parcel Number: 45-006-122-038-00

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Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Deck/Balcony			
Treated Wood,Standard	6.10	1206	7,357
County Multiplier = 1.39 =>		Cost New =	160,838
Notes: 6189			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =	104,545
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 =			193,407

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2018 Est. T.C.V. 006-122-038-00		=	2,703,894
Est. TCV/Total Floor Area = 743.65, Most recent sale 01/01/2005 for 0			
2017 Assessed	MBOR	S.E.V.	Base for Cap
1,346,400	1,346,400	1,346,400	1,103,240
			C.P.I.
			2.10
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment
0	5,500	0	23,168
2018 Assessed	MBOR	S.E.V.	Capped
Tentative	Tentative	Tentative	->Taxable<-
			PRE/MBT
			Tentative





















45-006-122-043-50	2018 Est. T.C.V.	MANITOU HOLDINGS LLC
Property Class: 201		6052 W RIVER RD
Map #: 31 & 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	83.00	235.00	1.0000	0.0000	0	100*		0
2122 COMME	\$12.00/SQFT		19515	SqFt	12.00000	100		234,179

\* denotes lines that do not contribute to the total acreage calculation.  
83 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 234,179

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	3.39	1.39	2664	50	6,277
Shed: Wood Frame	9.17	1.39	96	50	612

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WOOD DECKS	5.25	1.00	560.0	50	100	1,470

Total Estimated Land Improvements True Cash Value = 8,359

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1960  
Description of Occupancy: STORE - GAS STATION

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

Base Rate for Upper Floors = 54.85

(10) Heating system: Forced Air Furnace Cost/SqFt: -3.05 100%  
Adjusted Square Foot Cost for Upper Floors = 51.80

1 Stories Number of Stories Multiplier: 1.000  
Average Height per Story: 10 Height per Story Multiplier: 0.960  
Ave. Floor Area: 2,280 Perimeter: 194 Perim. Multiplier: 1.102  
Refined Square Foot Cost for Upper Floors: 54.80

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 76.172

Total Floor Area: 2,280	Base Cost New of Upper Floors =	173,673
	Reproduction/Replacement Cost =	173,673
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	Total Depreciated Cost =	60,786

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI14/SERS/DEQU/PUMAD/EADDFDA	3650.00	2	1.39 1.00	50	5,074

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 95,496  
Replacement Cost/Floor Area= 80.62 Est. TCV/Floor Area= 41.88

Total Estimated True Cash Value of Commercial/Industrial Buildings = 95,496

2018 Est. T.C.V. 006-122-043-50 = 338,034  
Est. TCV/Total Floor Area = 148.26, Most recent sale 12/27/2006 for 365,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
168,500	168,500	168,500	127,436	2.10

2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	500	0	2,676	0

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



45-006-122-045-10	2018 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 703		W RIVER RD
Map #: 31 & 36	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 090.090 EXEMPT

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
IN TOWN	66.00	20.00	1.0000	1.0000	1500	100	SIZE/SHAPE	99,000
66 Actual Front Feet, 0.03 Total Acres Total Est. Land Value =								99,000

2018 Est. T.C.V. 006-122-045-10	=	0			
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/20/2006 for 1					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative



45-006-122-046-00 2018 Est. T.C.V. CRYSTAL GLEN PROPERTIES LLC  
 Property Class: 201 6210 W STATE ST  
 Map #: 35 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	99.00	105.00	1.0000	0.0000	0	100*		0
2122 COMME	\$9.25/SQFT		10411 SqFt	9.25000	100			96,300

\* denotes lines that do not contribute to the total acreage calculation.  
 99 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 96,300

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.12	1.39	120	50	260
D/W/P: 4in Concrete	3.12	1.39	120	50	260

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	50	750

Total Estimated Land Improvements True Cash Value = 1,270

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1994

Costs are taken from the Warehouse, Storage cost schedules.

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

Base Rate for Upper Floors = 16.75

Adjusted Square Foot Cost for Upper Floors = 16.75

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 10 Height per Story Multiplier: 0.920  
 Ave. Floor Area: 988 Perimeter: 128 Perim. Multiplier: 1.376  
 Refined Square Foot Cost for Upper Floors: 21.20

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 29.474

Total Floor Area: 988 Base Cost New of Upper Floors = 29,120

Reproduction/Replacement Cost = 29,120  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/100/100/51.0  
 Total Depreciated Cost = 14,851

&lt;&lt;&lt;&lt;&lt; Segregated Cost Computations &gt;&gt;&gt;&gt;&gt;

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height	Storys	Base
				Adj.	Adj.	Cost

Total Base Cost New = 0

County Multiplier: 1.39 Architectural Multiplier: 0.00 Combined: 0.000

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

ECF (2201 COMMERCIAL) 1.450 =&gt; TCV of Bldg: 1 = 21,534

Replacement Cost/Floor Area= 29.47 Est. TCV/Floor Area= 21.80

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 1994

Costs are taken from the Warehouse, Storage cost schedules.

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

Base Rate for Upper Floors = 16.75

Adjusted Square Foot Cost for Upper Floors = 16.75

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 10 Height per Story Multiplier: 0.920  
 Ave. Floor Area: 988 Perimeter: 128 Perim. Multiplier: 1.376  
 Refined Square Foot Cost for Upper Floors: 21.20

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 29.474

Total Floor Area: 988 Base Cost New of Upper Floors = 29,120

Parcel Number: 45-006-122-046-00

Page: 2



45-006-122-046-10	2018 Est. T.C.V.	CRYSTAL GLEN PROPERTIES LLC
Property Class: 402		W CRYSTAL BEND DR
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVERFRONT	1300	57.08	343.41	1.1832	1.0000	1300	20 ZONING NONCONFORMING	17,559
57 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 17,559

2018 Est. T.C.V. 006-122-046-10 = 17,559

Est. TCV/Total Floor Area = 8.89, Most recent sale 09/19/2003 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
9,500	9,500	9,500	9,500	2.10				
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-700	0	0	-700	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			

45-006-122-049-00                      2018 Est. T.C.V.                      NISONGER & WALTER INVESTMENTS INC  
 Property Class: 201                      5998 W RIVER RD  
 Map #: 31                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	190.00	340.00	1.0000	0.0000	0	100*		0
2122 COMME	\$6.25/SQFT		64599	SqFt	6.25000	100		403,747
* denotes lines that do not contribute to the total acreage calculation.								
190 Actual Front Feet, 1.48 Total Acres      Total Est. Land Value =								403,747

Cost Est. for Res. Bldg: 1    Single Family    GARAGE                      Cls CD                      Blt 2006

(11) Heating System: Forced Air w/ Ducts

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

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

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	630.00	1	630
(14) Water/Sewer			
Well, 100 Feet	2550.00	1	2,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415

County Multiplier = 1.39 =>	Cost New =	6,387
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/ 0/ 0/0.0,	Depr.Cost =	0
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Functional Depreciation because of: SEE COMM BLDG  
 Economic Depreciation because of: SEE COMM BLDG

Separately Depreciated Items:

(17) Garages

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

Base Cost	24.80	308	7,638
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 =>	Cost New =	11,104
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Phy/Ab.Phy/Func/Econ/Comb.%Good= 49/100/ 0/ 0/0.0,	Depr.Cost =	0
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Total Depreciated Cost =	0
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ECF (2201 COMMERCIAL)	1.600 => TCV of Bldg: 1 =	0
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Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1978

Description of Occupancy: WITH OFFICE AREA IN FRONT

Costs are taken from the Warehouse, Storage cost schedules.

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

Base Rate for Upper Floors = 16.75

(10) Heating system: Space Heaters, Gas with Fan	Cost/SqFt: 0.00	10%
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Adjusted Square Foot Cost for Upper Floors = 16.75

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 12	Height per Story Multiplier: 0.960
Ave. Floor Area: 4,248	Perimeter: 308      Perim. Multiplier: 1.133

Refined Square Foot Cost for Upper Floors: 18.22

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 25.324

Total Floor Area: 4,248	Base Cost New of Upper Floors =	107,576
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Reproduction/Replacement Cost =	107,576
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Eff.Age:28    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0	Total Depreciated Cost =	46,258
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ECF (2201 COMMERCIAL)	1.450 => TCV of Bldg: 1 =	67,074
Replacement Cost/Floor Area= 25.32	Est. TCV/Floor Area= 15.79	

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

Description of Occupancy: SMALL ON SIDE

Costs are taken from the Office Building cost schedules.





45-006-122-051-01                      2018 Est. T.C.V.                      STEWART FAMILY RESIDENCE TRUST  
 Property Class: 401                      5826 S PASSAGE VIEW RD  
 Map #: 30                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	100.00	450.00	1.0000	1.0299	13000	100		1,338,849
100 Actual Front Feet, 1.03 Total Acres                      Total Est. Land Value =								1,338,849

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls B-10    Blt 2001

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

Ground Area = Size for Rates = 1348 SF    Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Crawl Space	92.53	-11.40	0.00	1326	107,578
1	Story Siding	Overhang	48.69	0.00	0.00	22	1,071

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

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

## (14) Water/Sewer

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

## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	4125.00	2	8,250
Fireplace: Interior 2 Story	5350.00	1	5,350

## (16) Porches

CSEP (1 Story), Standard	29.77	233	6,936
WCP (1 Story), Standard	37.66	87	3,276
WCP (1 Story), Standard	44.65	53	2,366

## (16) Deck/Balcony

Treated Wood, Standard	7.15	1729	12,362
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County Multiplier = 1.39 =&gt;                      Cost New =    222,701

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,    Depr.Cost =    202,657  
ECF (4700 LAKE MICHIGAN HOMESITES)    1.850 => TCV of Bldg: 1 =    374,916

Cost Est. for Res. Bldg: 2    Single Family    1.75 STORY                      Cls B-10    Blt 2001

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

Ground Area = Size for Rates = 837 SF    Floor Area = 1429 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Blt-in Gar.	84.74	0.00	0.00	789	66,860
1	Story Siding	Overhang	53.61	0.00	0.00	48	2,573

Other Additions/Adjustments	Rate	Size	Cost
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## (13) Plumbing

Average Fixture(s)	1475.00	1	1,475
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## (15) Built-Ins &amp; Fireplaces

Appliance Allowance	4125.00	1	4,125
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## (16) Porches

WPP, Standard	12.15	283	3,438
WCP (1 Story), Standard	64.25	25	1,606

## (17) Basement Garages

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

County Multiplier = 1.39 =&gt;                      Cost New =    116,521

Notes: D.G. WITH DWELLING ABOVE

Parcel Number: 45-006-122-051-01

Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 106,034  
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 = 196,163

2018 Est. T.C.V. 006-122-051-01 = 1,917,428  
 Est. TCV/Total Floor Area = 616.73, Most recent sale 01/30/2004 for 0  
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.  
 953,800 953,800 953,800 354,265 2.10  
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 0 4,900 0 0 7,439 0  
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 Tentative Tentative Tentative Tentative Tentative Tentative









45-006-122-056-00	2018 Est. T.C.V.	STEWART VICKI L LIVING TRUST
Property Class: 402		W EGELE RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

\* Factors \* PARCEL 2

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 120K					120000	100		120,000
181 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	120,000

2018 Est. T.C.V. 006-122-056-00 = 120,000

Est. TCV/Total Floor Area = 64.10, Most recent sale 10/30/2003 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
60,000	60,000	60,000	1,942	2.10				
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	40	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			

45-006-122-056-10	2018 Est. T.C.V.	STEWART FAMILY RESIDENCE TRUST
Property Class: 402		W EGELE RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 120K					120000	100		120,000
140 Actual Front Feet, 0.64 Total Acres							Total Est. Land Value =	120,000

2018 Est. T.C.V. 006-122-056-10 = 120,000

Est. TCV/Total Floor Area = 64.10, Most recent sale 01/30/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
60,000	60,000	60,000	1,946	2.10				
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	40	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			



45-006-122-057-00	2018 Est. T.C.V.	STEWART VICKI L LIVING TRUST
Property Class: 402		W EGELE RD
Map #: 31	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 120K					120000	100		120,000
170 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	120,000

2018 Est. T.C.V. 006-122-057-00 = 120,000

Est. TCV/Total Floor Area = 64.10, Most recent sale 10/30/2003 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
60,000	60,000	60,000	2,731	2.10				
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	0	0	0	57	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative			











45-006-122-064-00                      2018 Est. T.C.V.                      THATCHER WATT BECKY LIVING TRUST  
 Property Class: 401                      5795 S LAKE ST  
 Map #: 32                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ST BY LK M	100.00	112.42	0.8723	1.0000	1200	100	LOCATION	104,676
LAKE ST BY LK M	98.00	112.42	0.8723	1.0000	1200	50	SURPLUS: ZONING 100 FT	51,291
198 Actual Front Feet, 0.51 Total Acres                      Total Est. Land Value =								155,968

< Cost Estimates for Res. Building: 1    Mobile Home    Class: Low Quality    >  
 (11) Heating System: Wall Furnace

Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
BaseUnit	Ribbed	Metal	31.07	-0.80	0	720	21,794

Other Additions/Adjustments	Rate	Size	Cost
Addition/Crawl	30.25	144	4,356

(9) Foundation  
 Foundation Wall: Concrete                      7.13                      0                      0

(13) Plumbing  
 Average Fixture(s)                      405.00                      1                      405

(14) Water/Sewer  
 Well, 100 Feet                      2425.00                      1                      2,425  
 1000 Gal Septic                      2720.00                      1                      2,720

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

(16) Deck/Balcony  
 Treated Wood, Standard                      6.81                      156                      1,062  
 Treated Wood, Standard                      6.56                      192                      1,260

(17) Garages  
 Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)  
 Base Cost                      22.24                      336                      7,473  
 Mechanical Doors                      350.00                      1                      350  
 Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)  
 Base Cost                      11.28                      960                      10,829  
 Mechanical Doors                      350.00                      1                      350

County Multiplier = 1.39 =>                      Cost New =                      75,420

Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,    Depr.Cost =                      26,397  
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)0.700 => TCV of Bldg: 1 =                      18,478

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

(11) Heating System: Forced Air w/ Ducts  
 Ground Area = Size for Rates = 1218 SF    Floor Area = 2436 SF.  

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	102.56	-11.30	0.00	774	70,635
2	Story Siding	Crawl Space	102.56	-9.28	0.00	444	41,416

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

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

(15) Built-Ins & Fireplaces  
 Appliance Allowance                      1915.00                      1                      1,915  
 Fireplace: Prefab 2 Story                      2505.00                      1                      2,505

(16) Porches  
 WPP, Standard                      14.38                      105                      1,510

(16) Deck/Balcony  
 Treated Wood, Standard                      7.38                      162                      1,196

(17) Garages  
 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)  
 Parcel Number: 45-006-122-064-00















45-006-122-070-00	2018 Est. T.C.V.	BETHLEHEM LUTHERAN CHURCH
Property Class: 708		6012 S LAKE ST
Map #:	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	132.00	165.00	1.0000	1.0000	0	100		0
2122 COMME \$14.50/SQFT			21780	SqFt	14.50000	100		315,810
132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =								315,810

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

Costs are taken from the Clubhouse cost schedules.

<<<<<	Calculator Cost Computations	>>>>>
Class: C	Quality: Average	Percent Adj: +0

Base Rate for Upper Floors = 66.10

Adjusted Square Foot Cost for Upper Floors = 66.10

1 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 12	Height per Story Multiplier: 1.060
Ave. Floor Area: 2,758	Perimeter: 267
	Perim. Multiplier: 1.090
Refined Square Foot Cost for Upper Floors: 76.37	

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 111.503

Total Floor Area: 2,758 Base Cost New of Upper Floors = 307,525

	Reproduction/Replacement Cost =	307,525
Eff.Age:20	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	
	Total Depreciated Cost =	184,515

ECF (2201 COMMERCIAL)	1.450 => TCV of Bldg: 1 =	267,547
Replacement Cost/Floor Area= 111.50	Est. TCV/Floor Area= 97.01	

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Total Estimated True Cash Value of Commercial/Industrial Buildings = 267,547

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2018 Est. T.C.V. 006-122-070-00	=	0
Est. TCV/Total Floor Area = 0.00		
2017 Assessed	MBOR	S.E.V.
0	0	0
2018 New Eq. Adjustment	Loss	
0	0	0
2018 Assessed	MBOR	S.E.V.
Tentative	Tentative	Tentative
	Capped	->Taxable<-
	Tentative	PRE/MBT
		Tentative

45-006-122-073-00                      2018 Est. T.C.V.                      GLEN ARBOR TOWNSHIP  
 Property Class: 703                      6394 W WESTERN AVE  
 Map #: 35                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

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Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	300.00	1.0000	1.0000	0	100		0
2122 COMME	\$12.00/SQFT		30013	SqFt	12.00000	100		360,154
100 Actual Front Feet, 0.69 Total Acres                      Total Est. Land Value =								360,154

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Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1938  
 Description of Occupancy: 50\*68 GYM FLR

Costs are taken from the Office Building cost schedules.

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

Base Rate for Upper Floors = 73.65

(10) Heating system: Forced Air Furnace      Cost/SqFt: 0.00      100%  
 Elevator Adjustment (Applied to upper floors rate)      Cost/Sq.Ft.: -1.50  
 Adjusted Square Foot Cost for Upper Floors = 72.15

0 Stories    Number of Stories Multiplier: 1.000  
 Average Height per Story: 0                      Height per Story Multiplier: 0.900  
 Ave. Floor Area: 0                      Perimeter: 0                      Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 64.94

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 90.260

Total Floor Area: 5,086                                      Base Cost New of Upper Floors =      459,061

Reproduction/Replacement Cost =      459,061  
 Eff.Age:40      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/40 /100/16.0  
 Total Depreciated Cost =      73,450

ECF (2201 COMMERCIAL)                                      1.450 => TCV of Bldg: 1 =      106,502  
 Replacement Cost/Floor Area= 90.26                      Est. TCV/Floor Area= 20.94

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Total Estimated True Cash Value of Commercial/Industrial Buildings =      106,502

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2018 Est. T.C.V. 006-122-073-00                                      =      0  
 Est. TCV/Total Floor Area = 0.00  
 2017 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
    0                      0                      0                      0                      2.10  
 2018                      New Eq. Adjustment                      Loss                      Additions                      Tax Adjustment                      Losses  
    0                      0                      0                      0                      0                      0  
 2018 Assessed                      MBOR                      S.E.V.                      Capped                      ->Taxable<-                      PRE/MBT  
    Tentative                      Tentative                      Tentative                      Tentative                      Tentative                      Tentative





45-006-122-075-10                      2018 Est. T.C.V.                      EDWARDS ELIZABETH T  
 Property Class: 401                      5873 S LAKE ST  
 Map #: 35                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LAKE ST BY LK M	100.00	222.00	1.0000	1.0000	1200	100		120,000
100 Actual Front Feet, 0.51 Total Acres                      Total Est. Land Value =								120,000

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	16.41	1.00	200	0	0
Shed: Wood Frame	11.23	1.00	110	50	618
Shed: Wood Frame	9.69	1.00	200	50	969
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					4,087

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls C+5    Blt 1968

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 2386 SF    Floor Area = 3730 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	98.14	-8.15	-0.57	1344	120,180
1	Story Siding	Crawl Space	62.01	-8.15	-0.28	1042	55,830

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 &amp; Fireplaces

Appliance Allowance	1915.00	2	3,830
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

WPP, Standard	12.22	144	1,760
WPP, Standard	8.35	428	3,574
WGEP (1 Story), Standard	48.43	78	3,778

(16) Deck/Balcony

Treated Wood, Standard	6.10	649	3,959
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County Multiplier = 1.39 =&gt;                      Cost New =    288,120

Notes: 2017 MIXED USE WINE TASTING ROOM

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    187,278  
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 =    327,737

Cost Est. for Res. Bldg: 2    Single Family    1 STORY                      Cls C    Blt 1968

(11) Heating System: Wall/Floor Furnace

Ground Area = Size for Rates = 974 SF    Floor Area = 974 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	67.57	-14.28	0.00	974	51,904

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

Treated Wood, Standard	6.93	224	1,552
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County Multiplier = 1.39 =&gt;                      Cost New =    78,023

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,    Depr.Cost =    50,715  
 Parcel Number: 45-006-122-075-10                      Page: 2







45-006-122-077-00	2018 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 703		W WESTERN AVE
Map #: 35	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

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Land Value Estimates for Land Table 4122.4122 IN TOWN AREA

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 500/FF	89.00	115.00	1.0000	1.0000	500	100		44,500
4122 IN TO			1 SqFt	0.00000	100			0
89 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 44,500

---

2018 Est. T.C.V. 006-122-077-00	=	0			
Est. TCV/Total Floor Area = 0.00					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-122-078-00                      2018 Est. T.C.V.                      HOPPER MICHAEL  
 Property Class: 201                      6654 W WESTERN AVE  
 Map #: 33                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	85.00	182.25	1.0000	0.0000	0	100*		0
2122 COMME	\$12.00/SQFT		15491	SqFt	12.00000	100	DISTANCE FROM MAIN CBD	185,895
* denotes lines that do not contribute to the total acreage calculation.								
85 Actual Front Feet, 0.36 Total Acres                      Total Est. Land Value =								185,895

## 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	50	2,500	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	0	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	0	100	0
DRAIN FIELD	0.00	1.00	1.0	0	100	0
Total Estimated Land Improvements True Cash Value =					2,500	

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1940  
 Description of Occupancy: 1940

Costs are taken from the Office Building cost schedules.

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

Base Rate for Upper Floors = 49.30

(10) Heating system: Package Heating & Cooling                      Cost/SqFt: 6.20                      100%  
 Adjusted Square Foot Cost for Upper Floors = 55.50

1 Stories    Number of Stories Multiplier: 1.000  
 Average Height per Story: 9                      Height per Story Multiplier: 0.930  
 Ave. Floor Area: 901                      Perimeter: 142                      Perim. Multiplier: 1.286  
 Refined Square Foot Cost for Upper Floors: 66.38

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 92.264

Total Floor Area: 901	Base Cost New of Upper Floors =	83,130
	Reproduction/Replacement Cost =	83,130
Eff.Age:17                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0	Total Depreciated Cost =	54,034

ECF (2201 COMMERCIAL)                      1.450 => TCV of Bldg: 1 =                      78,350  
 Replacement Cost/Floor Area= 92.26                      Est. TCV/Floor Area= 86.96

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

Costs are taken from the Store, Retail cost schedules.

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

Base Rate for Upper Floors = 39.00

(10) Heating system: Package Heating & Cooling                      Cost/SqFt: 3.05                      100%  
 Adjusted Square Foot Cost for Upper Floors = 42.05

1 Stories    Number of Stories Multiplier: 1.000  
 Average Height per Story: 9                      Height per Story Multiplier: 0.940  
 Ave. Floor Area: 1,970                      Perimeter: 263                      Perim. Multiplier: 1.290  
 Refined Square Foot Cost for Upper Floors: 50.99

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 70.876

Total Floor Area: 1,970	Base Cost New of Upper Floors =	139,625
	Reproduction/Replacement Cost =	139,625
Eff.Age:17                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 65 /100/100/100/65.0	Total Depreciated Cost =	90,757

ECF (2201 COMMERCIAL)                      1.450 => TCV of Bldg: 2 =                      131,597  
 Parcel Number: 45-006-122-078-00                      Page: 2

Replacement Cost/Floor Area= 70.88 Est. TCV/Floor Area= 66.80

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 1940

Costs are taken from the Multiple Residence cost schedules.

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

Base Rate for Upper Floors = 36.90

(10) Heating system: Forced Air Furnace Cost/SqFt: 1.80 100%  
 Adjusted Square Foot Cost for Upper Floors = 38.70

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 9 Height per Story Multiplier: 1.000  
 Total Floor Area: 450 # of Units: 1 Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 38.70

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 53.793

Total Floor Area: 450 Base Cost New of Upper Floors = 24,207

Reproduction/Replacement Cost = 24,207  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0  
 Total Depreciated Cost = 15,250

<<<<< Segregated Cost Computations >>>>>  
 Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost
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(39) Miscellaneous  
 Miscellaneous Built-in Construction:  
 Appliance Allowance, Multiple  
 Residences 1 Up 825.00 1 1.000 1.000 825  
 Total Base Cost of Lump-Sum Items = 825  
 Total Base Cost New = 825

County Multiplier: 1.39 Architectural Multiplier: 0.00 Combined: 0.000

Reproduction/Replacement Cost = 0  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0  
 Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
WD TW	11.80	50	1.39 1.00	50	410

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 22,708  
 Replacement Cost/Floor Area= 55.62 Est. TCV/Floor Area= 50.46

Total Estimated True Cash Value of Commercial/Industrial Buildings = 232,655

2018 Est. T.C.V. 006-122-078-00	=	421,050
Est. TCV/Total Floor Area = 126.78, Most recent sale 07/21/2017 for 400,000		
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.		
236,800 236,800 236,800 236,490 2.10		
2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses		
0 -26,300 0 0 -25,990 0		
2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT		
Tentative Tentative Tentative Tentative Tentative Tentative		

45-006-122-078-10                      2018 Est. T.C.V.                      SYLVAN INN B&B LLC  
 Property Class: 201                      6680 W WESTERN AVE  
 Map #: 33                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	130.00	180.00	1.0000	0.0000	0	100*	CORNER	0
2122 COMME	\$12.00/SQFT		23400	SqFt	12.00000	100		280,800

\* denotes lines that do not contribute to the total acreage calculation.  
 130 Actual Front Feet, 0.54 Total Acres                      Total Est. Land Value =                      280,800

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.39	300	50	1,107
D/W/P: Asphalt Paving	1.86	1.39	3640	50	4,705

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WOOD DECKS	5.25	1.00	1035.0	50	100	2,717

Total Estimated Land Improvements True Cash Value =                      8,530

Cost Est. for Res. Bldg: 1    Single Family    2 STORY                      Cls BC                      Blt 2006

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1176 SF    Floor Area = 2352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	122.34	-11.78	3.70	1176	134,370

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	5650.00	1	5,650

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WCP (1 Story), Standard	42.78	48	2,053
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(16) Deck/Balcony

Treated Wood, Standard	8.22	168	1,381
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County Multiplier = 1.39 =&gt;                      Cost New =                      212,092

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0,    Depr.Cost =    186,641  
 ECF (2213 - COMMERCIAL MOTELS)                      1.400 => TCV of Bldg: 1 =    261,297

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1885

Costs are taken from the Multiple Residence cost schedules.

&lt;&lt;&lt;&lt;&lt;                      Calculator Cost Computations                      &gt;&gt;&gt;&gt;&gt;

Class: D,Brick    Quality: Low Cost    Percent Adj: +0

Base Rate for Upper Floors = 38.10

Unfinished/Utility Basement, Base Rate for Basement = 16.90

(10) Heating system: Package Heating &amp; Cooling    Cost/SqFt: 4.10    100%

(10) Heating system: Package Heating &amp; Cooling    Cost/SqFt: 4.10    100%

Combined Heating System adjustment: 8.20    100%

Bsmnt Heating system: Complete H.V.A.C.    Cost/SqFt: 0.00

Adjusted Square Foot Cost for Upper Floors = 46.30

Adjusted Square Foot Cost for Basement = 16.90

2 Stories                      Number of Stories Multiplier: 1.000

Average Height per Story: 8                      Height per Story Multiplier: 0.970

Total Floor Area: 5,198                      # of Units: 14                      Perim. Multiplier: 1.200

Basement Area: 1,368                      Basement Perim. Multiplier: 1.000

Basement Height: 0                      Basement Height Multiplier: 0.940

Refined Square Foot Cost for Upper Floors: 53.89

Refined Square Foot Cost for Basement: 15.89

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 74.912

Parcel Number: 45-006-122-078-10

Page: 2















45-006-122-081-00                      2018 Est. T.C.V.                      TOTEM SHOP PROPERTIES LLC  
 Property Class: 201                      6521 W WESTERN AVE  
 Map #: 33                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	103.00	132.00	1.0000	0.0000	0	100*		0
2122 COMME	\$14.50/SQFT		13591	SqFt	14.50000	100		197,065

\* denotes lines that do not contribute to the total acreage calculation.  
 103 Actual Front Feet, 0.31 Total Acres              Total Est. Land Value =              197,065

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.12	1.39	176	66	504
Shed: Wood Frame	7.13	1.39	288	74	2,112

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	68	100	0
SEPTIC TANK 1250 GAL	0.00	1.00	1.0	68	100	0
DRAIN FIELD	0.00	1.00	1.0	68	100	0
CONCRETE 4CU	2.75	1.00	176.0	62	100	300

Total Estimated Land Improvements True Cash Value =              2,916

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

Costs are taken from the Store, Retail cost schedules.

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

Base Rate for Upper Floors = 54.85

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

1 Stories    Number of Stories Multiplier: 1.000  
 Average Height per Story: 8                      Height per Story Multiplier: 0.920  
 Ave. Floor Area: 4,170                      Perimeter: 322                      Perim. Multiplier: 1.072  
 Refined Square Foot Cost for Upper Floors: 54.10

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 75.192

Total Floor Area: 4,170                      Base Cost New of Upper Floors =              313,552  
    Reproduction/Replacement Cost =              313,552  
 Eff.Age:15      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0  
    Total Depreciated Cost =              213,216

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
PATIO /W ROOF	2.86	176	1.39 1.00	75	525
/CI16/YARI/RAIPD/50 S/DECSFPEA	14.25	264	1.39 1.00	75	3,922

ECF (2201 COMMERCIAL)                      1.450 => TCV of Bldg: 1 =              315,610  
 Replacement Cost/Floor Area= 76.61              Est. TCV/Floor Area= 75.69

Total Estimated True Cash Value of Commercial/Industrial Buildings =              315,610

2018 Est. T.C.V. 006-122-081-00                      =              515,591  
 Est. TCV/Total Floor Area = 123.64, Most recent sale 12/30/2014 for 442,448  
 2017 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
    251,100                      251,100                      246,296                      2.10  
 2018      New      Eq. Adjustment      Loss                      Additions      Tax Adjustment      Losses  
    0                      6,700                      0                      0                      5,172                      0  
 2018 Assessed                      MBOR                      S.E.V.                      Capped                      ->Taxable<-                      PRE/MBT  
    Tentative      Tentative      Tentative                      Tentative                      Tentative                      Tentative

45-006-122-082-00 2018 Est. T.C.V. OBERSCHULTE DIANA D REVOCABLE TRUST  
 Property Class: 201 6501 W WESTERN AVE  
 Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \* CNR WESTERN & LAKE  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 115.50 82.50 1.0000 0.0000 0 100\* CORNER 0  
 2122 COMME \$14.50/SQFT 9540 SqFt 14.50000 125 CORNER INFLUENCE - MAIN STREET 172,906  
 \* denotes lines that do not contribute to the total acreage calculation.  
 116 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 172,906

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	6.84	1.39	278	50	1,322
Shed: Wood Frame	8.79	1.39	120	50	733
Shed: Wood Frame	8.79	1.39	120	50	733

  

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
Commercial/Industrial Local Cost Land Improvements						
WATER WELL 4"-6"	0.00	1.00	1.0	50	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	50	100	0
DRAIN FIELD	0.00	1.00	1.0	50	100	0
WOOD DECKS	5.25	1.00	144.0	50	100	378
CONCRETE 4CU	2.75	1.00	7355.0	50	100	10,113

Total Estimated Land Improvements True Cash Value = 13,279

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950  
 Description of Occupancy: CRAWL - APT

Costs are taken from the Store, Retail cost schedules.

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

Base Rate for Upper Floors = 54.85

Mezzanine 1 Office Base Rate = 35.55

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

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.920  
 Ave. Floor Area: 2,622 Perimeter: 338 Perim. Multiplier: 1.272  
 Refined Square Foot Cost for Upper Floors: 64.19

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 89.221  
 for Mezzanine 1 = 49.415

Total Floor Area: 2,622 Base Cost New of Upper Floors = 233,937  
 Mezzanine 1 Area: 424 Base Cost New of Mezzanine = 20,952

Reproduction/Replacement Cost = 254,889  
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0  
 Total Depreciated Cost = 193,716

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
WD TW	8.65	144	1.39 1.00	50	866
/CI4/ROOC	9.30	256	1.39 1.00	50	1,655

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 284,542  
 Replacement Cost/Floor Area= 99.13 Est. TCV/Floor Area= 108.52

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0  
 Description of Occupancy: 2ND FLOOR

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0  
 Description of Occupancy: CANOPY AREA FRONT

Costs are taken from the Shed, Utility, 3 Wall cost schedules.

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

Base Rate for Upper Floors = 7.85

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 7.85

1 Stories Number of Stories Multiplier: 1.000

Parcel Number: 45-006-122-082-00

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Average Height per Story: 10 Height per Story Multiplier: 1.000  
Ave. Floor Area: 256 Perimeter: 64 Perim. Multiplier: 1.434  
Refined Square Foot Cost for Upper Floors: 11.26

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 15.647

Total Floor Area: 256 Base Cost New of Upper Floors = 4,006  
Reproduction/Replacement Cost = 4,006  
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
Total Depreciated Cost = 1,402  
ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 2,033  
Replacement Cost/Floor Area= 15.65 Est. TCV/Floor Area= 7.94

Total Estimated True Cash Value of Commercial/Industrial Buildings = 286,575

2018 Est. T.C.V. 006-122-082-00 = 472,760  
Est. TCV/Total Floor Area = 164.27, Most recent sale 06/23/2004 for 0  
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.  
220,100 220,100 220,100 207,986 2.10  
2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
0 16,300 0 0 4,367 0  
2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
Tentative Tentative Tentative Tentative Tentative Tentative







45-006-122-085-00                      2018 Est. T.C.V.                      LAKESHORE INN LLC  
 Property Class: 201                      5793 S GLEN LAKE RD  
 Map #: 33                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	165.00	1.0000	0.0000	0	100*		0
	32.00	165.00	1.0000	0.0000	0	100*	SURPLUS: ZONING 100'	0
2122 COMME	\$12.00/SQFT		19140	SqFt	12.00000	100		229,680
2122 COMME	\$1.25/SQFT		2640	SqFt	1.25000	100		3,300

\* denotes lines that do not contribute to the total acreage calculation.  
 132 Actual Front Feet, 0.50 Total Acres                      Total Est. Land Value =                      232,980

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.39	895	97	1,714
D/W/P: 3.5 Concrete	2.98	1.39	184	97	739

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	95	100	0
SEPTIC TANK 1000 GAL	0.00	1.00	1.0	95	100	0
SEPTIC TANK 2000 GAL	0.00	1.00	1.0	95	100	0
DRAIN FIELD	0.00	1.00	1.0	95	100	0

Total Estimated Land Improvements True Cash Value =                      7,453

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1988  
 Description of Occupancy: 12 UNITS + MGR UNIT

Costs are taken from the Motel cost schedules.

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

Base Rate for Upper Floors = 53.85

Unfinished/Utility Basement, Base Rate for Basement = 18.25

(10) Heating system: Individual thru-wall Heat Pumps                      Cost/SqFt: 0.00                      100%  
 (10) Heating system: Individual thru-wall Heat Pumps                      Cost/SqFt: 0.00                      100%  
    Combined Heating System adjustment: 0.00                      100%  
 Bsmnt Heating system: Forced Air Furnace                      Cost/SqFt: 3.25  
 Adjusted Square Foot Cost for Upper Floors = 53.85  
 Adjusted Square Foot Cost for Basement = 21.50

2 Stories    Number of Stories Multiplier: 1.000  
 Average Height per Story: 12                      Height per Story Multiplier: 1.090  
 Total Floor Area: 4,428                      # of Units: 12                      Perim. Multiplier: 1.000  
 Basement Area: 784                                      Basement Perim. Multiplier: 1.190  
 Basement Height: 0                                      Basement Height Multiplier: 0.940  
 Refined Square Foot Cost for Upper Floors: 58.71  
 Refined Square Foot Cost for Basement: 24.05

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 81.603  
    for Basement = 33.429

Total Floor Area: 4,428                                      Base Cost New of Upper Floors =                      361,337  
 Basement Area: 784                                      Base Cost New of Basement =                      26,209

Reproduction/Replacement Cost =                      387,546  
 Eff.Age:12                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0  
    Total Depreciated Cost =                      267,406

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
WATER SOFTNER	1150.00	2	1.39 1.00	69	2,206

ECF (2213 - COMMERCIAL MOTELS)                      1.350 => TCV of Bldg: 1 =                      363,977  
    Replacement Cost/Floor Area= 88.24                      Est. TCV/Floor Area= 82.20

Total Estimated True Cash Value of Commercial/Industrial Buildings =                      363,977

2018 Est. T.C.V. 006-122-085-00    =                      604,410  
 Est. TCV/Total Floor Area = 136.50, Most recent sale 07/06/2015 for 1,000,000  
 2017 Assessed                      MBOR                      S.E.V.                      Base for Cap                      C.P.I.  
    299,900                      299,900                      299,900                      277,475                      2.10  
 2018                      New Eq.                      Additions                      Tax Adjustment                      Losses  
 Parcel Number: 45-006-122-085-00    Page: 2

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0	2,300	0	0	5,826	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative



Total Floor Area: 4,800 Base Cost New of Upper Floors = 279,049  
 Reproduction/Replacement Cost = 279,049  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 206,496  
 ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 299,420  
 Replacement Cost/Floor Area= 58.14 Est. TCV/Floor Area= 62.38

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

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

Base Rate for Upper Floors = 39.00

(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100%  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100%  
 Combined Heating System adjustment: 6.10 100%  
 Adjusted Square Foot Cost for Upper Floors = 45.10

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.920  
 Ave. Floor Area: 2,304 Perimeter: 208 Perim. Multiplier: 1.122  
 Refined Square Foot Cost for Upper Floors: 46.55

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 64.710

Total Floor Area: 2,304 Base Cost New of Upper Floors = 149,092  
 Reproduction/Replacement Cost = 149,092  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 110,328  
 ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 159,976  
 Replacement Cost/Floor Area= 64.71 Est. TCV/Floor Area= 69.43

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

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

Base Rate for Upper Floors = 39.00

(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100%  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100%  
 Combined Heating System adjustment: 6.10 100%  
 Adjusted Square Foot Cost for Upper Floors = 45.10

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.920  
 Ave. Floor Area: 1,080 Perimeter: 148 Perim. Multiplier: 1.304  
 Refined Square Foot Cost for Upper Floors: 54.11

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 75.207

Total Floor Area: 1,080 Base Cost New of Upper Floors = 81,223  
 Reproduction/Replacement Cost = 81,223  
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 60,105  
 ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 4 = 87,153  
 Replacement Cost/Floor Area= 75.21 Est. TCV/Floor Area= 80.70

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0

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

Base Rate for Upper Floors = 39.00

(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100%  
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100%







45-006-122-088-00                          2018 Est. T.C.V.                          WIESEN DANIEL J & ANNE E  
 Property Class: 201                          6540 W STATE ST  
 Map #: 33    GLEN ARBOR TOWNSHIP                          GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

* Factors *							
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	67.76	66.00	1.0000	0.0000	0	100* NO DRAIN FIELD	0
2122 COMME	\$14.50/SQFT		4487	SqFt	14.50000	100	65,057
* denotes lines that do not contribute to the total acreage calculation.							
68 Actual Front Feet,	0.10 Total Acres	Total Est. Land Value =					65,057

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.39	364	50	359
Total Estimated Land Improvements True Cash Value =					359

Cost Estimates for Commercial/Industrial Building/Section: 1                          Built 1988

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

Base Rate for Upper Floors = 20.45

(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 0.00      100%  
 Adjusted Square Foot Cost for Upper Floors = 20.45

1 Stories    Number of Stories Multiplier: 1.000  
 Average Height per Story: 8                          Height per Story Multiplier: 0.960  
 Ave. Floor Area: 1,260                          Perimeter: 144                          Perim. Multiplier: 1.078  
 Refined Square Foot Cost for Upper Floors: 21.16

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 29.417

Total Floor Area: 1,260                          Base Cost New of Upper Floors =      37,065  
 Reproduction/Replacement Cost =      37,065  
 Eff.Age:15      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost =      20,015

ECF (2201 COMMERCIAL)                          1.450 => TCv of Bldg: 1 =      29,022  
 Replacement Cost/Floor Area= 29.42                          Est. TCv/Floor Area= 23.03

Total Estimated True Cash Value of Commercial/Industrial Buildings =      29,022

2018 Est. T.C.V. 006-122-088-00                          =      94,438  
 Est. TCv/Total Floor Area = 74.95  
 2017 Assessed      MBOR      S.E.V.      Base for Cap      C.P.I.  
      39,100      39,100      39,100      25,873      2.10  
 2018      New      Eq. Adjustment      Loss      Additions      Tax Adjustment      Losses  
      0      8,100      0      0      543      0  
 2018 Assessed      MBOR      S.E.V.      Capped      ->Taxable<-      PRE/MBT  
      Tentative      Tentative      Tentative      Tentative      Tentative      Tentative



45-006-122-088-10	2018 Est. T.C.V.	GLEN ARBOR STATE STREET LLC
Property Class: 201		6546 W STATE ST
Map #: 33	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	118.00	1.0000	0.0000	0	100*		0
2122 COMME	\$12.00/SQFT		7797	SqFt	12.00000	100		93,567
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								93,567

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value	
D/W/P: Patio Blocks	8.13	1.39	200	0	0	
Residential Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	Cash Value	
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	95	2,375	
Commercial/Industrial Local Cost Land Improvements						
Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WATER WELL 4"-6"	0.00	1.00	1.0	91	100	0
SEPTIC TANK 2000 GAL	0.00	1.00	1.0	91	100	0
DRAIN FIELD	0.00	1.00	1.0	91	100	0
Total Estimated Land Improvements True Cash Value =					2,375	

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1995

Costs are taken from the Office Building cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: D Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 73.65

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%

Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50

Adjusted Square Foot Cost for Upper Floors = 72.15

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 8 Height per Story Multiplier: 0.900

Ave. Floor Area: 2,200 Perimeter: 220 Perim. Multiplier: 1.120

Refined Square Foot Cost for Upper Floors: 72.73

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 101.091

Total Floor Area: 2,200 Base Cost New of Upper Floors = 222,400

Reproduction/Replacement Cost = 222,400

Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 75 /100/100/100/75.0

Total Depreciated Cost = 166,800

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 241,860

Replacement Cost/Floor Area= 101.09 Est. TCV/Floor Area= 109.94

Total Estimated True Cash Value of Commercial/Industrial Buildings = 241,860

2018 Est. T.C.V. 006-122-088-10	=	337,802
Est. TCV/Total Floor Area = 153.55,	Most recent sale 10/20/1997 for 215,000	
2017 Assessed	MBOR	S.E.V.
168,100	168,100	168,100
		Base for Cap
		C.P.I.
		146,670
		2.10
2018 New Eq. Adjustment	Loss	Additions
0	800	0
		Tax Adjustment
		Losses
		3,080
		0
2018 Assessed	MBOR	S.E.V.
		Capped
		->Taxable<-
		PRE/MBT
Tentative	Tentative	Tentative
		Tentative
		Tentative











45-006-122-092-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		S FOREST HAVEN DR
Map #: 34	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4203.4203 RURAL

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S GLEN LAKE RD	100.00	638.40	1.0000	1.0000	480	100		48,000
4203 DAY F AVG	3.75		2 SqFt	3.75000	100			6
100 Actual Front Feet, 1.47 Total Acres Total Est. Land Value =								48,006

2018 Est. T.C.V. 006-122-092-00	=	0			
Est. TCV/Total Floor Area =	0.00				
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-122-093-00                      2018 Est. T.C.V.                      MARTIN JOHN E TRUST  
 Property Class: 201                      6404 W WESTERN AVE  
 Map #: 35                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	116.75	315.00	1.0000	0.0000	0	100*		0
2122 COMME	\$14.50/SQFT		36765	SqFt	14.50000	100		533,087

\* denotes lines that do not contribute to the total acreage calculation.  
 117 Actual Front Feet, 0.84 Total Acres                      Total Est. Land Value =                      533,087

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.42	1.39	10140	50	10,007
Total Estimated Land Improvements True Cash Value =					10,007

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

Costs are taken from the Store, Retail cost schedules.

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

Base Rate for Upper Floors = 39.00

(10) Heating system: Package Heating & Cooling	Cost/SqFt:	3.05	100%
(10) Heating system: Package Heating & Cooling	Cost/SqFt:	3.05	100%
Combined Heating System adjustment: 6.10                      100%			

Adjusted Square Foot Cost for Upper Floors = 45.10

1 Stories    Number of Stories Multiplier: 1.000  
 Average Height per Story: 8                      Height per Story Multiplier: 0.920  
 Ave. Floor Area: 2,304                      Perimeter: 212                      Perim. Multiplier: 1.129  
 Refined Square Foot Cost for Upper Floors: 46.84

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 65.114

Total Floor Area: 2,304	Base Cost New of Upper Floors =	150,022
	Reproduction/Replacement Cost =	150,022
Eff.Age:30                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0	Total Depreciated Cost =	70,510

Unit in Place Items	Rate	Quantity	Cnty Arch	%Good	Depr.Cost
/CI6/STO/BASS/LOWC/WOOT	12.75	220	1.39 1.00	95	3,704

ECF (2201 COMMERCIAL)                      1.450 => TCV of Bldg: 1 =                      107,611  
 Replacement Cost/Floor Area= 66.81                      Est. TCV/Floor Area= 46.71

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

Costs are taken from the Store, Retail cost schedules.

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

Base Rate for Upper Floors = 39.00

(10) Heating system: Package Heating & Cooling	Cost/SqFt:	3.05	100%
(10) Heating system: Package Heating & Cooling	Cost/SqFt:	3.05	100%
Combined Heating System adjustment: 6.10                      100%			

Adjusted Square Foot Cost for Upper Floors = 45.10

1 Stories    Number of Stories Multiplier: 1.000  
 Average Height per Story: 8                      Height per Story Multiplier: 0.920  
 Ave. Floor Area: 2,352                      Perimeter: 200                      Perim. Multiplier: 1.102  
 Refined Square Foot Cost for Upper Floors: 45.72

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 63.557

Total Floor Area: 2,352	Base Cost New of Upper Floors =	149,485
	Reproduction/Replacement Cost =	149,485
Eff.Age:30                      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0	Total Depreciated Cost =	70,258

ECF (2201 COMMERCIAL)                      1.450 => TCV of Bldg: 2 =                      101,874  
 Replacement Cost/Floor Area= 63.56                      Est. TCV/Floor Area= 43.31



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Total Estimated True Cash Value of Commercial/Industrial Buildings = 209,485

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2018 Est. T.C.V. 006-122-093-00 = 752,579  
 Est. TCV/Total Floor Area = 161.64, Most recent sale 01/31/2007 for 0  
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.  
 350,600 350,600 350,600 218,133 2.10  
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 2,700 23,000 0 2,700 4,580 0  
 2018 Assessed MBOR S.E.V. Capped ->Taxable<- PRE/MBT  
 Tentative Tentative Tentative Tentative Tentative Tentative







45-006-122-096-00                      2018 Est. T.C.V.                      BOONE DOCKS INC  
 Property Class: 201                      5858 S GLEN LAKE RD  
 Map #: 33                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	263.00	1.0000	0.0000	0	125*	LOCATION CNR	0
	65.00	263.00	1.0000	0.0000	0	100*		0
2122 COMME	\$14.50/SQFT		43386	SqFt	14.50000	105	CNRGLR & WESTERN AVE	660,548

\* denotes lines that do not contribute to the total acreage calculation.  
 165 Actual Front Feet, 1.00 Total Acres                      Total Est. Land Value =                      660,548

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.12	1.39	6600	50	14,311
D/W/P: Asphalt Paving	1.42	1.39	6476	50	6,391

Commercial/Industrial Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value
WOOD DECKS	5.25	1.00	420.0	50	100	1,103

Total Estimated Land Improvements True Cash Value =                      21,806

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 1939

Description of Occupancy: REST & BAR

Costs are taken from the Restaurant cost schedules.

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

Base Rate for Upper Floors = 82.05

(10) Heating system: Package Heating & Cooling      Cost/SqFt: -6.15      100%  
 Adjusted Square Foot Cost for Upper Floors = 75.90

1 Stories                                      Number of Stories Multiplier: 1.000  
 Average Height per Story: 10                      Height per Story Multiplier: 0.960  
 Ave. Floor Area: 5,052                      Perimeter: 376                      Perim. Multiplier: 1.061  
 Refined Square Foot Cost for Upper Floors: 77.31

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 107.459

Total Floor Area: 5,052                      Base Cost New of Upper Floors =                      542,883

Reproduction/Replacement Cost =                      542,883  
 Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost =                      293,157

<<<<<                      Segregated Cost Computations                      >>>>>

Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost

Total Base Cost New =                      0

County Multiplier: 1.39      Architectural Multiplier: 0.00      Combined: 0.000

Reproduction/Replacement Cost =                      0  
 Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0  
 Total Depreciated Cost =                      0

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
WD TW	8.25	6422	1.39	1.00	50	36,822
ROOF	2.86	1229	1.39	1.00	50	2,443

ECF (2201 COMMERCIAL)                      1.450 => TCV of Bldg: 1 =                      482,012  
 Replacement Cost/Floor Area= 123.00                      Est. TCV/Floor Area= 95.41

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

Costs are taken from the Store, Retail cost schedules.

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

Base Rate for Upper Floors = 39.00

(10) Heating system: Forced Air Furnace      Cost/SqFt: 0.00      100%  
 Adjusted Square Foot Cost for Upper Floors = 39.00

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.920  
 Ave. Floor Area: 400 Perimeter: 80 Perim. Multiplier: 1.548  
 Refined Square Foot Cost for Upper Floors: 55.54

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 77.204

Total Floor Area: 400 Base Cost New of Upper Floors = 30,881  
 Reproduction/Replacement Cost = 30,881  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 16,367  
 ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 2 = 23,732  
 Replacement Cost/Floor Area= 77.20 Est. TCV/Floor Area= 59.33

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

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

Base Rate for Upper Floors = 39.00

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 39.00

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.920  
 Ave. Floor Area: 588 Perimeter: 150 Perim. Multiplier: 1.761  
 Refined Square Foot Cost for Upper Floors: 63.18

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 87.827

Total Floor Area: 588 Base Cost New of Upper Floors = 51,642  
 Reproduction/Replacement Cost = 51,642  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 27,370  
 ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 3 = 39,687  
 Replacement Cost/Floor Area= 87.83 Est. TCV/Floor Area= 67.49

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0

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

Base Rate for Upper Floors = 39.00

(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 39.00

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.920  
 Ave. Floor Area: 400 Perimeter: 80 Perim. Multiplier: 1.548  
 Refined Square Foot Cost for Upper Floors: 55.54

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 77.204

Total Floor Area: 400 Base Cost New of Upper Floors = 30,881  
 Reproduction/Replacement Cost = 30,881  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0  
 Total Depreciated Cost = 14,514  
 ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 4 = 21,046  
 Replacement Cost/Floor Area= 77.20 Est. TCV/Floor Area= 52.61

Total Estimated True Cash Value of Commercial/Industrial Buildings = 566,477

2018 Est. T.C.V. 006-122-096-00 = 1,248,831  
 Est. TCV/Total Floor Area = 193.92  
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.  
 610,800 610,800 610,800 463,520 2.10  
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses  
 Parcel Number: 45-006-122-096-00 Page: 3

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0	13,600	0	0	9,733	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative











45-006-122-098-20                      2018 Est. T.C.V.                      WINOGRAD CAROL L REVOCABLE TRUST  
 Property Class: 401                      5716 S LAKE ST  
 Map #: 33                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	175.53	0.7412	0.8139	13000	100	784,263
LK MI "A"	13000	100.00	175.53	0.7412	0.8139	13000	100	784,262
LK MI "A"	13000	35.28	175.53	0.7412	0.8139	13000	50 SURPLUS: ZONING	138,356
235 Actual Front Feet, 0.95 Total Acres                      Total Est. Land Value =								1,706,881

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1    Single Family    1.75 STORY                      Cls B-10    Blt 1979

(11) Heating System: Forced Heat &amp; Cool

Ground Area = Size for Rates = 1852 SF    Floor Area = 3241 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	108.47	-10.56	2.78	1852	186,478

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
Separate Shower	1605.00	1	1,605

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	2	10,700

(16) Porches

WPP, Standard	22.66	49	1,110
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(16) Deck/Balcony

Treated Wood, Standard	7.15	1381	9,874
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County Multiplier = 1.39 =&gt;

Cost New = 328,342

Notes: 5716

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,    Depr.Cost = 279,091

Separately Depreciated Items:

(16) Deck/Balcony

Pine                      w/Roof, Standard	25.90	98	2,538
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County Multiplier = 1.39 =&gt;

Cost New = 3,528

Phy/Ab.Phy/Func/Econ/Comb.%Good= 47/100/100/100/47.0,    Depr.Cost = 1,658

Total Depreciated Cost = 280,749

ECF (4700 LAKE MICHIGAN HOMESITES)    1.850 =&gt; TCV of Bldg: 1 = 519,386

Cost Est. for Res. Bldg: 2    Single Family    1 STORY                      Cls C    Blt 1989

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 299 SF    Floor Area = 299 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.35	-14.38	0.00	299	21,220

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

Parcel Number: 45-006-122-098-20

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45-006-122-100-10                      2018 Est. T.C.V.                      MAY PAUL E & HURLIN KRISTIN J TRUST  
 Property Class: 401                      5964 S GLEN LAKE RD  
 Map #: 33                                  GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	260.00	1.0000	0.0000	0	100*		0
	35.00	260.00	1.0000	0.0000	0	50*	SURPLUS: ZONING 100 FT	0
2122 COMME \$6.25/SQFT			47916 SqFt		6.25000	100		299,475

\* denotes lines that do not contribute to the total acreage calculation.  
 135 Actual Front Feet, 1.10 Total Acres                      Total Est. Land Value =                      299,475

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 6 ft.	14.18	1.00	108	50	766
Shed: Wood Frame	9.02	1.00	103	50	464
Shed: Wood Frame	8.49	1.00	142	50	603

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.5	100	2,250
Total Estimated Land Improvements True Cash Value =					4,083

Cost Est. for Res. Bldg: 1    Single Family    1.5 STORY                      Cls D                      Blt 1880

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 834 SF    Floor Area = 1186 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	50.55	0.00	0.66	242	12,393
1	Story Siding	Basement	50.55	0.00	0.66	240	12,290
2	Story Siding	Basement	80.36	0.00	1.31	352	28,748

Other Additions/Adjustments                      Rate                      Size                      Cost

(13) Plumbing

Average Fixture(s)                      525.00                      1                      525

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance                      1235.00                      1                      1,235  
 Fireplace: Wood Stove                      950.00                      1                      950

(16) Porches

CGEP (1 Story), Standard                      36.23                      128                      4,637  
 CGEP (1 Story), Standard                      31.92                      176                      5,618  
 WPP, Standard                      9.94                      192                      1,908

(17) Garages

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

Base Cost                      18.02                      442                      7,965  
 Mechanical Doors                      325.00                      1                      325

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

Base Cost                      13.79                      960                      13,238  
 Mechanical Doors                      325.00                      1                      325  
 Storage area over garage                      3.75                      480                      1,800  
 No Floor Deduction                      -3.00                      960                      -2,880

County Multiplier = 1.39 =&gt;                      Cost New =                      130,970

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost =    72,034  
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 =    126,059

Cost Estimates for Commercial/Industrial Building/Section: 1                      Built 2014

Description of Occupancy: 2015 2 STORY RETAIL-RES STYLE

Costs are taken from the Store, Warehouse Discount cost schedules.

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

Base Rate for Upper Floors = 35.65

(10) Heating system: Package Heating & Cooling    Cost/SqFt: 3.30    100%  
 Adjusted Square Foot Cost for Upper Floors = 38.952 Stories                      Number of Stories Multiplier: 1.000  
 Parcel Number: 45-006-122-100-10                      Page: 2







45-006-122-101-05                      2018 Est. T.C.V.                      ALLDREDGE WILLIAM T & BARBARA TRUST  
 Property Class: 401                      6764 W HARBOR HWY  
 Map #: 34                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A" 13000	106.41	710.26	0.9785	1.1544	13000	100		1,562,476
106 Actual Front Feet, 1.74 Total Acres                      Total Est. Land Value =								1,562,476

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	12.22	1.00	1500	0	0
D/W/P: Asphalt Paving	2.21	1.00	3000	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					15,000

Cost Est. for Res. Bldg: 1    Single Family    2 STORY                      Cls A    Blt 1990

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 2014 SF    Floor Area = 5027 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5	Story Siding	Basement	231.06	0.00	2.88	1320	308,801
2.5	Story Siding	Blt-in Gar.	177.08	0.00	2.88	690	124,172
0.5	Story Siding	Overhang	31.10	0.00	0.00	4	124

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	25.45	1320	33,594

(13) Plumbing

Average Fixture(s)	1950.00	1	1,950
3 Fixture Bath	6150.00	1	6,150
2 Fixture Bath	4100.00	2	8,200
Separate Shower	1880.00	1	1,880

(14) Water/Sewer

Well, 100 Feet	3550.00	1	3,550
1000 Gal Septic	4225.00	1	4,225

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	5650.00	1	5,650
Fireplace: Exterior 2 Story	7400.00	1	7,400

(16) Porches

CCP (1 Story), Standard	100.68	14	1,410
CGEP (1 Story), Standard	81.56	96	7,830
WPP, Standard	20.25	93	1,883
WPP, Standard	10.75	1193	12,825

(16) Deck/Balcony

Wood Balcony	31.75	89	2,826
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(17) Garages

Class:A Exterior: Siding Foundation: 18 Inch (Finished )			
Base Cost	41.34	690	28,525
Common Wall: 1 Wall	-2100.00	1	-2,100
Automatic Doors	675.00	2	1,350

(17) Basement Garages

Basement Garage: 2 Car	2925.00	1	2,925
Automatic Doors	675.00	2	1,350

County Multiplier = 1.39 =&gt;                      Cost New = 784,682

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,    Depr.Cost = 643,439  
ECF (4700 LAKE MICHIGAN HOMESITES)    1.850 => TCV of Bldg: 1 = 1,190,362

Cost Est. for Res. Bldg: 2    Single Family    1.75 STORY                      Cls A    Blt 2002

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1040 SF    Floor Area = 1820 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	203.52	0.00	0.00	1040	211,661

Parcel Number: 45-006-122-101-05

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45-006-122-103-00                      2018 Est. T.C.V.                      THOMPSON STUART W & DOROTHY J  
 Property Class: 401                      5926 GLEN LAKE RD  
 Map #: 33                                      GLEN ARBOR TOWNSHIP                      GLEN ARBOR, MI 49636

## Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	100.00	330.00	1.0000	0.0000	0	100*		0
	32.00	330.00	1.0000	0.0000	0	50*	SURPLUS: ZONING 100 FT	0
2122 COMME \$6.25/SQFT			43560 SqFt		6.25000	100		272,250
* denotes lines that do not contribute to the total acreage calculation.								
132 Actual Front Feet, 1.00 Total Acres                      Total Est. Land Value =								272,250

## Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	1000	0	0
D/W/P: Patio Blocks	7.45	1.00	90	0	0
Shed: Wood Frame	8.28	1.00	248	50	1,027
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,527

Cost Est. for Res. Bldg: 1    Single Family    1.25 STORY                      Cls C-10    Blt 1900

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 1511 SF    Floor Area = 1889 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Mich Bsmnt.	64.91	-3.94	2.64	644	40,965
1.25	Story Siding	Crawl Space	64.91	-7.88	2.64	867	51,734

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	2	2,700

(16) Porches

WGEP (1 Story), Standard	30.01	237	7,112
WPP, Standard	9.53	277	2,640

(16) Deck/Balcony

Treated Wood, Standard	8.59	89	765
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(17) Carports

Aluminum	7.70	563	4,335
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County Multiplier = 1.39 =&gt;

Cost New = 171,005

Notes: INN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,    Depr.Cost = 94,053  
 ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 164,593

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 449 SF    Floor Area = 449 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Piers	73.14	-15.71	0.00	449	25,786

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(15) Built-Ins &amp; Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood, Standard	8.08	95	768
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Parcel Number: 45-006-122-103-00

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