

45-006-203-001-00 2018 Est. T.C.V. HEIN MARIE TRUST
 Property Class: 401 7960 S GLEN LAKE RD
 Map #: 72 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	244.00	0.9148	1.0000	480	100		43,913
S GLEN LAKE RD	81.00	244.00	0.9148	1.0000	480	50	SURPLUS: ZONING 100 ft	17,785
181 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =								61,697

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls CD Blt 1930

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1587 SF Floor Area = 2073 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	78.19	0.00	0.00	648	50,667
1	Story Siding	Basement	54.72	0.00	0.00	939	51,382

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 2 Story	3425.00	1	3,425
Fireplace: Wood Stove	1125.00	1	1,125

(16) Porches

CGEP (1 Story), Standard	34.65	160	5,544
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(17) Garages

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

Base Cost	24.80	200	4,960
Automatic Doors	375.00	1	375

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

Base Cost	9.71	1152	11,186
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 190,297

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 104,663

Separately Depreciated Items:

(16) Porches

WCP (1 Story), Standard	23.17	149	3,452
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County Multiplier = 1.39 => Cost New = 4,799

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 4,463

Total Depreciated Cost = 109,126

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 158,233

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

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

Ground Area = Size for Rates = 474 SF Floor Area = 474 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.65	-10.33	0.00	474	23,378

Other Additions/Adjustments	Rate	Size	Cost
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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Porches

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CGEP (1 Story), Standard	63.25	40	2,530
CGEP (1 Story), Standard	55.57	48	2,667

County Multiplier = 1.39 => Cost New = 41,436
 Notes: OLD COTTAGE SOUTH OF DRIVE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 22,790
 ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 2 = 33,045

Cost Est. for Res. Bldg: 3 Single Family MODULAR Cls D Blt 1994

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 1248 SF Floor Area = 1248 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 46.35 -7.93 0.66 1248 48,772

Other Additions/Adjustments Rate Size Cost

(13) Plumbing
 Average Fixture(s) 525.00 1 525
 3 Fixture Bath 1650.00 1 1,650

(14) Water/Sewer
 Well, 100 Feet 2425.00 1 2,425
 1000 Gal Septic 2720.00 1 2,720

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

(16) Deck/Balcony
 Treated Wood,Standard 7.11 128 910

County Multiplier = 1.39 => Cost New = 80,949
 Notes: MODULAR

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 64,759
 ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 3 = 93,901

2018 Est. T.C.V. 006-203-001-00						=	348,376
Est. TCV/Total Floor Area = 91.80, Most recent sale 06/12/2001 for 0							
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
175,200	175,200	175,200	121,734	2.10			
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses			
0	-1,000	0	2,556	0			
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
174,200	174,200	174,200	124,290	124,290	124,290		

45-006-203-002-00 2018 Est. T.C.V. HAGADON ALLEN W
 Property Class: 401 7938 S GLEN LAKE RD
 Map #: 72 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	250.00	0.9671	1.0000	480	100		46,420
S GLEN LAKE RD	25.00	250.00	0.9671	1.0000	480	50	SURPLUS: ZONING 100 ft	5,802
125 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =								52,222

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1134 SF Floor Area = 1134 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	58.80	-10.15	0.00	1134	55,169

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	28.84	255	7,354
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(17) Garages

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

Base Cost	15.58	690	10,750
Automatic Doors	375.00	1	375

County Multiplier = 1.43 =>

Cost New = 119,532

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 71,719
 ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 103,992

2018 Est. T.C.V. 006-203-002-00 = 158,714

Est. TCV/Total Floor Area = 139.96, Most recent sale 11/07/1994 for 106,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
79,700	79,700	79,700	59,036	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	1,239	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
79,400	79,400	79,400	60,275	60,275	0

45-006-203-003-00 2018 Est. T.C.V. SMITH CHARLOTTE W TRUST
 Property Class: 401 7896 S GLEN LAKE RD
 Map #: 72 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	200.00	220.00	0.8891	1.0000	480	100		85,350
S GLEN LAKE RD	19.00	220.00	0.8891	1.0000	480	50	SURPLUS: ZONING 100 ft	4,054
219 Actual Front Feet, 1.11 Total Acres Total Est. Land Value =								89,404

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1631 SF Floor Area = 1631 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	54.50	-7.70	-0.21	1631	75,988

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Porches

WGEP (1 Story), Standard	31.06	195	6,057
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(17) Garages

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

Base Cost	13.28	975	12,948
Automatic Doors	375.00	3	1,125

County Multiplier = 1.39 =>

Cost New = 145,857

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,

Depr.Cost = 80,221

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 116,321

2018 Est. T.C.V. 006-203-003-00 = 208,225

Est. TCV/Total Floor Area = 127.67, Most recent sale 05/04/2016 for 206,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
104,500	104,500	104,500	104,500	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	-400	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
104,100	104,100	104,100	106,694	104,100	0

45-006-203-003-10 2018 Est. T.C.V. NEWBLATT STEWART A & FLORA
 Property Class: 401 7880 S GLEN LAKE RD
 Map #: 71 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	200.00	242.00	0.8928	1.0000	480	100		85,707
S GLEN LAKE RD	13.00	242.00	0.8928	1.0000	480	50	SURPLUS: ZONING 100 ft	2,785
213 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =								88,492

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 1993

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 864 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	103.77	0.00	2.77	864	92,051

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

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	Rate	Size	Cost
WPP, Standard	8.50	704	5,984
	18.42	70	1,289

County Multiplier = 1.39 => Cost New = 167,952

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 142,759

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish 13.50 864 11,664

County Multiplier = 1.39 => Cost New = 16,213

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 8,106

Total Depreciated Cost = 150,866

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 218,756

2018 Est. T.C.V. 006-203-003-10 = 312,248

Est. TCV/Total Floor Area = 240.93, Most recent sale 02/15/1991 for 28,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
156,900	156,900	156,900	106,988	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-800	0	0	2,246	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
156,100	156,100	156,100	109,234	109,234	109,234	

45-006-203-004-00 2018 Est. T.C.V. HODGE BRIAN E
 Property Class: 401 6900 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 85K					85000	100		85,000
161 Actual Front Feet, 1.18 Total Acres Total Est. Land Value =								85,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wire Mesh, #9	1.90	1.00	100	50	95
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					1,595

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1304 SF Floor Area = 1304 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.15	-9.11	1.92	1304	74,276

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Deck/Balcony

Treated Wood,Standard	10.56	48	507
Treated Wood,Standard	6.24	520	3,245

(17) Garages

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

Base Cost	17.28	720	12,442
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

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

Base Cost	13.16	576	7,580
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 153,052

Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 104,075
 ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 150,909

2018 Est. T.C.V. 006-203-004-00 = 237,504

Est. TCV/Total Floor Area = 182.13

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
119,300	119,300	119,300	116,861	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-500	0	0	1,939	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
118,800	118,800	118,800	119,315	118,800	118,800	

45-006-203-004-20 2018 Est. T.C.V. WEBB GILBERT G & BETSY B
 Property Class: 401 6876 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	100.00	516.06	1.0000	1.0000	600	100		60,000
W DAY FOREST	57.00	516.06	1.0000	1.0000	600	50	SURPLUS: ZONING 100 ft	17,100
157 Actual Front Feet, 1.86 Total Acres Total Est. Land Value =								77,100

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	380	0	0
Shed: Wood Frame	11.06	1.00	120	50	663
Total Estimated Land Improvements True Cash Value =					663

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1986

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 2138 SF Floor Area = 2138 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	59.84	0.00	1.11	2138	130,311

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

CCP (1 Story), Standard	21.95	212	4,653
CGEP (1 Story), Standard	27.07	358	9,691

(16) Deck/Balcony

Treated Wood, Standard	6.10	990	6,039
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(17) Garages

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

Base Cost	20.00	528	10,560
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 242,054

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 193,643
 ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 280,783

2018 Est. T.C.V. 006-203-004-20 = 358,546

Est. TCV/Total Floor Area = 167.70, Most recent sale 06/15/2001 for 289,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
183,800	183,800	183,800	168,235	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-4,500	0	3,532	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
179,300	179,300	179,300	171,767	171,767	171,767	

45-006-203-004-27 2018 Est. T.C.V. BUTLER JOHN M & SANDRA C
 Property Class: 401 6888 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 85K					85000	100		85,000
158 Actual Front Feet, 1.54 Total Acres Total Est. Land Value =								85,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	3200	0	0
D/W/P: Patio Blocks	8.13	1.00	124	0	0
Retaining Wall: Brick, 12 in.	21.02	1.00	334	50	3,510
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					13,510

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1907 SF Floor Area = 1907 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	63.75	0.00	2.01	1085	71,350
1	Story Siding	Blt-in Gar.	37.10	0.00	2.01	343	13,415
1	Story Siding	Crawl Space	63.75	-8.64	2.01	479	27,360

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: Interior 2 Story 3825.00 1 3,825
Fireplace: Wood Stove 1350.00 1 1,350

(16) Porches

WCP (1 Story), Standard 19.23 291 5,596
WCP (1 Story), Standard 52.70 25 1,318

(17) Garages

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

Base Cost 24.58 343 8,431
Common Wall: 1 Wall -1300.00 1 -1,300
Automatic Doors 375.00 1 375

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

Base Cost 10.13 1028 10,414
Automatic Doors 375.00 2 750

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

Base Cost 16.18 821 13,284
Mechanical Doors 350.00 1 350

County Multiplier = 1.39 => Cost New = 229,317

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 206,386

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish 11.45 50 573

County Multiplier = 1.39 => Cost New = 796

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 398

Total Depreciated Cost = 206,784

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 299,836

2018 Est. T.C.V. 006-203-004-27 = 398,346

Est. TCV/Total Floor Area = 208.89, Most recent sale 01/31/2000 for 105,900

2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
185,200 185,200 185,200 172,416 2.10

2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses

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17,700	-3,700	0	17,700	3,620	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
199,200	199,200	199,200	193,736	193,736	193,736

45-006-203-004-30 2018 Est. T.C.V. CUSTER STEPHEN J & NELSON MARIANNE
 Property Class: 401 6882 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 85K					85000	100		85,000
108 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =								85,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 2000

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1690 SF Floor Area = 1727 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.77	0.00	2.01	1690	112,858
1	Story Siding	Overhang	35.88	0.00	0.00	37	1,328

Other Additions/Adjustments	Rate	Size	Cost
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(9) Basement Finish			
Basement Recreation Finish	11.45	420	4,809

(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
2 Fixture Bath	1600.00	1	1,600
Separate Shower	775.00	1	775

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

(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 1 Story	2200.00	1	2,200

(16) Porches			
CGEP (1 Story), Standard	45.40	100	4,540
WCP (1 Story), Standard	20.53	234	4,804
WPP, Standard	9.73	260	2,530

(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.85	600	11,310
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 221,133

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 199,020

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 = 201,870

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 292,711

2018 Est. T.C.V. 006-203-004-30 = 382,711

Est. TCV/Total Floor Area = 221.60, Most recent sale 09/23/2016 for 395,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
192,400	192,400	192,400	192,400	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,000	0	0	-1,000	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
191,400	191,400	191,400	196,440	191,400	0	

45-006-203-005-00 2018 Est. T.C.V. HUTCHISON JOHN F
 Property Class: 401 6850 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	100.00	300.00	1.0000	1.0000	600	100		60,000
W DAY FOREST	26.00	300.00	1.0000	1.0000	600	50	SURPLUS: ZONING 100 ft	7,800
126 Actual Front Feet, 0.87 Total Acres Total Est. Land Value =								67,800

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 1260 SF Floor Area = 1692 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	64.52	0.00	1.11	396	25,989
1.5	Story Siding	Basement	82.17	0.00	1.66	864	72,429

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: 2nd on Same Stack	2650.00	1	2,650
Fireplace: Exterior 2 Story	4650.00	1	4,650

(16) Porches

WPP, Standard	7.10	764	5,424
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(17) Garages

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

Base Cost	22.92	396	9,076
Common Wall: 2 Wall	-2575.00	1	-2,575
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 179,108

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 116,420

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	396	4,534
County Multiplier = 1.39 =>			6,303
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 3,151

Total Depreciated Cost = 119,571

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 173,378

2018 Est. T.C.V. 006-203-005-00 = 246,178

Est. TCV/Total Floor Area = 145.50, Most recent sale 02/27/1995 for 117,050

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
123,700	123,700	123,700	99,901	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	0	2,097	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
123,100	123,100	123,100	101,998	101,998	101,998

45-006-203-007-00 2018 Est. T.C.V. HARTIGAN BRIAN & JODY
 Property Class: 401 6854 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	100.00	122.00	1.0000	1.0000	600	100		60,000
100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								60,000

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 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,554

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2172 SF Floor Area = 2172 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.74	-7.96	0.00	1074	55,612
1	Story Siding	Slab	59.74	-9.98	0.00	420	20,899
1	Story Siding	Overhang	34.78	0.00	0.00	678	23,581

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
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(16) Deck/Balcony

Treated Wood, Standard	6.63	306	2,029
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(17) Garages

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

Base Cost	21.07	678	14,285
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 175,614

Notes: 2008 ADDITION

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

Depr.Cost = 131,710

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 190,980

2018 Est. T.C.V. 006-203-007-00 = 256,534

Est. TCV/Total Floor Area = 118.11, Most recent sale 07/11/2017 for 344,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
129,000	129,000	129,000	110,334	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-700	0	0	17,966	
0				0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
128,300	128,300	128,300	112,651	128,300	128,300

45-006-203-008-00 2018 Est. T.C.V. PEAKE WENDI B
 Property Class: 401 6998 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630-9709

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 85K					85000	100		85,000
149 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								85,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1976

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1020 SF Floor Area = 1480 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	75.31	0.00	2.79	920	71,852
1	Story Siding	Overhang	33.57	0.00	0.00	100	3,357

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WSEP (2 Story), Standard	74.86	45	3,369
WPP, Standard	16.19	68	1,101
WPP, Standard	15.24	79	1,204

(17) Garages

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

Base Cost	18.45	576	10,627
Common Wall: 1 Wall	-1225.00	1	-1,225
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 142,231

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 85,339
 ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 123,741

2018 Est. T.C.V. 006-203-008-00 = 211,241

Est. TCV/Total Floor Area = 142.73, Most recent sale 12/30/2010 for 160,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
106,100	106,100	106,100	85,255	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-500	0	1,790	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
105,600	105,600	105,600	87,045	87,045	0

45-006-203-011-00 2018 Est. T.C.V. VOLK ROLAND & KATHARINE
 Property Class: 401 6982 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 85K					85000	100		85,000
112 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								85,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.20	1.00	501	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					1,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 1993

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1232 SF Floor Area = 1848 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	72.63	0.00	0.00	1232	89,480

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
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
Fireplace: Interior 2 Story	3425.00	1	3,425

(16) Porches

CGEP (1 Story), Standard	33.04	180	5,947
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(16) Deck/Balcony

Treated Wood, Standard	7.10	160	1,136
Treated Wood, Standard	7.27	144	1,047

(17) Garages

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

Base Cost	16.80	576	9,677
Common Wall: 1 Wall	-1000.00	1	-1,000
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 168,019

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 134,415
 ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 194,902

2018 Est. T.C.V. 006-203-011-00 = 281,402

Est. TCV/Total Floor Area = 152.27, Most recent sale 08/03/2009 for 272,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
141,400	141,400	141,400	119,380	2.10		
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-700	0	0	2,506	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
140,700	140,700	140,700	121,886	121,886	0	

45-006-203-012-00 2018 Est. T.C.V. RICKER EDWIN D
 Property Class: 401 7953 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C"	8000	100.00	201.96	0.9529	1.0000	8000	100	762,357
GRADE"C"	8000	27.25	201.96	0.9529	1.0000	8000	50 SURPLUS: ZONING 100 ft	103,871
127 Actual Front Feet, 0.59 Total Acres Total Est. Land Value =								866,228

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls B-10 Blt 1994

(11) Heating System: Forced Hot Water

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	73.88	0.00	1.53	2502	188,676

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

Basement Living Finish	22.75	2502	56,921
Walk out Basement Door(s)	1125.00	2	2,250

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	4	18,600
2 Fixture Bath	3100.00	1	3,100

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 1 Story	4575.00	1	4,575

(16) Porches

CPP, Standard	13.79	154	2,124
CSEP (1 Story), Standard	24.50	450	11,025
WPP, Standard	13.40	200	2,680
WPP, Standard	11.27	380	4,283

(17) Garages

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

Base Cost	28.29	792	22,406
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 458,197

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 366,558
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 678,132

2018 Est. T.C.V. 006-203-012-00 = 1,551,860

Est. TCV/Total Floor Area = 620.25, Most recent sale 09/24/1998 for 25,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
778,400	778,400	778,400	446,461	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-2,500	0	9,375	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
775,900	775,900	775,900	455,836	455,836	419,369	

45-006-203-012-10 2018 Est. T.C.V. PEER GERALD C & JANICE E
 Property Class: 401 7945 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	93.33	211.18	0.9669	1.0000	8000	100		721,947
GRADE"C" 8000	25.00	211.18	0.9669	1.0000	8000	50	SURPLUS: ZONING 100 ft	96,689
125 Actual Front Feet, 0.56 Total Acres Total Est. Land Value =								818,636

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	240	0	0
D/W/P: Crushed Rock	1.24	1.00	240	0	0
Fencing: Wd, Picket, 12-24	9.06	1.00	100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+5 Blt 1999

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1176 SF Floor Area = 1764 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	87.26	0.00	0.00	1176	102,618

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

Basement Recreation Finish	11.45	1176	13,465
Walk out Basement Door(s)	775.00	2	1,550

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
Separate Shower	775.00	1	775

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	9.59	272	2,608
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(17) Garages

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

Base Cost	16.72	768	12,841
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 211,478

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,	Depr.Cost =	179,756
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 =		332,549

2018 Est. T.C.V. 006-203-012-10 = 1,156,185

Est. TCV/Total Floor Area = 655.43, Most recent sale 05/20/1995 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
579,300	579,300	579,300	280,133	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-1,200	0	5,882	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
578,100	578,100	578,100	286,015	286,015	0	

45-006-203-013-00 2018 Est. T.C.V. LILLIE DAVID & PATRICIA
 Property Class: 401 6852 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	300.00	206.50	1.0000	1.0000	600	100		180,000
W DAY FOREST	5.37	206.50	1.0000	1.0000	600	50	SURPLUS: ZONING 100 ft	1,611
305 Actual Front Feet, 1.45 Total Acres Total Est. Land Value =								181,611

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 1972

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 1359 SF Floor Area = 1359 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.94	0.00	-0.28	1359	90,591

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

(13) Plumbing

Average Fixture(s)	Rate	Size	Cost
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	Rate	Size	Cost
	7.10	839	5,957

(16) Deck/Balcony

Treated Wood, Standard	Rate	Size	Cost
	8.30	100	830

(17) Garages

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

Base Cost	Rate	Size	Cost
Mechanical Doors	25.41	320	8,131
	350.00	1	350

County Multiplier = 1.39 => Cost New = 166,722

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 108,369

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	Rate	Size	Cost
	11.45	1372	15,709

County Multiplier = 1.39 => Cost New = 21,836

Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 10,918

Total Depreciated Cost = 119,287

ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 172,967

2018 Est. T.C.V. 006-203-013-00 = 359,578

Est. TCV/Total Floor Area = 264.59, Most recent sale 02/23/2000 for 245,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
180,400	180,400	180,400	151,266	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-600	0	3,176	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
179,800	179,800	179,800	154,442	154,442	0

45-006-203-013-10	2018 Est. T.C.V.	WEBB GILBERT G & BETSY B
Property Class: 402		W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	100.00	200.00	1.0000	1.0000	600	100		60,000
100 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value = 60,000

2018 Est. T.C.V. 006-203-013-10 = 60,000

Est. TCV/Total Floor Area = 44.15, Most recent sale 09/07/2004 for 72,350

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
30,000	30,000	30,000	30,000	2.10			
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	0	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
30,000	30,000	30,000	30,630	30,000	30,000		

45-006-203-013-15	2018 Est. T.C.V.	HARTIGAN BRIAN & JODY
Property Class: 402		W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> SITE 85K					85000	100		85,000
130 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	85,000

2018 Est. T.C.V. 006-203-013-15 = 85,000

Est. TCV/Total Floor Area = 62.55, Most recent sale 07/11/2017 for 344,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.				
42,500	42,500	42,500	32,792	2.10				
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
	0	0	0	0	9,708	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT			
42,500	42,500	42,500	33,480	42,500	42,500			

45-006-203-013-16 2018 Est. T.C.V. KISH ELAINE M TRUST
 Property Class: 401 6868 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	100.00	170.00	1.0000	1.0000	600	100		60,000
W DAY FOREST	5.00	170.00	1.0000	1.0000	600	50	SURPLUS: ZONING 100 ft	1,500
105 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								61,500

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.41	1.00	1951	0	0
D/W/P: 3.5 Concrete	4.41	1.00	16	0	0
D/W/P: 3.5 Concrete	4.41	1.00	596	0	0
D/W/P: 3.5 Concrete	4.41	1.00	209	0	0
Fencing: Vnyl, Solid, 6'	30.81	1.00	140	50	2,157
Fencing: Vnyl,Picket,36-48	18.53	1.00	369	50	3,419
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					15,575

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B Blt 2007

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1952 SF Floor Area = 2942 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25	Story Siding	Basement	98.54	0.00	2.22	1465	147,613
1	Story Siding	Overhang	45.91	0.00	0.00	487	22,358
1	Story Siding	Overhang	45.91	0.00	0.00	624	28,648

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior			
Stone Veneer	12.15	530	6,440

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

(14) Water/Sewer			
Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3850.00	1	3,850

(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 2 Story	6600.00	1	6,600

(16) Porches			
CPP, Standard	38.17	15	573
WPP, Standard	27.28	36	982

(16) Deck/Balcony			
Treated Wood,Standard	7.27	527	3,831

(17) Garages			
Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	25.23	596	15,037
Common Wall: 1 Wall	-1450.00	1	-1,450
Automatic Doors	500.00	1	500
Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	24.65	624	15,382
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 375,180

Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 348,917

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	15.95	1006	16,046
County Multiplier = 1.39 =>			Cost New = 22,304
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 11,152

Local Cost Items:

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

	Total Depreciated Cost =	362,979
ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 =>	TCV of Bldg: 1 =	526,319

2018 Est. T.C.V. 006-203-013-16	=	603,394
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Est. TCV/Total Floor Area = 205.10, Most recent sale 05/31/2000 for 59,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
303,600	303,600	303,600	261,363	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-1,900	0	0	5,488	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
301,700	301,700	301,700	266,851	266,851	0	

45-006-203-014-00 2018 Est. T.C.V. BATTERSON LIVING TRUST
 Property Class: 401 7929 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	300.00	1.0000	1.0000	8000	100		800,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								800,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	28.34	1.00	280	50	3,968
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					13,468

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls B-10 Blt 2004

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2121 SF Floor Area = 2651 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Basement	86.37	0.00	0.00	2121	183,191

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

Basement Living Finish	22.75	2121	48,253
Walk out Basement Door(s)	1125.00	2	2,250

(13) Plumbing

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

(14) Water/Sewer

Well, 50 Feet	1625.00	1	1,625
2000 Gal Septic	6050.00	1	6,050

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	3	12,375
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(16) Porches

CCP (1 Story), Basement	47.96	85	4,077
WSEP (1 Story), Standard	35.51	156	5,540
WPP, Standard	15.13	144	2,179
WPP, Standard	11.77	318	3,743

(17) Garages

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

Base Cost	27.60	848	23,405
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500
Storage area over garage	4.85	416	2,018

County Multiplier = 1.39 => Cost New = 429,133

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 386,220

Separately Depreciated Items:

(17) Garages

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

Base Cost	27.70	480	13,296
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 19,176

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 18,793

Total Depreciated Cost = 405,012

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 749,273

2018 Est. T.C.V. 006-203-014-00 = 1,562,741

Est. TCV/Total Floor Area = 589.49

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
800,100	800,100	800,100	397,605	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-18,700	0	0	8,349	0

Parcel Number: 45-006-203-014-00

Page: 2

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
781,400	781,400	781,400	405,954	405,954	219,215

45-006-203-015-00 2018 Est. T.C.V. HILL MATTHEW A & BEARD TODD
 Property Class: 201 7982 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors * CNR - SLIGHT VIEW

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	181.00	104.96	1.0000	1.0000	600	125	CNR SITE SECTION	135,750
S GLEN LAKE RD	234.00	104.96	0.8078	1.0000	480	65	SURPLUS: CNR SITE-LMTD VWS-CNR	58,974
415 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								194,724

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.23	1.46	512	60	3,243
Total Estimated Land Improvements True Cash Value =					3,243

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2080 SF Floor Area = 2080 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	52.67	-7.22	0.00	2080	94,536

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

3 Fixture Bath	1975.00	1	1,975
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(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CGEP (1 Story), Standard	102.51	16	1,640
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(17) Garages

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

Base Cost	9.71	1200	11,652
Automatic Doors	375.00	1	375

County Multiplier = 1.39 =>

Cost New = 166,714

Notes: RESIDENCE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	91,693
ECF (2213 - COMMERCIAL MOTELS) 1.400 => TCV of Bldg: 1 =		128,370

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 384 SF Floor Area = 384 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	76.15	-11.17	0.00	384	24,952

Other Additions/Adjustments	Rate	Size	Cost
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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood, Standard	7.10	160	1,136
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County Multiplier = 1.39 =>

Cost New = 38,230

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,	Depr.Cost =	21,026
ECF (2213 - COMMERCIAL MOTELS) 1.400 => TCV of Bldg: 2 =		29,437

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 384 SF Floor Area = 384 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	76.15	-11.17	0.00	384	24,952

Other Additions/Adjustments	Rate	Size	Cost
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Parcel Number: 45-006-203-015-00

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

(16) Deck/Balcony
 Treated Wood,Standard 7.10 160 1,136

County Multiplier = 1.39 => Cost New = 38,230

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 21,026
 ECF (2213 - COMMERCIAL MOTELS) 1.400 => TCV of Bldg: 3 = 29,437

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 384 SF Floor Area = 384 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 76.15 -11.17 0.00 384 24,952

Other Additions/Adjustments Rate Size Cost

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

(16) Deck/Balcony
 Treated Wood,Standard 7.10 160 1,136

County Multiplier = 1.39 => Cost New = 38,230

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 21,026
 ECF (2213 - COMMERCIAL MOTELS) 1.400 => TCV of Bldg: 4 = 29,437

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 268 SF Floor Area = 268 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 76.15 -11.17 0.00 268 17,415

Other Additions/Adjustments Rate Size Cost

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

(16) Deck/Balcony
 Treated Wood,Standard 8.52 78 665

County Multiplier = 1.39 => Cost New = 27,097

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/ 60/100/33.0, Depr.Cost = 8,942
 ECF (2213 - COMMERCIAL MOTELS) 1.400 => TCV of Bldg: 5 = 12,519

Cost Est. for Res. Bldg: 6 Single Family 1 STORY Cls CD Blt 1915

(11) Heating System: Forced Air w/ Ducts
 Ground Area = Size for Rates = 268 SF Floor Area = 268 SF.
 Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost
 1 Story Siding Crawl Space 76.15 -11.17 0.00 268 17,415

Other Additions/Adjustments Rate Size Cost

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

(16) Deck/Balcony
 Treated Wood,Standard 9.05 66 597

County Multiplier = 1.39 => Cost New = 27,003

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/ 60/100/33.0, Depr.Cost = 8,911
 ECF (2213 - COMMERCIAL MOTELS) 1.400 => TCV of Bldg: 6 = 12,476

2018 Est. T.C.V. 006-203-015-00 = 439,643
 Est. TCV/Total Floor Area = 116.68, Most recent sale 12/18/2012 for 400,000
 2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
 219,200 219,200 219,200 206,305 2.10
 2018 New Eq. Adjustment Loss Additions Tax Adjustment Losses
 Parcel Number: 45-006-203-015-00 Page: 3

	0	600	0	0	4,332	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
	219,800	219,800	219,800	210,637	210,637	0

45-006-203-016-00 2018 Est. T.C.V. KRAMPS JOAN H
 Property Class: 401 7875 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors * 445.8 RD 558.73 LK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D"	6000	400.00	220.20	0.6882	1.0243	6000	100	1,691,894
GRADE"D"	6000	45.80	220.20	0.6882	1.0243	6000	50 SURPLUS: ZONING 100 ft	96,861
446 Actual Front Feet, 2.25 Total Acres Total Est. Land Value =								1,788,755

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	25.61	1.00	400	50	5,122
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 =					12,622

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

(11) Heating System: Heat Pump

Ground Area = Size for Rates = 2636 SF Floor Area = 2636 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	70.35	-9.41	1.88	1842	115,714
1	Story Siding	Basement	70.35	0.00	1.88	794	57,351

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	23.20	42	974
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(17) Garages

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

Base Cost	25.10	480	12,048
Mechanical Doors	400.00	2	800
No Floor Deduction	-3.35	240	-804

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

Base Cost	21.54	672	14,475
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 308,182

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 200,318
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 370,588

2018 Est. T.C.V. 006-203-016-00 = 2,171,965

Est. TCV/Total Floor Area = 823.96

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
1,066,100	1,066,100	1,066,100	454,932	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	19,900	0	0	9,553	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
1,086,000	1,086,000	1,086,000	464,485	464,485	464,485	

45-006-203-017-00 2018 Est. T.C.V. MILLENIUM TRUST FBO MURPHY EDWARD
 Property Class: 401 7911 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"C" 8000	100.00	300.00	1.0000	1.0000	8000	100		800,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								800,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	132	0	0
D/W/P: Asphalt Paving	1.61	1.00	1500	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 1966

(11) Heating System: Forced Heat & Cool

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Brick	Basement	73.40	0.00	2.01	1568	118,243

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

Basement Recreation Finish	11.45	1568	17,954
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	2	6,500

(16) Porches

CGEP (1 Story), Standard	29.18	280	8,170
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(17) Garages

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

Base Cost	21.50	528	11,352
Common Wall: 1 Wall	-2050.00	1	-2,050
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 239,329

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 155,564
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 287,793

2018 Est. T.C.V. 006-203-017-00 = 1,092,793

Est. TCV/Total Floor Area = 696.93, Most recent sale 07/07/1997 for 450,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
547,400	547,400	547,400	323,500	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,000	0	0	6,793	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
546,400	546,400	546,400	330,293	330,293		0

45-006-203-018-00 2018 Est. T.C.V. TMC VENTURE I LLC
 Property Class: 201 8137 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D"	6000	112.69	69.58	0.9706	0.7680	6000	100	503,994
113 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								503,994

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	19.57	1.39	2250	70	42,844
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 =					47,844

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1280 SF Floor Area = 1280 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	56.68	0.00	0.00	1280	72,550

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	10.00	72	720
Walk out Basement Door(s)	700.00	1	700

(13) Plumbing

Average Fixture(s)	630.00	1	630
3 Fixture Bath	1975.00	1	1,975
2 Fixture Bath	1325.00	1	1,325

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	12.79	120	1,535
WPP, Standard	7.09	552	3,914

County Multiplier = 1.39 => Cost New = 130,186

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 84,621
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 156,548

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1960

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: Package Heating & Cooling Cost/SqFt: 0.00 100%

Adjusted Square Foot Cost for Upper Floors = 47.10

1 Stories Number of Stories Multiplier: 1.000
 Average Height per Story: 8 Height per Story Multiplier: 0.890
 Ave. Floor Area: 288 Perimeter: 48 Perim. Multiplier: 1.445
 Refined Square Foot Cost for Upper Floors: 60.57

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 84.196

Total Floor Area: 288 Base Cost New of Upper Floors = 24,249

Reproduction/Replacement Cost = 24,249
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 10,669

ECF (4134 BIG GLEN) 1.400 => TCV of Bldg: 1 = 14,937
 Parcel Number: 45-006-203-018-00 Page: 2

Replacement Cost/Floor Area= 84.20

Est. TCV/Floor Area= 51.86

 Total Estimated True Cash Value of Commercial/Industrial Buildings = 14,937

2018 Est. T.C.V. 006-203-018-00 = 723,323
 Est. TCV/Total Floor Area = 461.30, Most recent sale 10/03/2008 for 550,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
353,600	353,600	353,600	334,180	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	8,100	0	0	7,017	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
361,700	361,700	361,700	341,197	341,197	0	

45-006-203-018-20 2018 Est. T.C.V. SCHMID ALLAN & VIRGINIA ESTATE
 Property Class: 401 8097 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	78.00	0.7460	1.0000	4500	100		335,698
GLENRD DVD&BLUF	131.00	78.00	0.7460	1.0000	2800	50	SURPLUS: ZONING 100 ft	136,815
231 Actual Front Feet, 0.41 Total Acres Total Est. Land Value =								472,513

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	21.31	1.00	1400	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.0	100	10,000
Total Estimated Land Improvements True Cash Value =					10,000

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1470 SF Floor Area = 2940 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	99.57	-10.86	0.00	1470	130,404

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	5	3,800
3 Fixture Bath	2400.00	4	9,600

(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	5	9,575
Fireplace: Interior 2 Story	3825.00	1	3,825

(16) Porches

CGEP (2 Story), Standard	60.23	144	8,673
WPP, Standard	9.93	245	2,433

County Multiplier = 1.39 => Cost New = 241,992

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 169,394
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 313,379

2018 Est. T.C.V. 006-203-018-20 = 795,892

Est. TCV/Total Floor Area = 270.71, Most recent sale 12/02/1988 for 65,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
335,700	335,700	335,700	335,700	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	62,200	0	0	0	171,867	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
397,900	397,900	397,900	342,749	342,749	0	

45-006-203-019-00 2018 Est. T.C.V. HAWLEY FAMILY TRUST
 Property Class: 401 6831 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 5200	100.00	198.31	0.8127	1.0000	5200	100		422,581
GROUP A 5200	99.67	198.31	0.8127	1.0000	5200	50	SURPLUS: ZONING 100 ft	210,593
200 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =								633,174

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	8.97	1.00	288	50	1,291
Shed: Wood Frame	11.26	1.00	108	50	608
Dock: Light posts	21.31	1.00	40	50	426
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 =					7,326

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+5 Blt 1900

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1747 SF Floor Area = 3098 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	102.05	-8.85	0.00	1351	125,913
1	Story Siding	Crawl Space	64.52	-8.85	0.00	396	22,045

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
Fireplace: Wood Stove	1350.00	1	1,350
Fireplace: Direct-Vented Gas	1200.00	2	2,400

(16) Porches

CGEP (1 Story), Standard	27.41	342	9,374
WCP (1 Story), Standard	20.83	224	4,666
WCP (1 Story), Standard	25.00	136	3,400
CCP (1 Story), Standard	22.72	192	4,362

(16) Deck/Balcony

Treated Wood, Standard	6.45	400	2,580
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(17) Garages

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

Base Cost	20.95	1092	22,877
Automatic Doors	425.00	3	1,275
Storage area over garage	4.50	819	3,686

County Multiplier = 1.39 =>

Cost New = 311,296

Notes: 6831

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 202,342
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 343,982

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

(11) Heating System: Electric Baseboard

Ground Area = Size for Rates = 865 SF Floor Area = 865 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	69.20	-10.17	-0.27	865	50,827

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
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Parcel Number: 45-006-203-019-00

Page: 2

3 Fixture Bath	2400.00	1	2,400
Separate Shower	775.00	1	775
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350
(16) Deck/Balcony			
Treated Wood, Standard	6.10	1057	6,448
County Multiplier = 1.39 =>		Cost New =	89,620
Notes: BEACH HOUSE			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 53,772			
ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 91,413			

2018 Est. T.C.V. 006-203-019-00 = 1,075,895

Est. TCV/Total Floor Area = 271.48, Most recent sale 05/23/1990 for 235,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
541,000	541,000	541,000	393,789	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-3,100	0	0	8,269	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
537,900	537,900	537,900	402,058	402,058	357,832	

45-006-203-019-10 2018 Est. T.C.V. LEISER DAVID M & DAWN L
 Property Class: 401 6839 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	260.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.07	1.00	80	50	483
Dock: Light posts	21.31	1.00	320	50	3,410

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					8,893

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls C+5 Blt 1986

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 780 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	108.03	0.00	0.00	780	84,263

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

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
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(16) Porches

WPP, Standard	8.80	360	3,168
WPP, Standard	9.25	300	2,775
WCP (1 Story), Standard	46.38	35	1,623
WPP, Standard	23.44	36	844
WPP, Standard	19.51	48	936

(17) Garages

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

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

County Multiplier = 1.39 => Cost New = 165,784

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 132,627

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	780	8,931
County Multiplier = 1.39 =>			Cost New = 12,414
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 6,207

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 236,019

2018 Est. T.C.V. 006-203-019-10 = 694,912

Est. TCV/Total Floor Area = 509.09, Most recent sale 03/06/1992 for 263,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
333,300	333,300	333,300	214,403	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	14,200	0	4,502	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
347,500	347,500	347,500	218,905	218,905	0	

45-006-203-020-00	2018 Est. T.C.V.	HILL MATTHEW A & BEARD TODD
Property Class: 402		W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	50.00	230.00	1.2746	1.0000	4500	50	ZONING RESTRICTION	143,388
50 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 143,388

2018 Est. T.C.V. 006-203-020-00 = 143,388

Est. TCV/Total Floor Area = 105.05, Most recent sale 12/18/2012 for 400,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
66,900	66,900	66,900	45,442	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	4,800	0	0	954	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
71,700	71,700	71,700	46,396	46,396	0		

45-006-203-020-10	2018 Est. T.C.V.	KISH ELAINE M TRUST
Property Class: 402		6847 W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	50.00	240.00	1.2746	1.0000	4500	50	ZONING RESTRICTION	143,388
50 Actual Front Feet, 0.28 Total Acres								Total Est. Land Value = 143,388

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Flagstone/Sand	9.95	1.00	200	0	0
Shed: Wood Frame	9.85	1.00	120	97	1,146

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	0.3	95	428
Total Estimated Land Improvements True Cash Value =					1,574

2018 Est. T.C.V. 006-203-020-10 = 144,962

Est. TCV/Total Floor Area = 106.20, Most recent sale 06/19/2009 for 105,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
67,700	67,700	67,700	45,442	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	4,800	0	0	954	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
72,500	72,500	72,500	46,396	46,396	0	

45-006-203-021-00 2018 Est. T.C.V. NOVAK ROBERT JOHN REVOCABLE TRUST
 Property Class: 401 6843 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	226.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	3.61	1.00	242	0	0
D/W/P: Flagstone/Sand	10.98	1.00	300	0	0
D/W/P: Asphalt Paving	1.61	1.00	1500	0	0
D/W/P: Patio Blocks	8.13	1.00	313	0	0
Shed: Wood Frame	9.08	1.00	275	50	1,248
Dock: Light posts	21.31	1.00	192	50	2,046

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 =					18,294

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1531 SF Floor Area = 1531 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.61	0.00	1.92	1240	80,017
1	Story Siding	Crawl Space	62.61	-8.73	1.92	116	6,473
1	Story Siding	Basement	62.61	0.00	1.92	175	11,293

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

(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	2	9,300

(16) Porches

WPP, Standard	7.58	528	4,002
WCP (1 Story), Standard	32.28	72	2,324

(16) Deck/Balcony

Treated Wood, Standard	6.46	390	2,519
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(17) Garages

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

Base Cost	19.27	572	11,022
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 195,380

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 136,766

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	1415	16,202
County Multiplier = 1.39 =>			Cost New = 22,520
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost = 11,260

Total Depreciated Cost = 148,026

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 251,644

2018 Est. T.C.V. 006-203-021-00 = 719,938

Est. TCV/Total Floor Area = 470.24, Most recent sale 02/04/2004 for 0

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

Parcel Number: 45-006-203-021-00

Page: 2

	345,900	345,900	345,900	318,287	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	14,100	0	0	6,684	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	360,000	360,000	360,000	324,971	324,971	0

45-006-203-022-00 2018 Est. T.C.V. KASPEREK MICHAEL A & MARY E
 Property Class: 401 6849 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	250.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.01	1.00	800	0	0
D/W/P: 4in Ren. Conc.	6.02	1.00	800	0	0
D/W/P: Flagstone/Sand	15.20	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	95	7,125
Total Estimated Land Improvements True Cash Value =					7,125

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

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 2127 SF Floor Area = 3190 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	104.08	-11.39	2.63	2127	202,746

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
Fireplace: Prefab 1 Story	4660.00	1	4,660

(16) Porches

WGEP (1 Story), Standard	42.42	266	11,284
WGEP (1 Story), Standard	46.65	204	9,517
WPP, Standard	13.33	204	2,719
WCP (1 Story), Standard	29.88	154	4,602
WCP (1 Story), Standard	27.86	189	5,266
WCP (1 Story), Standard	41.40	66	2,732

(17) Garages

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

Base Cost	28.54	778	22,204
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 404,259

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 396,174

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 = 399,024

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 678,341

2018 Est. T.C.V. 006-203-022-00 = 1,135,466

Est. TCV/Total Floor Area = 355.95, Most recent sale 12/02/2013 for 500,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
555,200	555,200	555,200	555,200	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	12,500	0	11,659	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
567,700	567,700	567,700	566,859	566,859	

45-006-203-023-00 2018 Est. T.C.V. MURRAY MICHAEL T & DORIS L ETAL J/T
 Property Class: 401 8044 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	92.00	285.00	1.0296	1.0000	4500	100		426,260
92 Actual Front Feet, 0.60 Total Acres Total Est. Land Value =								426,260

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1977

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1288 SF Floor Area = 2091 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	109.64	0.00	0.00	1071	117,424
1	Story Siding	Crawl Space	77.97	-11.48	0.00	217	14,428

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

Well, 100 Feet	3050.00	1	3,050
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(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875

(16) Porches

CGEP (1 Story), Standard	40.25	229	9,217
WCP (1 Story), Standard	48.30	40	1,932
WCP (1 Story), Standard	24.30	212	5,152
WCP (2 Story), Standard	39.15	105	4,111
WPP, Standard	11.79	223	2,629

(17) Garages

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

Base Cost	20.95	1054	22,081
Common Wall: 1/2 Wall	-725.00	1	-725
Automatic Doors	425.00	2	850
Storage area over garage	4.50	912	4,104

County Multiplier = 1.39 => Cost New = 279,263

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 223,411

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood, Standard	7.25	398	2,886
County Multiplier = 1.39 =>			Cost New = 4,011
Phy/Ab.Phy/Func/Econ/Comb.%Good= 40/100/100/100/40.0,			Depr.Cost = 1,604
Wood Balcony	23.50	38	893
County Multiplier = 1.39 =>			Cost New = 1,241
Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,			Depr.Cost = 248
Wood Balcony	23.50	35	823
County Multiplier = 1.39 =>			Cost New = 1,143
Phy/Ab.Phy/Func/Econ/Comb.%Good= 20/100/100/100/20.0,			Depr.Cost = 229

Total Depreciated Cost = 225,492

ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 383,336

2018 Est. T.C.V. 006-203-023-00 = 814,596

Est. TCV/Total Floor Area = 389.57

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
339,800	339,800	339,800	206,154	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
54,300	13,200	0	4,329	0		

Parcel Number: 45-006-203-023-00 Page: 2

2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
407,300	407,300	407,300	264,783	264,783	0

45-006-203-023-10	2018 Est. T.C.V.	GLEN ARBOR TOWNSHIP
Property Class: 703		S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS
 * Factors * GREEN AREA PARK

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 5200	16.50	135.00	1.7169	1.0000	5200	100		147,313
17 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =								147,313

2018 Est. T.C.V. 006-203-023-10	=	0			
Est. TCV/Total Floor Area =	0.00				
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
0	0	0	0	2.10	
2018	New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	0	0	0	0	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
0	0	0	0	0	0

45-006-203-023-20 2018 Est. T.C.V. KOMENDERA DAVID J & GAIL A
 Property Class: 401 8088 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	75.00	250.00	1.1059	1.0000	4500	100		373,252
75 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =								373,252

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	19.07	1.00	50	50	477
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
BOAT HOIST	2000.00	1.00	1.0	100	2,000
Total Estimated Land Improvements True Cash Value =					7,477

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 1974

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 952 SF Floor Area = 1592 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	107.24	-14.53	0.00	624	57,851
2	Story Siding	Crawl Space	133.24	-12.40	0.00	328	39,636

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 1 Story	4575.00	1	4,575

(16) Porches

WCP (1 Story), Standard	22.22	434	9,643
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(16) Deck/Balcony

Treated Wood, Standard	14.52	36	523
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County Multiplier = 1.39 => Cost New = 177,681

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 142,144
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 241,646

2018 Est. T.C.V. 006-203-023-20 = 622,375

Est. TCV/Total Floor Area = 390.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
299,600	299,600	299,600	149,269	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	11,600	0	3,134	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
311,200	311,200	311,200	152,403	152,403	0	

45-006-203-024-00 2018 Est. T.C.V. BLUE JAY PROPERTY LLC
 Property Class: 401 8023 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP D 4500/	100.00	100.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Hot Water

Ground Area = Size for Rates = 616 SF Floor Area = 616 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1+	Story Siding	Crawl Space	68.93	-9.96	0.97	616	36,923

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 630.00 1 630

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance 1415.00 1 1,415
Fireplace: Prefab 1 Story 1710.00 1 1,710

(16) Porches

CGEP (1 Story), Standard 34.49 162 5,587

(16) Deck/Balcony

Treated Wood, Standard 6.54 253 1,655

County Multiplier = 1.39 => Cost New = 74,177

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 55,633
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 102,921

2018 Est. T.C.V. 006-203-024-00 = 557,921

Est. TCV/Total Floor Area = 905.72

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
279,300	279,300	279,300	153,568	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-300	0	3,224	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
279,000	279,000	279,000	156,792	156,792	0	

45-006-203-025-00 2018 Est. T.C.V. KEUNING CHERYL D TRUST
 Property Class: 401 8049 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D"	6000	100.00	96.00	0.9420	0.8324	6000	100	470,447
GRADE"D"	6000	27.00	96.00	0.9420	0.8324	6000	50 SURPLUS: ZONING 100 ft	63,510
127 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								533,957

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1996

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 1896 SF Floor Area = 2799 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	103.05	-10.32	3.25	1204	115,560
1	Story Siding	Crawl Space	73.38	-10.32	1.85	692	44,918

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
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(16) Porches

WCP (1 Story), Standard	40.03	56	2,242
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(16) Deck/Balcony

Treated Wood, Standard	7.19	432	3,106
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(17) Garages

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

Base Cost	22.00	528	11,616
Automatic Doors	425.00	1	425
Mechanical Doors	400.00	1	400

County Multiplier = 1.39 =>

Cost New = 267,049

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,	Depr.Cost =	213,639
ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 =		395,232

2018 Est. T.C.V. 006-203-025-00 = 931,689

Est. TCV/Total Floor Area = 332.86

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
521,000	521,000	521,000	332,744	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-55,200	0	6,987	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
465,800	465,800	465,800	339,731	339,731	339,731

45-006-203-026-00 2018 Est. T.C.V. HARRIS WILLIAM W
 Property Class: 401 6975 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 5200	100.00	452.52	0.8216	1.0000	5200	100		427,229
GROUP A 5200	92.52	452.52	0.8216	1.0000	5200	50	SURPLUS: ZONING 100 ft	197,636
193 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =								624,865

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	7.23	1.00	460	50	1,663
Total Estimated Land Improvements True Cash Value =					1,663

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1540 SF Floor Area = 1540 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Slab	63.83	-10.75	0.00	1540	81,743

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood, Standard	6.10	648	3,953
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(17) Garages

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

Base Cost	14.67	864	12,675
Automatic Doors	375.00	2	750

County Multiplier = 1.43 => Cost New = 166,246

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 99,748
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 169,571

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1959

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 740 SF Floor Area = 740 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.47	-9.49	0.00	740	39,945

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(15) Built-Ins & Fireplaces

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

County Multiplier = 1.39 => Cost New = 62,397

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 34,319
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 58,342

2018 Est. T.C.V. 006-203-026-00 = 854,441

Est. TCV/Total Floor Area = 374.75, Most recent sale 02/09/2006 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
421,900	421,900	421,900	258,863	2.10	
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	5,300	0	5,436	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Parcel Number: 45-006-203-026-00					Page: 2

427,200

427,200

427,200

264,299

264,299

0

45-006-203-027-00 2018 Est. T.C.V. VALENTI JOSEPH P & KAREN A
 Property Class: 401 6851 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	275.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.63 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 641 SF Floor Area = 641 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	54.18	-10.56	0.66	641	28,383

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(14) Water/Sewer

Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720

(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood, Standard	7.24	120	869
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(17) Garages

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

Base Cost	12.70	1500	19,050
Mechanical Doors	325.00	1	325

County Multiplier = 1.39 => Cost New = 77,190

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 46,314
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 78,734

2018 Est. T.C.V. 006-203-027-00 = 530,234

Est. TCV/Total Floor Area = 827.20

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
245,700	245,700	245,700	149,662	2.10		
2018	New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	19,400		0	0	3,142	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
265,100	265,100	265,100	152,804	152,804		0

45-006-203-028-00 2018 Est. T.C.V. PRZEKOP LAURA ANN TRUST
 Property Class: 401 6871 W DAY FOREST RD
 Map #: 72 GLEN ARBOR TOWNSHIP EMPIRE, MI 49630

Land Value Estimates for Land Table 4610.4610 LITTLE GLEN AREAS

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 4500	100.00	300.00	1.0000	1.0000	4500	100		450,000
100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value =								450,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

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

(11) Heating System: Forced Air w/ Ducts

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

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	64.63	-9.21	0.00	1248	69,164

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350

(16) Porches

WGEP (1 Story), Standard	76.44	32	2,446
WGEP (1 Story), Standard	45.30	96	4,349

(16) Deck/Balcony

Treated Wood, Standard	7.32	172	1,259
Treated Wood, Standard	6.78	258	1,749

(17) Garages

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

Base Cost	20.98	384	8,056
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 135,120

Notes: CLOSEST TO BEACH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 87,828
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 1 = 149,308

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 560 SF Floor Area = 560 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.43	-9.86	0.66	560	26,449

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	525.00	1	525
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(15) Built-Ins & Fireplaces

Appliance Allowance	1235.00	1	1,235
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(16) Deck/Balcony

Treated Wood, Standard	15.57	20	311
Treated Wood, Standard	15.57	20	311

County Multiplier = 1.39 => Cost New = 40,076

Notes: CLOSEST TO ROAD

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 24,046
 ECF (4610 LITTLE GLEN AREA LAKEFRONT) 1.700 => TCV of Bldg: 2 = 40,877

2018 Est. T.C.V. 006-203-028-00 = 645,185

Est. TCV/Total Floor Area = 356.85, Most recent sale 04/28/2017 for 694,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
305,900	305,900	305,900	293,101	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	16,700	0	0	29,499	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
322,600	322,600	322,600	299,256	322,600	0	

45-006-203-029-00	2018 Est. T.C.V.	STUART JOHN D & KATHLEEN M
Property Class: 402		W DAY FOREST RD
Map #: 72	GLEN ARBOR TOWNSHIP	EMPIRE, MI 49630

Land Value Estimates for Land Table 4203.4203 RURAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
W DAY FOREST	25.00	400.00	1.0000	1.0000	600	100		15,000
25 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 15,000

2018 Est. T.C.V. 006-203-029-00 = 15,000

Est. TCV/Total Floor Area = 8.30

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.			
7,500	7,500	7,500	475	2.10			
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	0	0	0	7,025	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT		
7,500	7,500	7,500	484	7,500	7,500		

45-006-203-030-00 2018 Est. T.C.V. KENELY FAMILY LIVING TRUST
 Property Class: 401 7993 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D"	6000	84.00	90.00	1.0446	0.8190	6000	100	431,185
84 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								431,185

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Dock: Light posts	19.57	1.00	200	50	1,957
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000
Total Estimated Land Improvements True Cash Value =					6,957

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1136 SF Floor Area = 1136 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	65.68	-9.45	0.00	856	48,133
1	Story Siding	Basement	65.68	0.00	0.00	280	18,390

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
2 Fixture Bath	1600.00	1	1,600

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	1915.00	1	1,915
Garbage Disposal	215.00	1	215
Fireplace: Interior 1 Story	3250.00	1	3,250

County Multiplier = 1.39 => Cost New = 114,603

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 73,346

Separately Depreciated Items:

(16) Deck/Balcony

Treated Wood,Standard	6.10	712	4,343
County Multiplier = 1.39 => Cost New = 6,037			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 3,924			
Treated Wood,Standard	7.43	154	1,144
County Multiplier = 1.39 => Cost New = 1,590			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 1,034			

Total Depreciated Cost = 78,304

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 144,862

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 1958

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 528 SF Floor Area = 528 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	69.49	-12.23	0.00	528	30,233

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s)	630.00	1	630
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(15) Built-Ins & Fireplaces

Appliance Allowance	1415.00	1	1,415
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(16) Deck/Balcony

Treated Wood,Standard	6.94	176	1,221
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County Multiplier = 1.39 => Cost New = 46,565

Parcel Number: 45-006-203-030-00

Page: 2

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/ 50/100/27.5, Depr.Cost = 12,805
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 23,690

2018 Est. T.C.V. 006-203-030-00 = 606,694
 Est. TCV/Total Floor Area = 364.60, Most recent sale 07/23/2013 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
351,600	351,600	351,600	190,820	2.10		
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-48,300	0	0	4,007	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
303,300	303,300	303,300	194,827	194,827	132,482	

45-006-203-030-10 2018 Est. T.C.V. MULDER BEVERLY K REVOCABLE TRUST
 Property Class: 401 8001 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	56.99	114.82	1.1509	0.8705	6000	100		342,572
57 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								342,572

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+5 Blt 1985

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 915 SF Floor Area = 1601 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Crawl Space	104.33	-10.51	3.53	915	89,075

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Deck/Balcony

Treated Wood,Standard	6.50	355	2,308
Treated Wood,Standard	14.72	24	353
Treated Wood,Standard	13.84	27	374

County Multiplier = 1.39 => Cost New = 149,591

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 112,194
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 207,558

2018 Est. T.C.V. 006-203-030-10 = 551,630

Est. TCV/Total Floor Area = 344.55

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
302,100	302,100	302,100	168,204	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-26,300	0	3,532	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
275,800	275,800	275,800	171,736	171,736	0	

45-006-203-030-20 2018 Est. T.C.V. BALK MELISSA L TRUST
 Property Class: 401 7957 S GLEN LAKE RD
 Map #: 72 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D"	6000	41.44	105.85	1.2464	0.8529	6000	100	264,321
BACK LOT\$725/FF	10.00	0.00	1.0000	1.0000	725	100		7,250
51 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								271,571

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+10 Blt 1999

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 765 SF Floor Area = 1542 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	123.59	0.00	4.21	765	97,767
1	Story Siding	Overhang	41.22	0.00	0.00	12	495

Other Additions/Adjustments	Rate	Size	Cost
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(1) Exterior

Stone Veneer	10.25	114	1,169
Walk out Basement Door(s)	775.00	1	775

(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

WPP, Standard	7.15	650	4,648
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(16) Deck/Balcony

Wood Balcony	17.50	26	455
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County Multiplier = 1.39 => Cost New = 167,937

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 142,746

Separately Depreciated Items:

(9) Basement Finish

Basement Recreation Finish	11.45	765	8,759
County Multiplier = 1.39 =>			Cost New = 12,175
Phy/Ab.Phy/Func/Econ/Comb.%Good= 25/100/100/100/25.0,			Depr.Cost = 3,044

Total Depreciated Cost = 145,790

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 269,711

2018 Est. T.C.V. 006-203-030-20 = 541,282

Est. TCV/Total Floor Area = 351.03, Most recent sale 11/24/2015 for 675,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
294,400	294,400	294,400	153,384	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-23,800	0	3,221	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
270,600	270,600	270,600	156,605	156,605	0	

45-006-203-030-30	2018 Est. T.C.V.	SLEEPING BEAR LLC
Property Class: 401		7977 S GLEN LAKE RD
Map #: 72	GLEN ARBOR TOWNSHIP	GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4000.4000 BIG GLEN

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GRADE"D" 6000	45.00	130.00	1.2209	0.8979	6000	100		295,998
45 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 295,998

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.01	1.00	300	0	0
D/W/P: 3.5 Concrete	4.41	1.00	290	0	0
Dock: Light posts	28.34	1.00	360	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 2 STORY Cls B-10 Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 804 SF Floor Area = 1613 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	142.60	0.00	3.16	804	117,191
1	Story Siding	Overhang	54.15	0.00	0.00	5	271

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Basement Recreation Finish	15.95	804	12,824
Walk out Basement Door(s)	1125.00	3	3,375

(13) Plumbing

Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
Separate Shower	1605.00	1	1,605

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	4125.00	1	4,125
Fireplace: 2nd on Same Stack	3500.00	1	3,500
Fireplace: Prefab 2 Story	5395.00	1	5,395

(16) Porches

WPP, Standard	9.60	761	7,306
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(16) Deck/Balcony

Treated Wood, Standard	13.80	40	552
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County Multiplier = 1.39 =>

Cost New = 235,144

Notes: KITCHENETTE IN WALKOUT BASEMENT

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 211,629

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 = 214,479

ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 1 = 396,787

Cost Est. for Res. Bldg: 2 Single Family 2 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool

Ground Area = Size for Rates = 656 SF Floor Area = 1312 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	143.78	0.00	3.70	656	96,747

Other Additions/Adjustments Rate Size Cost

(9) Basement Finish

Parcel Number: 45-006-203-030-30

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Basement Recreation Finish	13.50	328	4,428
Walk out Basement Door(s)	1025.00	2	2,050
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
(16) Porches			
WPP, Standard	16.35	102	1,668
(16) Deck/Balcony			
Treated Wood, Standard	12.25	46	564
(17) Basement Garages			
Basement Garage: 2 Car	2575.00	1	2,575
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 159,796

Notes: CARRAGE HOUSE HAS FULL BATH, KITCHEN, BUNK ROOM(FINISHED STORAGE) BELOW GARAGE

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 143,816
 ECF (4134 BIG GLEN) 1.850 => TCV of Bldg: 2 = 266,060

2018 Est. T.C.V. 006-203-030-30			=	963,845	
Est. TCV/Total Floor Area = 329.52, Most recent sale 03/05/2015 for 1,020,000					
2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
501,100	501,100	501,100	501,100	2.10	
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-19,200	0	0	-19,200	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
481,900	481,900	481,900	511,623	481,900	0

45-006-203-031-00 2018 Est. T.C.V. WEADOCK FAMILY TRUST
 Property Class: 401 7922 S GLEN LAKE RD
 Map #: 72 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	230.00	1.0000	1.0000	480	100		48,000
100 Actual Front Feet, 0.53 Total Acres Total Est. Land Value =								48,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	3.44	1.00	100	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1946

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 878 SF Floor Area = 878 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	68.99	0.00	0.00	878	60,573

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

(16) Porches

CGEP (1 Story), Standard 66.82 42 2,806

(17) Garages

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

Base Cost 20.62 399 8,227
Automatic Doors 375.00 1 375

County Multiplier = 1.39 =>

Cost New = 111,814

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 67,089
ECF (4203 SECTION - CORNER OF M22& W DAY FOREST AREA)1.450 => TCV of Bldg: 1 = 97,279

2018 Est. T.C.V. 006-203-031-00 = 147,779

Est. TCV/Total Floor Area = 168.31, Most recent sale 06/17/1998 for 124,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
74,200	74,200	74,200	53,906	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-300	0	0	1,132	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
73,900	73,900	73,900	55,038	55,038	0	

45-006-336-009-00	2018 Est. T.C.V.	COUNTY OF LEELANAU
Property Class: 703		S PORT ONEIDA RD
Map #: 76	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	66.60	552.76	1.1297	1.0000	9000	100		677,134
67 Actual Front Feet, 0.84 Total Acres							Total Est. Land Value =	677,134

2018 Est. T.C.V. 006-336-009-00	=	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
0	0	0	0	0	0

45-006-336-010-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		S PORT ONEIDA RD
Map #: 76	GLEN ARBOR TOWNSHIP	MAPLE CITY, MI 49664

Land Value Estimates for Land Table 090.090 EXEMPT

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI 12,500	500.00	0.00	1.0000	1.0000	12500	100		6,250,000
EXEMPT - PARK			18.320 Acres		7,500	100		137,400
500 Actual Front Feet, 18.32			Total Acres		Total Est. Land Value =			6,387,400

2018 Est. T.C.V. 006-336-010-00	=	0
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Est. TCV/Total Floor Area = 0.00

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

45-006-336-020-00 2018 Est. T.C.V. BARRATT FREDERICK J
 Property Class: 460 1994 S PORT ONEIDA RD
 Map #: 76 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	100.00	662.00	0.9243	1.0000	9000	100		831,878
LK MI "B"\$9000	30.00	662.00	0.9243	1.0000	9000	50	SURPLUS: ZONING 100 ft	124,782
130 Actual Front Feet, 1.98 Total Acres Total Est. Land Value =								956,659

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 1.5 STORY Cls BC Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 2207 SF Floor Area = 3318 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	88.16	0.00	0.00	2207	194,569
1	Story Siding	Overhang	38.85	0.00	0.00	8	311

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

Appliance Allowance	2610.00	1	2,610
Fireplace: Exterior 2 Story	5875.00	1	5,875

(16) Porches

WCP (1 Story), Standard	27.81	144	4,005
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(16) Deck/Balcony

Treated Wood, Standard	7.81	228	1,781
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(17) Garages

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

Base Cost	18.58	912	16,945
Common Wall: 1/2 Wall	-725.00	1	-725
Automatic Doors	425.00	2	850

County Multiplier = 1.39 =>

Cost New = 330,077

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost =	297,069
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 =		549,578

2018 Est. T.C.V. 006-336-020-00 = 1,511,087

Est. TCV/Total Floor Area = 455.42, Most recent sale 10/06/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
847,400	847,400	847,400	454,228	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-91,900	0	9,538	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
755,500	755,500	755,500	463,766	463,766	463,766	

45-006-336-030-00 2018 Est. T.C.V. DEZELSKI LAURA LEE TRUST
 Property Class: 460 1980 S PORT ONEIDA RD
 Map #: 76 GLEN ARBOR TOWNSHIP MAPLE CITY, MI 49664

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

* Factors * 471.35 FRONT 335.85 RD

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"\$9000	100.00	545.00	1.0000	1.0000	9000	100		900,000
LK MI "B"\$9000	326.00	545.00	1.0000	0.0000	9000	100*	SEE ACREAGE TABLE: USPS CE	0
4470 CONSERVATION			4.079	Acres	1,000	100		4,079

* denotes lines that do not contribute to the total acreage calculation.
 426 Actual Front Feet, 5.33 Total Acres Total Est. Land Value = 904,079

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	9.83	1.00	192	70	1,321
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 =					6,171

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 1909 SF Floor Area = 3825 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	96.02	-8.23	0.00	1198	105,172
1	Story Siding	Basement	60.70	0.00	0.00	312	18,938
2	Story Siding	Crawl Space	96.02	-8.23	0.00	399	35,028
1	Story Siding	Overhang	35.32	0.00	0.00	319	11,267

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

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

(14) Water/Sewer

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

(15) Built-Ins & Fireplaces

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

(16) Porches

CPP, Standard	28.54	24	685
WCP (1 Story), Standard	20.29	242	4,910

(16) Deck/Balcony

Treated Wood, Standard	6.46	394	2,545
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(17) Garages

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

Base Cost	16.67	647	10,785
Common Wall: 1.5 Wall	-1575.00	1	-1,575
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 281,950

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 183,268
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 339,045

Ag. Bld 1 1960, 4 Wall Bulk Fertilizer Storag Class:D,Pole Quality:Average
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 26.05 0.946 1.040 0.00 1800 1.39 64,124
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 11,222
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.000 => TCV of Bldg: 1 = 11,222

Ag. Bld 2 1900, 4 Wall Barn, General Purpose Class:D,Frame Quality:Low Cost
 Heating System:No Heating/Cooling Rate Adj.:0.00 Desc:
 Rate Height-%Adj Perim.-%Adj Heat-Adj Size CountyMult. Cost New
 12.20 0.946 1.040 0.00 1800 1.39 30,031
 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/ 50/100/17.5, Depr.Cost = 5,255
 ECF (4700 LAKE MICHIGAN HOMESITES) 1.000 => TCV of Bldg: 2 = 5,255

Ag. Bld 3 0, 4 Wall Utility Building Class:S Quality:Low Cost

Parcel Number: 45-006-336-030-00

Page: 2

45-006-403-001-00	2018 Est. T.C.V.	US GOVT NATL PARK
Property Class: 701		SOUTH MANITOU ISLE
Map #:	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
EXEMPT - PARK			5,260.000	Acres	4,000	100		21,040,000
			5260.00	Total Acres			Total Est. Land Value =	21,040,000

2018 Est. T.C.V. 006-403-001-00 = 0

Est. TCV/Total Floor Area = 0.00

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

45-006-403-012-00 2018 Est. T.C.V. SCHWARZ THOMAS & JO ANN
 Property Class: 460 S MANITOU ISLAND
 Map #: 85 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4411.4411 MANITOU ISLAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MANITOU	100.00	109.00	1.0000	1.0000	250	100		25,000
100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	97	2,425
Total Estimated Land Improvements True Cash Value =					2,425

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

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 440 SF Floor Area = 440 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	61.26	-11.59	0.66	280	14,092
1	Story Siding	Slab	61.26	-11.59	0.66	160	8,053

Other Additions/Adjustments	Rate	Size	Cost
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(13) Plumbing

Average Fixture(s) 525.00 1 525

(14) Water/Sewer

Well, 100 Feet 2425.00 1 2,425

1000 Gal Septic 2720.00 1 2,720

(15) Built-Ins & Fireplaces

Appliance Allowance 1235.00 1 1,235

County Multiplier = 1.39 => Cost New = 40,380

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 22,209

ECF (4411 MANITOU ISLAND) 2.800 => TCV of Bldg: 1 = 62,185

2018 Est. T.C.V. 006-403-012-00 = 89,610

Est. TCV/Total Floor Area = 203.66

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
45,000	45,000	45,000	11,217	2.10		
2018 New Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses		
0	-200	0	235	0		
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
44,800	44,800	44,800	11,452	11,452	0	

45-006-403-018-00 2018 Est. T.C.V. GROSVENOR G MICHAEL TRUST
 Property Class: 460 S MANITOU ISLAND
 Map #: 85 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4411.4411 MANITOU ISLAND

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MANITOU	100.00	209.00	1.0000	1.0000	250	100		25,000
100 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								25,000

Land Improvement Cost Estimates

Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	97	1,455
Total Estimated Land Improvements True Cash Value =					1,455

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts

Ground Area = Size for Rates = 648 SF Floor Area = 876 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Crawl Space	83.72	-9.83	0.00	456	33,694
1	Story Siding	Crawl Space	65.54	-9.83	0.00	192	10,696

Other Additions/Adjustments Rate Size Cost

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

(14) Water/Sewer
 Well, 200 Feet 4675.00 1 4,675
 1000 Gal Septic 2895.00 1 2,895

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

(16) Porches
 WCP (1 Story), Standard 23.00 152 3,496
 WCP (1 Story), Standard 31.00 72 2,232

County Multiplier = 1.39 => Cost New = 83,029

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 45,666
 ECF (4411 MANITOU ISLAND) 2.800 => TCV of Bldg: 1 = 127,865

2018 Est. T.C.V. 006-403-018-00 = 154,320

Est. TCV/Total Floor Area = 176.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
77,600	77,600	77,600	12,137	2.10		
2018 New Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses	
0	-400	0	0	254	0	
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
77,200	77,200	77,200	12,391	12,391	0	