45-006-738-001-00 2018 Est. T.C.V. SCHANHALS RICHARD D & NAN F
Property Class: 401 6260 W COTTAGE LN
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
97 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			130,000

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 2 STORY Cls BC Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1752 SF Floor Area = 3426 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	114.45	-10.54	0.00	1280	133,005
1	Story Siding	Crawl Space	74.25	-10.54	0.00	112	7,136
1	Story Siding	Crawl Space	74.25	-10.54	0.00	360	22,936
1	Story Siding	Overhang	40.19	0.00	0.00	394	15,835

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Dishwasher	790.00	1	790
Microwave	690.00	1	690
Fireplace: Prefab 1 Story	3630.00	1	3,630
(16) Porches			
WCP (1 Story), Standard	39.12	60	2,347
WCP (1 Story), Standard	40.94	52	2,129
(16) Deck/Balcony			
Pine w/Roof,Standard	15.85	448	7,101
Treated Wood,Standard	13.29	40	532
Pine w/Roof,Standard	23.75	96	2,280

County Multiplier = 1.39 => Cost New = 296,757

Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 273,016

Separately Depreciated Items:

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

Base Cost	23.38	788	18,423
Common Wall: 1/2 Wall	-725.00	1	-725
Automatic Doors	425.00	3	1,275

County Multiplier = 1.39 => Cost New = 26,373
Phy/Ab.Phy/Func/Econ/Comb.%Good= 38/100/100/100/38.0, Depr.Cost = 10,022

Total Depreciated Cost = 283,038
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 495,317

2018 Est. T.C.V. 006-738-001-00 = 630,317
Est. TCV/Total Floor Area = 183.98, Most recent sale 10/31/2001 for 350,137

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
312,600	312,600	312,600	265,971	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,600	0	0	5,585	0

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

45-006-738-002-00 2018 Est. T.C.V. KEATON ELAINE T TRUST
Property Class: 401 6268 W COTTAGE LN
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
100 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			130,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.29	1.00	715	0	0
Shed: Wood Frame	17.14	1.00	32	50	274
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 =					5,274

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 = 1620 SF Floor Area = 2430 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Crawl Space	92.12	-10.77	0.00	1025	83,384
1.5 Story	Siding	Blt-in Gar.	59.19	0.00	0.00	595	35,218

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Well, 150 Feet	4475.00	1	4,475
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Porches			
WCP (1 Story), Standard	20.72	388	8,039
(16) Deck/Balcony			
Treated Wood,Standard	7.20	423	3,046
(16) Breezeways			
Frame Wall,Finished	33.25	29	964
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.74	794	15,674
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 236,654
Notes: OPEN STUIDO LOFT OVER GARAGE, ATTACHED BY BREEZEWAY, WITH SEPARATE ENTERANCE, FULL BATH

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 212,988
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 372,730

2018 Est. T.C.V. 006-738-002-00 = 508,004
Est. TCV/Total Floor Area = 209.06, Most recent sale 03/08/2002 for 364,665

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
251,900	251,900	251,900	221,572	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	2,100	0	0	4,653	0

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

45-006-738-003-00 2018 Est. T.C.V. ERDMANN E THOMAS III & JULIANN
Property Class: 402 6272 W COTTAGE LN
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
121 Actual Front Feet, 0.39 Total Acres					Total Est. Land Value =			130,000

2018 Est. T.C.V. 006-738-003-00 = 130,000
Est. TCV/Total Floor Area = 53.50, Most recent sale 04/26/2002 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,000	45,000	45,000	45,000	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,000	0	0	945	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-738-004-00 2018 Est. T.C.V. ROSS THOMAS L & SHARON D
Property Class: 401 6276 W COTTAGE LN
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OAK HOLLOW 1000	68.58	221.38	1.0000	1.0000	1000	100		68,580
69 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			68,580

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 2 STORY Cls C+5 Blt 2001

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2167 SF Floor Area = 4777 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2.5 Story	Siding	Crawl Space	115.15	-8.36	0.00	1740	185,815
1 Story	Siding	Crawl Space	62.75	-8.36	0.00	157	8,539
1 Story	Siding	Crawl Space	62.75	-8.36	0.00	105	5,711
1 Story	Siding	Crawl Space	62.75	-8.36	0.00	77	4,188
1 Story	Siding	Crawl Space	62.75	-8.36	0.00	88	4,786

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
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
(16) Porches			
WCP (1 Story), Standard	17.72	406	7,194
WCP (1 Story), Standard	48.91	31	1,516
(16) Deck/Balcony			
Treated Wood,Standard	8.59	89	765

County Multiplier = 1.39 => Cost New = 317,774

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 270,108
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 472,688

2018 Est. T.C.V. 006-738-004-00 = 546,268
Est. TCV/Total Floor Area = 114.35, Most recent sale 10/31/2001 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
288,800	288,800	288,800	179,635	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-15,700	0	0	3,772	0

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

45-006-738-005-00 2018 Est. T.C.V. TANIELIAN INVESTMENTS LLC
Property Class: 402 6284 W COTTAGE CT
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OAK HOLLOW 1000	100.00	140.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =			100,000

2018 Est. T.C.V. 006-738-005-00 = 100,000
Est. TCV/Total Floor Area = 20.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
50,000	50,000	50,000	50,000	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
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-738-006-00 2018 Est. T.C.V. TANIELIAN INVESTMENTS LLC
Property Class: 402 6284 W COTTAGE CT
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
120 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			130,000

2018 Est. T.C.V. 006-738-006-00 = 130,000
Est. TCV/Total Floor Area = 27.21, Most recent sale 02/26/2001 for 214,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	45,000	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,000	0	0	945	0

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

45-006-738-007-00 2018 Est. T.C.V. THOMSEN MARY JANE TRUST
Property Class: 402 6290 W COTTAGE CT
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
109 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			130,000

2018 Est. T.C.V. 006-738-007-00 = 130,000
Est. TCV/Total Floor Area = 27.21, Most recent sale 07/12/2017 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	45,000	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,000	0	0	20,000	0

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

45-006-738-008-00 2018 Est. T.C.V. HOUTTEMAN LEE J & PAMELA M
Property Class: 401 6296 W COTTAGE CT
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
105 Actual Front Feet, 0.43 Total Acres					Total Est. Land Value =			130,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.29	1.00	510	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 BC Blt 2003

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1196 SF Floor Area = 2392 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	121.93	0.00	0.00	1196	145,828

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Direct-Vented Gas	2000.00	1	2,000
(16) Porches			
WCP (1 Story), Standard	22.08	294	6,492
(16) Deck/Balcony			
Treated Wood,Standard	16.54	24	397
(16) Breezeways			
Frame Wall,Finished	33.25	156	5,187
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	24.38	720	17,554
Automatic Doors	425.00	2	850
Storage area over garage	4.50	360	1,620

County Multiplier = 1.39 => Cost New = 272,700

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 245,430
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 429,503

2018 Est. T.C.V. 006-738-008-00 = 564,503
Est. TCV/Total Floor Area = 236.00, Most recent sale 06/30/2003 for 36,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
278,200	278,200	278,200	183,233	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,100	0	0	3,847	0

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

45-006-738-009-00 2018 Est. T.C.V. JMB MANAGEMENT TRUST
Property Class: 401 6302 W COTTAGE CT
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
105 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =			130,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	4.23	1.00	230	0	0
D/W/P: 4in Ren. Conc.	5.31	1.00	1100	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 1.75 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1581 SF Floor Area = 2767 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	105.90	0.00	3.25	1581	172,566

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
Separate Shower	1390.00	1	1,390
(14) Water/Sewer			
Well, 200 Feet	5700.00	1	5,700
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
Fireplace: Direct-Vented Gas	2000.00	2	4,000
(16) Porches			
WCP (1 Story), Standard	29.96	120	3,595
WSEP (1 Story), Standard	32.33	154	4,979
WPP, Standard	20.70	50	1,035
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	26.90	600	16,140
Common Wall: 1/2 Wall	-725.00	1	-725
Automatic Doors	425.00	1	425
Storage area over garage	4.50	300	1,350

County Multiplier = 1.39 => Cost New = 317,490

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 285,741
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 500,047

2018 Est. T.C.V. 006-738-009-00 = 635,047
Est. TCV/Total Floor Area = 229.51, Most recent sale 06/01/2017 for 635,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
315,400	315,400	315,400	274,433	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,100	0	0	43,067	0

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

45-006-738-010-00 2018 Est. T.C.V. GIETZEN JEFFREY A & GEORGIA R
Property Class: 402 6308 W COTTAGE CT
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
100 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =			130,000

2018 Est. T.C.V. 006-738-010-00 = 130,000
Est. TCV/Total Floor Area = 46.98, Most recent sale 05/14/2008 for 175,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,000	45,000	45,000	45,000	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,000	0	0	945	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-738-011-00 2018 Est. T.C.V. BARNELL CHARLES & KAY R
Property Class: 402 6303 W COTTAGE CT
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
100 Actual Front Feet, 0.30 Total Acres					Total Est. Land Value =			130,000

2018 Est. T.C.V. 006-738-011-00 = 130,000
Est. TCV/Total Floor Area = 46.98

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
45,000	45,000	45,000	45,000	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	20,000	0	0	945	0

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

45-006-738-012-00 2018 Est. T.C.V. MIDGLEY MOLLY P TRUST
Property Class: 401 6297 W COTTAGE CT
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
100 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value =			130,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	227	0	0
D/W/P: Crushed Rock	1.29	1.00	870	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2487 SF Floor Area = 3109 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Basement	82.48	0.00	0.00	1484	122,400
1.25 Story	Siding	Basement	82.48	0.00	0.00	711	58,643
1.25 Story	Siding	Overhang	45.20	0.00	0.00	292	13,198

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
3 Fixture Bath	3525.00	1	3,525
Separate Shower	1390.00	1	1,390
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630
Fireplace: Raised Hearth	315.00	1	315
(16) Porches			
CCP (1 Story), Standard	27.15	150	4,073
CPP, Standard	35.97	16	576
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	25.15	585	14,713
Common Wall: 2 Wall	-2300.00	1	-2,300
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 320,010

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 288,009
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 504,015

2018 Est. T.C.V. 006-738-012-00 = 636,390
Est. TCV/Total Floor Area = 204.69, Most recent sale 07/15/2002 for 105,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
309,800	309,800	309,800	272,448	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	8,400	0	0	5,721	0

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

45-006-738-013-00 2018 Est. T.C.V. PLATT KATHLEEN M TRUST
Property Class: 402 6289 W COTTAGE CT
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
127 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =			130,000

2018 Est. T.C.V. 006-738-013-00 = 130,000
Est. TCV/Total Floor Area = 41.81, Most recent sale 04/07/2017 for 125,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
45,000	45,000	45,000	45,000	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	20,000	0	0	20,000	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-738-014-00 2018 Est. T.C.V. PIATT KATHLEEN M TRUST
Property Class: 401 6273 W COTTAGE LN
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
113 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			130,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	725	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+10 Blt 2000

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1328 SF Floor Area = 1992 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	89.64	0.00	0.00	1328	119,042

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350
(16) Porches			
WCP (1 Story), Standard	18.45	340	6,273
CCP (1 Story), Standard	28.24	112	3,163
WGEP (1 Story), Standard	48.95	75	3,671
WSEP (1 Story), Standard	24.59	224	5,508
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	21.85	616	13,460
Automatic Doors	375.00	2	750
Storage area over garage	3.95	308	1,217

County Multiplier = 1.39 => Cost New = 229,758

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 195,294

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 = 198,144
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 346,752

2018 Est. T.C.V. 006-738-014-00 = 479,127
Est. TCV/Total Floor Area = 240.53, Most recent sale 01/12/2017 for 490,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
257,700	257,700	257,700	255,734	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-18,100	0	0	-16,134	0

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

45-006-738-015-00 2018 Est. T.C.V. TOIVONEN BOLE TRUST
Property Class: 401 6267 W COTTAGE LN
Map #: 32 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4738.4738 OAK HOLLOW CONDO SITE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> OAK HOLLOW SITE					130000	100		130,000
123 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			130,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.29	1.00	1148	0	0
D/W/P: 3.5 Concrete	4.04	1.00	301	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2004

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1340 SF Floor Area = 2680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	119.54	-11.35	3.70	1340	149,933

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	11.20	377	4,222
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	3	10,575
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Direct-Vented Gas	2000.00	1	2,000
(16) Porches			
WCP (1 Story), Standard	17.80	846	15,059
WSEP (1 Story), Standard	20.35	740	15,059
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.75	672	13,272
Automatic Doors	425.00	2	850
Storage area over garage	4.50	336	1,512

County Multiplier = 1.39 => Cost New = 312,975

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 266,029
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 465,550

2018 Est. T.C.V. 006-738-015-00 = 597,925
Est. TCV/Total Floor Area = 223.11, Most recent sale 07/08/2013 for 650,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
279,400	279,400	279,400	279,400	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	19,600	0	0	5,867	0

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

45-006-740-000-00 2018 Est. T.C.V. PIERCE STOCKING BEACH PARK COMMONS
Property Class: 470 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	150.00	450.00	0.8677	1.0299	13000	100	1,742,572
150 Actual Front Feet, 1.55 Total Acres							Total Est. Land Value =	1,742,572

2018 Est. T.C.V. 006-740-000-00 = 0
Est. TCV/Total Floor Area = 0.00

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

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

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

45-006-740-001-00 2018 Est. T.C.V. WICK NANCY
Property Class: 401 7472 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	1143.00 0.6848	1.3002	13000	100	LOT 1	1,157,450
LK MI "A"	13000	100.00	1061.00 0.6848	1.2762	13000	100	LOT 2	1,136,108
LK MI "A"	13000	95.00	1061.00 0.6848	1.2762	13000	50	SURPLUS: ZONING	539,651

295 Actual Front Feet, 7.37 Total Acres Total Est. Land Value = 2,833,209

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	1800	0	0
D/W/P: 3.5 Concrete	3.44	1.00	35	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 1952

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2350 SF Floor Area = 2350 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Block	Crawl Space	62.95	-8.18	0.00	1871	102,475
1	Story Block	Basement	62.95	0.00	0.00	479	30,153

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	1	775
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Porches			
CPP, Standard	15.01	107	1,606
WPP, Standard	9.75	258	2,516
(16) Deck/Balcony			
Treated Wood,Standard	6.48	367	2,378
(17) Carports			
Comp.Shingle	7.85	320	2,512

County Multiplier = 1.43 => Cost New = 223,830

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 123,106

Separately Depreciated Items:

(9) Basement Finish
Basement Recreation Finish 11.45 479 5,485
County Multiplier = 1.43 => Cost New = 7,843
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,921

Total Depreciated Cost = 127,028
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 235,002

2018 Est. T.C.V. 006-740-001-00 = 3,073,211
Est. TCV/Total Floor Area = 1307.75

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,283,700	1,283,700	1,283,700	555,827	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	252,900	0	0	11,672	0

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

45-006-740-004-00 2018 Est. T.C.V. SCHMIDT NANCY L TRUST
Property Class: 401 7434 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	650.00	1.0000	1.1291	13000	100	1,467,766

100 Actual Front Feet, 1.49 Total Acres Total Est. Land Value = 1,467,766

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	2350	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500

Total Estimated Land Improvements True Cash Value = 7,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1349 SF Floor Area = 1349 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	63.84	-9.03	0.00	1049	57,496
1	Story Siding	Basement	63.84	0.00	0.00	300	19,152

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	250	2,863
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
2000 Gal Septic	5000.00	1	5,000
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650
(16) Porches			
CGEP (1 Story), Standard	32.34	208	6,727
CGEP (1 Story), Standard	63.68	45	2,866
WPP, Standard	8.68	385	3,342
(16) Deck/Balcony			
Treated Wood,Standard	6.97	216	1,506
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	18.40	624	11,482
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 172,369

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 112,040
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 207,274

2018 Est. T.C.V. 006-740-004-00 = 1,682,540
Est. TCV/Total Floor Area = 1247.25, Most recent sale 07/29/2016 for 1,600,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
758,100	758,100	758,100	758,100	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	83,200	0	0	15,920	0

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

45-006-740-005-00 2018 Est. T.C.V. SAPERSTEIN LINDA A &
Property Class: 401 7414 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	625.00	1.0000	1.1180	13000	100	1,453,444

100 Actual Front Feet, 1.44 Total Acres Total Est. Land Value = 1,453,444

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.24	1.00	640	0	0
D/W/P: 3.5 Concrete	3.44	1.00	180	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+5 Blt 1958

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1328 SF Floor Area = 1328 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	67.18	-9.52	2.01	1008	60,147
1	Story Siding	Slab	67.18	-11.65	2.01	320	18,413

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Porches			
WPP, Standard	10.27	224	2,300
CGEP (1 Story), Standard	46.10	96	4,426
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	22.73	320	7,274
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 148,549

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 89,129
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 164,889

2018 Est. T.C.V. 006-740-005-00 = 1,620,833
Est. TCV/Total Floor Area = 1220.51, Most recent sale 11/02/1996 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
734,300	734,300	734,300	230,195	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	76,100	0	0	4,834	0

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

45-006-740-006-00 2018 Est. T.C.V. KAUSLER FAMILY SLEEPING BEAR
Property Class: 401 7396 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	630.00	1.0000	1.1203	13000	100	1,456,342

100 Actual Front Feet, 1.45 Total Acres Total Est. Land Value = 1,456,342

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 = 1550 SF Floor Area = 1550 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.51	-8.70	0.00	1550	83,406

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Porches			
WPP, Standard	16.43	72	1,183
(16) Deck/Balcony			
Treated Wood,Standard	6.75	266	1,796
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	21.75	352	7,656
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 151,718

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 91,031
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 168,407

2018 Est. T.C.V. 006-740-006-00 = 1,629,749
Est. TCV/Total Floor Area = 1051.45

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
737,300	737,300	737,300	250,303	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	77,600	0	0	5,256	0

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

45-006-740-007-00 2018 Est. T.C.V. GARVER MICHAEL A & SUSAN L
Property Class: 401 7374 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	615.00	1.0000	1.1135	13000	100	1,447,595

100 Actual Front Feet, 1.41 Total Acres Total Est. Land Value = 1,447,595

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Patio Blocks	10.87	1.00	2500	0	0
D/W/P: Asphalt Paving	2.01	1.00	3500	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 10	10000.00	1.00	1.5	100	15,000

Total Estimated Land Improvements True Cash Value = 15,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 2014

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2661 SF Floor Area = 3992 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Basement	101.26	0.00	2.63	2661	276,451

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
2 Fixture Bath	3100.00	1	3,100
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
(16) Porches			
CCP (1 Story), Basement	32.45	225	7,301
CCP (1 Story), Basement	30.51	274	8,360
CCP (1 Story), Standard	31.12	126	3,921
CCP (1 Story), Standard	51.20	41	2,099
WCP (1 Story), Standard	29.20	166	4,847
(16) Deck/Balcony			
Treated Wood,Standard	7.20	576	4,147
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.55	1080	27,594
Automatic Doors	500.00	3	1,500
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	25.55	2432	62,138
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 603,619

Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 579,475

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 = 582,325
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 1,077,301

2018 Est. T.C.V. 006-740-007-00 = 2,539,896
Est. TCV/Total Floor Area = 636.25, Most recent sale 08/31/2012 for 1,000,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,205,600	1,205,600	1,205,600	1,049,954	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	64,300	0	0	22,049	0

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

45-006-740-008-00 2018 Est. T.C.V. KAUSLER FAMILY SLEEPING BEAR
Property Class: 401 7358 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	600.00	1.0000	1.1067	13000	100	1,438,686

100 Actual Front Feet, 1.38 Total Acres Total Est. Land Value = 1,438,686

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 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1416 SF Floor Area = 1416 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1 Story	Siding	Crawl Space	66.48	-9.36	0.00	1416	80,882

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Porches			
CPP, Standard	10.05	300	3,015
WPP, Standard	11.27	176	1,984
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	21.75	352	7,656
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 149,907

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 89,944
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 166,396

2018 Est. T.C.V. 006-740-008-00 = 1,610,082
Est. TCV/Total Floor Area = 1137.06, Most recent sale 09/19/1991 for 300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
736,300	736,300	736,300	247,397	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	68,700	0	0	5,195	0

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

45-006-740-009-00 2018 Est. T.C.V. JOHNSON ROBERT M & SUSAN C
Property Class: 401 7348 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	580.00	1.0000	1.0973	13000	100	1,426,545

100 Actual Front Feet, 1.33 Total Acres Total Est. Land Value = 1,426,545

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 B-10 Blt 1982

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2172 SF Floor Area = 3295 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	93.45	0.00	2.37	2172	208,121
1	Story Siding	Overhang	45.22	0.00	0.00	12	543
1	Story Siding	Overhang	45.22	0.00	0.00	25	1,131

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	12.15	100	1,215
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
2 Fixture Bath	3100.00	1	3,100
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Interior 2 Story	5350.00	1	5,350
Fireplace: Wood Stove	2425.00	1	2,425
(16) Porches			
CSEP (1 Story), Standard	32.69	181	5,917
CCP (1 Story), Standard	25.39	224	5,687
(16) Deck/Balcony			
Treated Wood,Standard	8.15	225	1,834
Wood Balcony	27.25	36	981
Wood Balcony	27.25	75	2,044
(17) Garages			
Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	22.52	768	17,295
Automatic Doors	500.00	3	1,500
Class:B Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	28.05	576	16,157
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 407,477

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 285,234
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 527,683

2018 Est. T.C.V. 006-740-009-00 = 1,959,228
Est. TCV/Total Floor Area = 594.61, Most recent sale 07/18/1977 for 67,076

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
921,100	921,100	921,100	271,200	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	58,500	0	0	5,695	0

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

45-006-740-010-00 2018 Est. T.C.V. KAUSLER GEORGE J & BARBARA C
Property Class: 402 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	565.00	1.0000	1.0902	13000	100	1,417,230

100 Actual Front Feet, 1.30 Total Acres Total Est. Land Value = 1,417,230

2018 Est. T.C.V. 006-740-010-00 = 1,417,230
Est. TCV/Total Floor Area = 430.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
650,000	650,000	650,000	186,976	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	58,600	0	0	3,926	0

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

45-006-740-011-00 2018 Est. T.C.V. KAUSLER GEORGE J & BARBARA C
Property Class: 401 7300 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	550.00	1.0000	1.0829	13000	100	1,407,729

100 Actual Front Feet, 1.26 Total Acres Total Est. Land Value = 1,407,729

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	4000	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500

Total Estimated Land Improvements True Cash Value = 7,500

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

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2101 SF Floor Area = 2101 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	83.94	0.00	1.76	283	24,253
1	Story Siding	Crawl Space	83.94	-11.42	1.76	434	32,238
1	Story Siding	Slab	83.94	-13.28	1.76	1384	100,229

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	2	9,300
(14) Water/Sewer			
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) Deck/Balcony			
Treated Wood,Standard	7.20	581	4,183
(17) Carports			
Comp.Shingle	10.00	480	4,800
(17) Garages			
Class:B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	22.17	792	17,559
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 292,090

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 189,859
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 351,238

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 1986

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 400 SF Floor Area = 400 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	85.35	-14.38	0.00	400	28,388

Other Additions/Adjustments	Rate	Size	Cost
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
(16) Deck/Balcony			
Treated Wood,Standard	10.56	48	507

County Multiplier = 1.39 => Cost New = 42,826

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 32,119
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 2 = 59,421

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Parcel Number: 45-006-740-011-00 Page: 2

Description of Occupancy: TENNIS COURT

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

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0.00

0 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 0 Height per Story Multiplier: 0.880
Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 0.00

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

Total Floor Area: 0 Base Cost New of Upper Floors = 0

Reproduction/Replacement Cost = 0
Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/0 /0 /0.0
Total Depreciated Cost = 0

Unit in Place Items	Rate	Quantity	Cnty	Arch	%Good	Depr.Cost
/CI17/SPOC/TENC/ASPCA	3.55	7200	1.46	1.00	50	18,659

ECF (4700 LAKE MICHIGAN HOMESITES) 1.500 => TCV of Bldg: 1 = 27,988

Total Estimated True Cash Value of Commercial/Industrial Buildings = 27,988

2018 Est. T.C.V. 006-740-011-00 = 1,853,876
Est. TCV/Total Floor Area = 741.25, Most recent sale 09/23/1976 for 68,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
874,600	874,600	874,600	349,618	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	52,300	0	0	7,341	0

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

45-006-740-012-00 2018 Est. T.C.V. MCDAID ALAN AGREEMENT OF TRUST
Property Class: 401 7286 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
LK MI "A"	13000	50.00	525.00	1.2746	1.0703	13000	100	886,745

50 Actual Front Feet, 0.60 Total Acres Total Est. Land Value = 886,745

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	156	0	0
Fencing: Wd, Picket, 30-40	11.64	1.00	200	50	1,164
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500

Total Estimated Land Improvements True Cash Value = 3,664

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+5 Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 924 SF Floor Area = 1812 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	91.27	-12.60	0.00	720	56,642
1	Story Siding	Crawl Space	71.70	-10.49	0.00	64	3,917
1	Story Siding	Crawl Space	71.70	-10.49	0.00	140	8,569
1	Story Siding	Overhang	39.61	0.00	0.00	528	20,914

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Porches			
CCP (1 Story), Standard	34.76	64	2,225
WSEP (1 Story), Standard	23.36	260	6,074
WPP, Standard	7.18	616	4,423
(16) Deck/Balcony			
Treated Wood,Standard	6.47	376	2,433
Treated Wood,Standard	6.65	300	1,995
Treated Wood,Standard	6.23	525	3,271
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.47	704	12,299
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 191,642

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 114,985
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 212,722

2018 Est. T.C.V. 006-740-012-00 = 1,103,131
Est. TCV/Total Floor Area = 608.79, Most recent sale 10/20/2003 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
509,100	509,100	509,100	326,561	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	42,500	0	0	6,857	0

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

45-006-740-012-50 2018 Est. T.C.V. DEVON WESLEY SCOTT JR & TERRI L
Property Class: 401 7276 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	50.00	515.00 1.2746	1.0652	13000	100		882,492

50 Actual Front Feet, 0.59 Total Acres Total Est. Land Value = 882,492

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 25	2500.00	1.00	1.0	100	2,500

Total Estimated Land Improvements True Cash Value = 2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+10 Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 843 SF Floor Area = 1203 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Slab	97.38	-13.46	0.00	720	60,422
1	Story Siding	Crawl Space	76.54	-11.25	0.00	123	8,031

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
Separate Shower	775.00	1	775
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 2 Story	4650.00	1	4,650
(16) Porches			
WGEP (1 Story), Standard	39.90	121	4,828
WPP, Standard	13.20	121	1,597
WCP (1 Story), Standard	43.22	40	1,729
(16) Deck/Balcony			
Treated Wood,Standard	8.20	105	861
Treated Wood,Standard	11.81	40	472
Treated Wood,Standard	7.90	120	948

County Multiplier = 1.39 => Cost New = 132,291

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 85,989
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 159,080

2018 Est. T.C.V. 006-740-012-50 = 1,044,072
Est. TCV/Total Floor Area = 867.89, Most recent sale 06/06/2017 for 1,260,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
481,500	481,500	481,500	304,954	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	40,500	0	0	217,046	0

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

45-006-740-013-00 2018 Est. T.C.V. DEWEY LINDA TRUST & BAUERLE TRUST
Property Class: 401 7228 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	50.00	450.00	1.2746	1.0299	13000	100	853,222

50 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 853,222

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	70	0	0
Shed: Wood Frame	11.53	1.00	96	50	554

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500

Total Estimated Land Improvements True Cash Value = 3,054

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls C+5 Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 768 SF Floor Area = 1152 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Slab	94.94	-13.11	0.00	768	62,845

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Porches			
CGEP (1 Story), Standard	38.57	136	5,246
(16) Deck/Balcony			
Treated Wood,Standard	6.70	284	1,903

County Multiplier = 1.39 => Cost New = 116,661

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 75,830
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 140,285

2018 Est. T.C.V. 006-740-013-00 = 996,561
Est. TCV/Total Floor Area = 865.07, Most recent sale 02/15/2005 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
472,300	472,300	472,300	156,381	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	26,000	0	0	3,284	0

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

45-006-740-013-50 2018 Est. T.C.V. SMITH ROBERT M
Property Class: 401 7238 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	50.00	460.00 1.2746	1.0356	13000	100		857,923

50 Actual Front Feet, 0.53 Total Acres Total Est. Land Value = 857,923

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	1600	0	0
D/W/P: 3.5 Concrete	4.04	1.00	132	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 1.75 STORY Cls BC Blt 2005

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1790 SF Floor Area = 3306 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	103.87	0.00	3.25	970	103,906
2 Story	Siding	Blt-in Gar.	81.07	0.00	3.70	788	66,799
1 Story	Siding	Overhang	40.03	0.00	0.00	32	1,281

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	5650.00	1	5,650
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Porches			
WPP, Standard	11.04	274	3,025
(16) Deck/Balcony			
Treated Wood,Standard	8.01	192	1,538
Treated Wood,Standard	13.29	40	532
Wood Balcony	23.50	78	1,833
(16) Breezeways			
Frame Wall,Unfinished	27.75	96	2,664
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.83	788	15,626
Automatic Doors	425.00	2	850
(17) Basement Garages			
Basement Garage: 2 Car	2575.00	1	2,575
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 309,600

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 278,640
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 515,484

2018 Est. T.C.V. 006-740-013-50 = 1,378,407
Est. TCV/Total Floor Area = 416.94

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
662,200	662,200	662,200	439,387	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	27,000	0	0	9,227	0

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

45-006-740-014-00 2018 Est. T.C.V. NICHOLS DIANNE E & FREDERICK D
Property Class: 401 7218 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"$9000	100.00	400.00	1.0000	1.0000	9000	100		900,000

100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 900,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	11.97	1.00	83	50	497

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 = 2,997

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1196 SF Floor Area = 1240 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	71.57	0.00	0.00	572	40,938
1	Story Siding	Crawl Space	71.57	-10.26	0.00	624	38,257
1	Story Siding	Overhang	37.79	0.00	0.00	44	1,663

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	458	5,244
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 1 Story	3875.00	1	3,875
(16) Porches			
CCP (1 Story), Standard	27.57	117	3,226
WPP, Standard	20.49	45	922
WPP, Standard	9.08	321	2,915

County Multiplier = 1.39 => Cost New = 151,058

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 83,082
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 153,701

2018 Est. T.C.V. 006-740-014-00 = 1,056,698
Est. TCV/Total Floor Area = 852.18

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
578,900	578,900	578,900	476,270	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-50,600	0	0	10,001	0

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

45-006-740-015-00 2018 Est. T.C.V. CANFIELD MARY BETH
Property Class: 401 7190 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	360.00	1.0000	0.9740	13000	100	1,266,205

100 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 1,266,205

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	14.45	1.00	187	50	1,351
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 75	7500.00	1.00	1.0	100	7,500

Total Estimated Land Improvements True Cash Value = 8,851

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B+10 Blt 1989

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1281 SF Floor Area = 2666 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Basement	140.64	0.00	3.39	1281	184,502
1 Story	Siding	Overhang	49.11	0.00	0.00	168	8,250
1 Story	Siding	Overhang	49.11	0.00	0.00	256	12,572

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Living Finish	22.75	1200	27,300
Walk out Basement Door(s)	1125.00	1	1,125
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
2 Fixture Bath	3100.00	1	3,100
Separate Shower	1605.00	1	1,605
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3850.00	1	3,850
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: Exterior 2 Story	6600.00	1	6,600
(16) Porches			
WPP, Standard	21.82	54	1,178
WPP, Standard	14.30	170	2,431
WPP, Standard	13.04	221	2,882
WPP, Standard	19.18	77	1,477
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	42.32	336	14,220
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	1	500

County Multiplier = 1.39 => Cost New = 393,360

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 314,688
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 582,172

2018 Est. T.C.V. 006-740-015-00 = 1,857,228
Est. TCV/Total Floor Area = 696.63, Most recent sale 11/01/2011 for 1,495,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
947,600	947,600	947,600	743,385	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-19,000	0	0	15,611	0

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

45-006-740-016-00 2018 Est. T.C.V. WEBSTER RICHARD A & GAIL R &
Property Class: 401 7176 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	400.00	1.0000	1.0000	13000	100	1,300,000

100 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 1,300,000

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 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1579 SF Floor Area = 1579 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.30	-8.66	0.00	1467	78,690
1	Story Siding	Crawl Space	62.30	-8.66	0.00	112	6,008

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Extra Toilet	765.00	1	765
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: Wood Stove	1350.00	1	1,350
(16) Porches			
CPP, Standard	10.49	260	2,727
(16) Deck/Balcony			
Treated Wood,Standard	6.10	650	3,965
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	25.85	196	5,067
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 149,837

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 89,902

Separately Depreciated Items:

Square footage # 2 is depreciated at 96 %Good... Base Cost Was = 6,008
County Multiplier = 1.39 => Cost New = 8,351
Phy/Ab.+hy/Func/Econ/Comb.%Good= 36/100/100/100/36.0, Depr.Cost = 3,006

(16) Deck/Balcony
Treated Wood,Standard 7.76 128 993
County Multiplier = 1.39 => Cost New = 1,381
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 1,325

(17) Garages
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 19.20 576 11,059
Automatic Doors 375.00 2 750
County Multiplier = 1.39 => Cost New = 16,415
Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 15,758

Total Depreciated Cost = 109,992
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 203,486

2018 Est. T.C.V. 006-740-016-00 = 1,508,486
Est. TCV/Total Floor Area = 955.34
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
Parcel Number: 45-006-740-016-00

	755,000	755,000	755,000	252,132	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	5,294	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-740-017-00 2018 Est. T.C.V. PAYNE RONALD W & SALLIE ANN
Property Class: 401 7154 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	406.67	1.0000	1.0041	13000	100	1,305,386

100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value = 1,305,386

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	1100	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 1.5 STORY Cls BC Blt 1976

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1621 SF Floor Area = 2461 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	115.72	0.00	0.00	840	97,205
1	Story Siding	Crawl Space	75.04	-10.77	0.00	781	50,195

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025
(13) Plumbing			
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Porches			
CPP, Standard	18.17	70	1,272
WPP, Standard	9.35	480	4,488
(16) Deck/Balcony			
Treated Wood,Standard	9.35	100	935
Treated Wood,Standard	9.35	100	935
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	22.78	598	13,622
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	2	850

County Multiplier = 1.39 => Cost New = 263,595

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 184,517
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 341,356

2018 Est. T.C.V. 006-740-017-00 = 1,649,242
Est. TCV/Total Floor Area = 670.15

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
823,200	823,200	823,200	313,135	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,400	0	0	6,575	0

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

45-006-740-017-50 2018 Est. T.C.V. KONOLD PHYLLIS A
Property Class: 401 7058 W HARBOR HWY
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
ARBORPINES	1200	100.00	324.56	1.0000	1.0000	1200	100	120,000

100 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 120,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Solid, 5 ft.	14.87	1.00	8	50	59

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 = 2,559

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C Blt 1955

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1074 SF Floor Area = 1342 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Slab	76.31	-11.62	0.00	1074	69,477

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	8	82
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Porches			
CCP (1 Story), Standard	52.19	27	1,409
WSEP (1 Story), Standard	22.54	294	6,627
(16) Deck/Balcony			
Treated Wood,Standard	13.21	31	410
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	23.99	286	6,861
Common Wall: 1/2 Wall	-525.00	1	-525
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 134,032

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 87,121
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 152,461

2018 Est. T.C.V. 006-740-017-50 = 275,020
Est. TCV/Total Floor Area = 204.93

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,100	148,100	148,100	71,854	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,600	0	0	1,508	0

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

45-006-740-018-00 2018 Est. T.C.V. SMITH SUZANNE H
Property Class: 401 7044 W HARBOR HWY
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	700.00	1.0000	1.1502	13000	100	1,495,212

100 Actual Front Feet, 1.61 Total Acres Total Est. Land Value = 1,495,212

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	2.01	1.00	1500	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	100	5,000

Total Estimated Land Improvements True Cash Value = 5,000

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls B Blt 1990

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2824 SF Floor Area = 4236 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	100.53	0.00	2.63	2824	291,324

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	9.45	160	1,512
Walk out Basement Door(s)	1125.00	1	1,125
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	3	13,950
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Oven	1475.00	1	1,475
Standard Range	1245.00	1	1,245
Trash Compactor	700.00	1	700
Fireplace: Interior 2 Story	5350.00	1	5,350
(16) Porches			
CCP (1 Story), Standard	35.25	98	3,455
WPP, Standard	9.60	816	7,834
(16) Deck/Balcony			
Treated Wood,Standard	9.70	100	970
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	26.37	948	24,999
Common Wall: 1 Wall	-1900.00	1	-1,900
Automatic Doors	500.00	2	1,000

County Multiplier = 1.39 => Cost New = 511,155

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 408,924
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 756,510

2018 Est. T.C.V. 006-740-018-00 = 2,256,722
Est. TCV/Total Floor Area = 532.75

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,033,500	1,033,500	1,033,500	557,885	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	94,900	0	0	11,715	0

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

45-006-740-019-00 2018 Est. T.C.V. GLEN ARBOR FAMILY PROPERTY LLC
Property Class: 401 7040 W HARBOR HWY
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
LK MI "A"	13000	100.00	680.00	1.0000	1.1419	13000	100	1,484,416

100 Actual Front Feet, 1.56 Total Acres Total Est. Land Value = 1,484,416

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls A Blt 1997

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 3932 SF Floor Area = 6333 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	185.33	0.00	3.25	1119	211,021
2	Story Siding	Crawl Space	185.33	-11.89	3.25	638	112,728
2	Story Siding	Crawl Space	185.33	-11.89	3.25	644	113,788
1	Story Siding	Crawl Space	116.71	-11.89	1.63	523	55,673
1	Story Siding	Overhang	68.97	0.00	0.00	1008	69,522

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	14.80	204	3,019
(13) Plumbing			
Average Fixture(s)	1950.00	1	1,950
3 Fixture Bath	6150.00	2	12,300
2 Fixture Bath	4100.00	2	8,200
(14) Water/Sewer			
Well, 100 Feet	3550.00	1	3,550
1000 Gal Septic	4225.00	1	4,225
(15) Built-Ins & Fireplaces			
Appliance Allowance	5650.00	2	11,300
Fireplace: Interior 2 Story	5975.00	1	5,975
Fireplace: Exterior 1 Story	6225.00	1	6,225
(17) Garages			
Class:A Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	34.74	1008	35,018
Common Wall: 1 Wall	-2100.00	1	-2,100
Automatic Doors	675.00	2	1,350
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	23.28	384	8,940
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 921,652

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 829,487
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 1,534,551

2018 Est. T.C.V. 006-740-019-00 = 3,018,967
Est. TCV/Total Floor Area = 476.70, Most recent sale 06/28/1996 for 475,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
1,440,000	1,440,000	1,440,000	569,089	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	69,500	0	0	11,950	0

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

45-006-740-020-00 2018 Est. T.C.V. BUHLER MICHAEL H TRUST
Property Class: 402 7447 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1200	100.00	380.00	1.0000	1.0000	1200	100	120,000
100 Actual Front Feet, 0.87 Total Acres					Total Est. Land Value =			120,000

2018 Est. T.C.V. 006-740-020-00 = 120,000
Est. TCV/Total Floor Area = 18.95, Most recent sale 08/14/2015 for 197,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,000	70,000	70,000	70,000	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,000	0	0	-10,000	0

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

45-006-740-021-00 2018 Est. T.C.V. MACADDINO GARY J & COLLEEN T TRUST
Property Class: 401 7440 W HARBOR HWY
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
ARBORPINES	1200	100.00	281.43	1.0000	1.0000	1200	100	120,000

100 Actual Front Feet, 0.65 Total Acres Total Est. Land Value = 120,000

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 1.5 STORY Cls C+10 Blt 1984

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1120 SF Floor Area = 1680 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5 Story	Siding	Basement	92.24	0.00	0.00	720	66,413
1.5 Story	Siding	Slab	92.24	-12.67	0.00	400	31,828

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	775.00	3	2,325
(13) Plumbing			
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
(16) Porches			
WCP (1 Story), Standard	60.39	20	1,208
WPP, Standard	11.94	152	1,815
WPP, Standard	11.07	184	2,037
WCP (1 Story), Standard	60.39	20	1,208
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	15.47	768	11,881
Automatic Doors	375.00	1	375
Storage area over garage	3.95	384	1,517

County Multiplier = 1.39 => Cost New = 181,681

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 154,429
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 270,251

2018 Est. T.C.V. 006-740-021-00 = 395,251
Est. TCV/Total Floor Area = 235.27

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
208,600	208,600	208,600	116,880	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-11,000	0	0	2,454	0

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

45-006-740-022-00 2018 Est. T.C.V. KAUSLER FAMILY SLEEPING BEAR
Property Class: 402 W HARBOR HWY
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1200	100.00	300.04	1.0000	1.0000	1200	100	120,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			120,000

2018 Est. T.C.V. 006-740-022-00 = 120,000
Est. TCV/Total Floor Area = 71.43

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,000	70,000	70,000	24,917	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,000	0	0	523	0

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

45-006-740-023-00 2018 Est. T.C.V. RIGOTTI ELIZABETH D & STEPHEN L
Property Class: 402 W HARBOR HWY
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1200	100.00	300.00	1.0000	1.0000	1200	100	120,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			120,000

2018 Est. T.C.V. 006-740-023-00 = 120,000
Est. TCV/Total Floor Area = 71.43, Most recent sale 06/25/2014 for 150,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,000	70,000	70,000	60,721	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,000	0	0	-721	0

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

45-006-740-024-00 2018 Est. T.C.V. RIGOTTI STEPHEN L &
Property Class: 401 7381 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
ARBORPINES	1200	100.00	300.00	1.0000	1.0000	1200	100	120,000

100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 120,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	0.5	100	750

Total Estimated Land Improvements True Cash Value = 1,233

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls C+10 Blt 1920

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 987 SF Floor Area = 1115 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Crawl Space	85.24	-10.79	0.00	512	38,118
1 Story	Siding	Crawl Space	74.13	-10.79	0.00	475	30,087

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
(16) Porches			
WSEP (1 Story), Standard	23.36	260	6,074
(16) Deck/Balcony			
Treated Wood,Standard	7.39	160	1,182

County Multiplier = 1.39 => Cost New = 121,967

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,278
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 138,737

2018 Est. T.C.V. 006-740-024-00 = 259,970
Est. TCV/Total Floor Area = 233.16

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
140,500	140,500	140,500	72,374	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-10,500	0	0	1,519	0

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

45-006-740-025-00 2018 Est. T.C.V. JOHNSON ROBERT M & SUSAN
Property Class: 401 7345 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front * Factors *	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1200	100.00	300.00	1.0000	1.0000	1200	100	120,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			120,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls BC Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 706 SF Floor Area = 1236 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75 Story	Siding	Crawl Space	124.90	-13.56	0.00	706	78,606

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	9.06	112	1,015
Treated Wood,Standard	10.17	73	742
Treated Wood,Standard	9.06	112	1,015

County Multiplier = 1.39 => Cost New = 136,683

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 95,678
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 167,436

2018 Est. T.C.V. 006-740-025-00 = 288,936
Est. TCV/Total Floor Area = 233.77, Most recent sale 12/03/1994 for 148,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
155,100	155,100	155,100	78,109	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,600	0	0	1,640	0

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

45-006-740-026-00 2018 Est. T.C.V. KAUSLER FAMILY SLEEPING BEAR
Property Class: 402 W HARBOR HWY
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1200	100.00	300.00	1.0000	1.0000	1200	100	120,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			120,000

2018 Est. T.C.V. 006-740-026-00 = 120,000
Est. TCV/Total Floor Area = 97.09, Most recent sale 06/29/1998 for 75,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,000	70,000	70,000	47,738	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,000	0	0	1,002	0

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

45-006-740-027-00 2018 Est. T.C.V. DRAGT DIRK H & SUSAN M
Property Class: 401 7303 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1200	100.00	300.00	1.0000	1.0000	1200	100	120,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			120,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.41	1.00	70	50	434
Shed: Wood Frame	13.42	1.00	20	50	134
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					2,069

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+10 Blt 1975

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 676 SF Floor Area = 1352 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	127.16	-11.93	4.21	676	80,741

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 2 Story	3825.00	1	3,825
(16) Porches			
WPP, Standard	7.17	634	4,546
WPP, Standard	7.17	634	4,546
(16) Deck/Balcony			
Roof Cover Only,Standard	9.80	300	2,940

County Multiplier = 1.39 => Cost New = 149,367

Phy/Ab.Phy/Func/Econ/Comb.%Good= 67/100/100/100/67.0, Depr.Cost = 100,076
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 175,132

2018 Est. T.C.V. 006-740-027-00 = 297,201
Est. TCV/Total Floor Area = 219.82, Most recent sale 08/20/2004 for 309,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
157,500	157,500	157,500	115,121	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	100	-9,000	0	100	2,417	0

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

45-006-740-028-00 2018 Est. T.C.V. STIEMANN DEBORAH & TERRENCE J
Property Class: 401 7300 W HARBOR HWY
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
* Factors * AT SUBDIVISION ENTERANCE

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

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	836	0	0
D/W/P: 3.5 Concrete	3.44	1.00	111	0	0
Fencing: Wd, Solid, 6 ft.	16.41	1.00	382	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 1.5 STORY Cls C+5 Blt 2001

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2109 SF Floor Area = 3514 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	80.19	0.00	3.01	2109	175,469
1	Story Siding	Overhang	34.88	0.00	0.00	351	12,243

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Stone Veneer	10.25	168	1,722
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	3	7,200
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: 2nd on Same Stack	2650.00	1	2,650
Fireplace: Exterior 2 Story	4650.00	1	4,650
Fireplace: Direct-Vented Gas	1200.00	1	1,200
(16) Porches			
CCP (1 Story), Standard	32.45	75	2,434
WPP, Standard	8.77	367	3,219
(16) Deck/Balcony			
Treated Wood,Standard	6.47	378	2,446
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	20.80	701	14,581
Common Wall: 1 Wall	-1300.00	1	-1,300
Automatic Doors	375.00	2	750

County Multiplier = 1.39 => Cost New = 329,878

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 263,903

Separately Depreciated Items:

(9) Basement Finish			
Basement Recreation Finish	11.45	1500	17,175
County Multiplier = 1.39 =>		Cost New =	23,873
Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =	11,937

Total Depreciated Cost = 275,839
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 482,719

2018 Est. T.C.V. 006-740-028-00 = 585,219
Est. TCV/Total Floor Area = 166.54, Most recent sale 06/11/2015 for 550,000
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
Parcel Number: 45-006-740-028-00

	289,300	289,300	289,300	289,300	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	3,300	0	0	3,300	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-740-029-00 2018 Est. T.C.V. BLAIR JOY A
Property Class: 401 7168 W HARBOR HWY
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4122.4122 IN TOWN AREA
* Factors * AT SUBDIVISION ENTERANCE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value B> GROUP B 100K					100000	100		100,000
85 Actual Front Feet, 0.58 Total Acres					Total Est. Land Value =			100,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Cost Est. for Res. Bldg: 1 Single Family 1.25 STORY Cls D Blt 1958

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1152 SF Floor Area = 1296 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Slab	54.50	-9.13	0.83	576	26,611
1 Story	Siding	Slab	47.07	-9.13	0.66	576	22,234

Other Additions/Adjustments	Rate	Size	Cost
(14) Water/Sewer			
Well, 100 Feet	2425.00	1	2,425
1000 Gal Septic	2720.00	1	2,720
(15) Built-Ins & Fireplaces			
Appliance Allowance	1235.00	1	1,235
Fireplace: Interior 1 Story	2600.00	1	2,600
(16) Porches			
CPP, Standard	17.41	56	975
CGEP (1 Story), Standard	36.02	130	4,683
(17) Garages			
Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.87	399	7,529
Common Wall: 1 Wall	-975.00	1	-975
Automatic Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 97,837

Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 53,810
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 94,168

2018 Est. T.C.V. 006-740-029-00 = 195,668
Est. TCV/Total Floor Area = 150.98, Most recent sale 02/20/1997 for 129,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
93,200	93,200	93,200	51,667	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,600	0	0	1,085	0

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

45-006-740-030-00 2018 Est. T.C.V. COLOMBO CHARLES G & REYNA
Property Class: 401 7143 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
ARBORPINES	1200	86.00	306.00	1.0000	1.0000	1200	100	103,200

86 Actual Front Feet, 0.60 Total Acres Total Est. Land Value = 103,200

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.86	1.00	1360	0	0
Fencing: Wd, Solid, 6 ft.	19.26	1.00	250	50	2,408
Shed: Wood Frame	14.74	1.00	96	50	708

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 = 8,116

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2222 SF Floor Area = 2222 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	71.83	-9.86	0.00	2222	137,697

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Wood Stove	2000.00	1	2,000
(16) Porches			
WCP (1 Story), Standard	37.52	67	2,514
WPP, Standard	20.47	52	1,064
(16) Deck/Balcony			
Roof Cover Only,Standard	20.70	44	911
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	27.73	557	15,446
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	17.55	1064	18,673
Automatic Doors	425.00	3	1,275

County Multiplier = 1.39 => Cost New = 267,485

Phy/Ab.Phy/Func/Econ/Comb.%Good= 77/100/100/100/77.0, Depr.Cost = 205,963
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 360,436

2018 Est. T.C.V. 006-740-030-00 = 471,752
Est. TCV/Total Floor Area = 212.31, Most recent sale 06/20/2001 for 328,120

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
189,600	189,600	189,600	132,660	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	64,800	-9,500	9,000	64,800	2,653	6,297

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

45-006-740-031-00 2018 Est. T.C.V. ROSENBERG WILLIAM G & PAMELA J TRTS
Property Class: 401 7105 W ARBOR PINES DR
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1200	100.00	306.00 1.0000	1.0000	1200	100		120,000
100 Actual Front Feet, 0.70 Total Acres					Total Est. Land Value =			120,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Concrete	4.23	1.00	460	0	0
D/W/P: Asphalt Paving	1.86	1.00	570	0	0
D/W/P: Asphalt Paving	1.86	1.00	688	0	0
D/W/P: Patio Blocks	9.80	1.00	83	0	0
Fencing: Wire Mesh, #11	1.70	1.00	375	50	319
Shed: Wood Frame	14.57	1.00	100	50	729
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 =					6,048

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

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1818 SF Floor Area = 2268 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.25 Story	Siding	Basement	84.66	0.00	2.34	1798	156,426
1 Story	Siding	Overhang	39.93	0.00	0.00	8	319
1 Story	Siding	Overhang	39.93	0.00	0.00	12	479

Other Additions/Adjustments	Rate	Size	Cost
Walk out Basement Door(s)	1025.00	1	1,025
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	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: Prefab 1 Story	3630.00	1	3,630
Fireplace: Direct-Vented Gas	2000.00	1	2,000
(16) Porches			
WCP (1 Story), Standard	45.54	44	2,004
WPP, Standard	27.54	30	826
WPP, Standard	9.22	493	4,545
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	23.31	462	10,769
Common Wall: 1 Wall	-1150.00	1	-1,150
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 271,264

Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 222,437
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 389,264

2018 Est. T.C.V. 006-740-031-00 = 515,312
Est. TCV/Total Floor Area = 227.21, Most recent sale 04/26/2007 for 484,800

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
271,400	271,400	271,400	197,472	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-13,700	0	0	4,146	0

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

45-006-740-032-00 2018 Est. T.C.V. DEVLIN JAMES L & BARBARA A
Property Class: 401 7088 W HARBOR HWY
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
ARBORPINES	1200	100.00	300.00	1.0000	1.0000	1200	100	120,000

100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 120,000

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 2 STORY Cls BC Blt 1986

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 833 SF Floor Area = 1651 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	131.56	0.00	0.00	818	107,616
1	Story Siding	Overhang	46.44	0.00	0.00	15	697

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Porches			
WCP (1 Story), Standard	53.82	32	1,722
WPP, Standard	27.88	29	809
(16) Deck/Balcony			
Treated Wood,Standard	8.40	150	1,260
Treated Wood,Standard	8.01	192	1,538
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	27.50	400	11,000
Common Wall: 1 Wall	-1425.00	1	-1,425
Automatic Doors	425.00	1	425
Storage area over garage	4.50	100	450

County Multiplier = 1.39 => Cost New = 200,954

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 160,763
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 281,336

2018 Est. T.C.V. 006-740-032-00 = 406,336
Est. TCV/Total Floor Area = 246.12, Most recent sale 11/05/2001 for 330,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
223,000	223,000	223,000	125,466	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-19,800	0	0	2,634	0

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

45-006-740-033-00 2018 Est. T.C.V. WEBSTER RICHARD A & GAIL R &
Property Class: 402 W HARBOR HWY
Map #: 28 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ARBORPINES	1200	100.00	300.00	1.0000	1.0000	1200	100	120,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			120,000

2018 Est. T.C.V. 006-740-033-00 = 120,000
Est. TCV/Total Floor Area = 72.68

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
70,000	70,000	70,000	24,917	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-10,000	0	0	523	0

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

45-006-740-034-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 W HARBOR HWY
Map #: GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 4127.4127 SECTION 127

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ACREAGE TABLE 4127			14.483	Acres	42,000	100		608,286
		14.48	Total Acres		Total Est. Land Value =			608,286

2018 Est. T.C.V. 006-740-034-00 = 0
Est. TCV/Total Floor Area = 0.00

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

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

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

45-006-740-056-00 2018 Est. T.C.V. GLEN ARBOR FAMILY PROPERTY LLC
Property Class: 401 6981 W HARBOR HWY
Map #: 28,56 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000

100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 100,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	5.31	1.00	720	0	0

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500

Total Estimated Land Improvements True Cash Value = 2,500

Cost Est. for Res. Bldg: 1 Single Family 1.5 STORY Cls BC Blt 2013

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1394 SF Floor Area = 2091 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.5	Story Siding	Basement	94.41	0.00	2.77	1394	135,469

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	2	7,050
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	5650.00	1	5,650
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630
Fireplace: Raised Hearth	315.00	1	315
(16) Porches			
WCP (1 Story), Standard	20.72	388	8,039
WSEP (1 Story), Standard	31.04	173	5,370
WPP, Standard	11.32	249	2,819
(17) Garages			
Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	20.95	1027	21,516
Automatic Doors	425.00	2	850
Storage area over garage	4.50	567	2,552

County Multiplier = 1.39 => Cost New = 278,054

Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 264,152
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 462,265

2018 Est. T.C.V. 006-740-056-00 = 564,765
Est. TCV/Total Floor Area = 270.09, Most recent sale 09/21/2012 for 95,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
291,300	291,300	291,300	244,791	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-8,900	0	0	5,140	0

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

45-006-740-057-00 2018 Est. T.C.V. POWELL MARY CATHERINE TRUST
Property Class: 402 W HARBOR HWY
Map #: 28,34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100	1 LOT	100,000

100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 100,000

2018 Est. T.C.V. 006-740-057-00 = 100,000
Est. TCV/Total Floor Area = 47.82, Most recent sale 03/04/2008 for 165,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
47,500	47,500	47,500	47,500	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	997	0

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

45-006-740-058-01 2018 Est. T.C.V. POWELL MARY CATHERINE TRUST
Property Class: 402 W HARBOR HWY
Map #: 28,34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			100,000

2018 Est. T.C.V. 006-740-058-01 = 100,000
Est. TCV/Total Floor Area = 47.82

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
47,500	47,500	47,500	47,500	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	997	0

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

45-006-740-059-00 2018 Est. T.C.V. POWELL MARY CATHERINE TRUST
Property Class: 402 W HARBOR HWY
Map #: 28,34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			100,000

2018 Est. T.C.V. 006-740-059-00 = 100,000
Est. TCV/Total Floor Area = 47.82

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
47,500	47,500	47,500	47,500	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	997	0

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

45-006-740-060-01 2018 Est. T.C.V. POWELL MARY CATHERINE TRUST
Property Class: 402 W HARBOR HWY
Map #: 28,34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			100,000

2018 Est. T.C.V. 006-740-060-01 = 100,000
Est. TCV/Total Floor Area = 47.82

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
47,500	47,500	47,500	47,500	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	997	0

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

45-006-740-061-00 2018 Est. T.C.V. MERRITT ROBERT S & CYNTHIA L
Property Class: 402 W HARBOR HWY
Map #: 28,34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			100,000

2018 Est. T.C.V. 006-740-061-00 = 100,000
Est. TCV/Total Floor Area = 47.82, Most recent sale 11/18/2016 for 95,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
47,500	47,500	47,500	47,500	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	997	0

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

45-006-740-062-00 2018 Est. T.C.V. POWELL MARY CATHERINE TRUST
Property Class: 402 W HARBOR HWY
Map #: 28,34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			100,000

2018 Est. T.C.V. 006-740-062-00 = 100,000
Est. TCV/Total Floor Area = 47.82

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
47,500	47,500	47,500	47,500	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	997	0

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

45-006-740-063-00 2018 Est. T.C.V. CHAPPELL DEBORAH A
Property Class: 401 6909 W HARBOR HWY
Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			100,000

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	131	0	0
D/W/P: Asphalt Paving	1.61	1.00	900	0	0
Fencing: Wd, Split, 2 Rail	8.01	1.00	70	50	280
Fencing: Vnyl, Solid, 6'	21.63	1.00	80	50	865
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					3,646

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

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 2686 SF Floor Area = 2686 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	61.20	-7.90	2.01	2686	148,563

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	8.25	110	908
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Exterior 1 Story	3875.00	1	3,875
(16) Porches			
CCP (1 Story), Standard	36.44	56	2,041
(16) Deck/Balcony			
Treated Wood,Standard	7.32	171	1,252
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	19.01	589	11,197
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 251,339

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 163,370
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 285,898

2018 Est. T.C.V. 006-740-063-00 = 389,544
Est. TCV/Total Floor Area = 115.24, Most recent sale 04/23/2012 for 235,000
MCL 211.27(2) nonconsideration value = 80,000, Adjusted Value = 309,544

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
153,300	153,300	153,300	130,836	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,500	0	0	2,747	0

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

45-006-740-064-00 2018 Est. T.C.V. ISABELL JAMES B TRUST
Property Class: 401 6897 W HARBOR HWY
Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000

100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 100,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.51	1.00	1080	0	0
D/W/P: 4in Concrete	3.35	1.00	45	0	0
Shed: Wood Frame	9.09	1.00	170	50	772

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500

Total Estimated Land Improvements True Cash Value = 2,272

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1962

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1354 SF Floor Area = 1354 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.17	-8.08	0.00	1149	55,255
1	Story Siding	Crawl Space	56.17	-8.08	0.00	205	9,858

Other Additions/Adjustments	Rate	Size	Cost
(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: Interior 1 Story	2900.00	1	2,900
(16) Porches			
CGEP (1 Story), Standard	31.73	196	6,219
WCP (1 Story), Standard	21.47	184	3,950
CCP (1 Story), Standard	25.04	132	3,305
(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	19.09	431	8,228
Common Wall: 1 Wall	-1000.00	1	-1,000
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 136,090

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 81,654
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 142,895

2018 Est. T.C.V. 006-740-064-00 = 245,167
Est. TCV/Total Floor Area = 181.07, Most recent sale 04/04/2014 for 230,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
120,600	120,600	120,600	120,600	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,000	0	0	2,000	0

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

45-006-740-065-00 2018 Est. T.C.V. FEELEY MARY P SEYMOUR & HENRY J
Property Class: 401 6879 W HARBOR HWY
Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			100,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.22	1.00	1080	0	0
D/W/P: 3.5 Concrete	3.20	1.00	192	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 STORY Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1308 SF Floor Area = 1308 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	56.47	-8.17	0.00	1308	63,176

Other Additions/Adjustments	Rate	Size	Cost
(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
2000 Gal Septic	4750.00	1	4,750
(15) Built-Ins & Fireplaces			
Appliance Allowance	1415.00	1	1,415
Fireplace: Wood Stove	1125.00	1	1,125
(16) Deck/Balcony			
Roof Cover Only,Standard	14.95	78	1,166
(17) Garages			
Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	21.32	336	7,164
Common Wall: 1 Wall	-1000.00	1	-1,000
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 115,823

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,494
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 121,614

2018 Est. T.C.V. 006-740-065-00 = 223,114
Est. TCV/Total Floor Area = 170.58, Most recent sale 03/21/2014 for 230,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
109,500	109,500	109,500	109,500	2.10

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

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

45-006-740-066-00 2018 Est. T.C.V. HAZELTON ROSS W & VERONICA L
Property Class: 401 6861 W HARBOR HWY
Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			100,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.00	1200	0	0
Shed: Wood Frame	8.15	1.00	396	50	1,614
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 25	2500.00	1.00	1.0	100	2,500
Total Estimated Land Improvements True Cash Value =					4,114

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2224 SF Floor Area = 2224 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.53	-8.31	0.00	2224	120,585

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(17) Garages			
Class:C Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	27.10	168	4,553
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 194,076

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 124,209
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 217,365

2018 Est. T.C.V. 006-740-066-00 = 321,479
Est. TCV/Total Floor Area = 144.55

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
159,000	159,000	159,000	70,153	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,700	0	0	1,473	0

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

45-006-740-067-00 2018 Est. T.C.V. HILTON RICHARD G & CAROL R
Property Class: 401 6843 W HARBOR HWY
Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			100,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 4in Ren. Conc.	4.21	1.00	375	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 STORY Cls C+5 Blt 1961

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2254 SF Floor Area = 2254 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	62.40	-8.27	0.00	2050	110,967
1	Story Siding	Slab	62.40	-10.40	0.00	204	10,608

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Wood Stove	1350.00	1	1,350
(16) Porches			
CCP (1 Story), Standard	21.60	224	4,838
(16) Deck/Balcony			
Treated Wood,Standard	7.41	156	1,156
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	25.85	238	6,152
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 203,366

Phy/Ab.Phy/Func/Econ/Comb.%Good= 64/100/100/100/64.0, Depr.Cost = 130,154
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 227,769

2018 Est. T.C.V. 006-740-067-00 = 329,269
Est. TCV/Total Floor Area = 146.08, Most recent sale 08/27/2001 for 35,365

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
163,000	163,000	163,000	111,392	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,600	0	0	2,339	0

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

45-006-740-068-00 2018 Est. T.C.V. HILTON RICHARD G & CAROL R
Property Class: 402 W HARBOR HWY
Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000
100 Actual Front Feet, 0.69 Total Acres					Total Est. Land Value =			100,000

2018 Est. T.C.V. 006-740-068-00 = 100,000
Est. TCV/Total Floor Area = 44.37

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
47,500	47,500	47,500	24,286	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	510	0

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

45-006-740-069-00 2018 Est. T.C.V. BALLEIN GREGORY S & MICHELE S
Property Class: 401 6815 W HARBOR HWY
Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	67.00	300.00	1.0000	1.0000	1000	100		67,000
SOSIDE-109$1000	33.00	300.00	1.0000	1.0000	1000	100		33,000

100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 100,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 1,500

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 664 SF Floor Area = 664 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	53.65	-9.42	0.66	664	29,807

Other Additions/Adjustments	Rate	Size	Cost
(1) Exterior			
Brick Veneer	7.85	64	502
(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
(16) Porches			
CCP (1 Story), Shallow	16.80	200	3,360

County Multiplier = 1.39 => Cost New = 56,398

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 33,839
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 59,218

2018 Est. T.C.V. 006-740-069-00 = 160,718
Est. TCV/Total Floor Area = 242.05, Most recent sale 03/29/2017 for 197,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
78,100	78,100	78,100	68,946	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,300	0	0	11,454	0

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

45-006-740-070-00 2018 Est. T.C.V. SMITH RONALD D
Property Class: 401 6797 W HARBOR HWY
Map #: 34 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING
* Factors * #70 & W1/2 OF # 71

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	100.00	300.00	1.0000	1.0000	1000	100		100,000
SOSIDE-109$1000	50.00	300.00	1.0000	1.0000	1000	50	SURPLUS: 1/2 LOT71	25,000

150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 125,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

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

Total Estimated Land Improvements True Cash Value = 2,500

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1979

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1096 SF Floor Area = 1096 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	66.11	0.00	0.00	1096	72,457

Other Additions/Adjustments	Rate	Size	Cost
(9) Basement Finish			
Basement Recreation Finish	11.45	1096	12,549
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	1	2,400
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Porches			
CCP (1 Story), Standard	27.17	120	3,260
WSEP (1 Story), Standard	29.17	144	4,200
(16) Deck/Balcony			
Treated Wood,Standard	7.44	152	1,131
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.98	384	8,056
Common Wall: 1 Wall	-1025.00	1	-1,025
Automatic Doors	375.00	1	375

County Multiplier = 1.39 => Cost New = 160,008

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 112,006
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 196,010

2018 Est. T.C.V. 006-740-070-00 = 323,510
Est. TCV/Total Floor Area = 295.17, Most recent sale 04/07/2000 for 187,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
159,300	159,300	159,300	133,090	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	2,500	0	0	2,794	0

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

45-006-740-071-00 2018 Est. T.C.V. FIRST CHURCH OF CHRIST
Property Class: 708 W HARBOR HWY
Map #: GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	50.00	300.00	1.0000	1.0000	1000	100		50,000
50 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			50,000

2018 Est. T.C.V. 006-740-071-00 = 0
Est. TCV/Total Floor Area = 0.00, Most recent sale 12/26/2000 for 0

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

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

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

45-006-740-072-00 2018 Est. T.C.V. FIRST CHURCH OF CHRIST
Property Class: 708 6753 W HARBOR HWY
Map #: GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	190.00	300.00	1.0000	1.0000	1000	100		190,000
190 Actual Front Feet, 1.31 Total Acres					Total Est. Land Value =			190,000

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

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

Base Rate for Upper Floors = 104.55

Adjusted Square Foot Cost for Upper Floors = 104.55

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 1 Height per Story Multiplier: 0.650
Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 67.96

County Multiplier: 1.46, Final Square Foot Cost for Upper Floors = 99.218

Total Floor Area: 0 Base Cost New of Upper Floors = 0

Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 0

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 6: Theaters & Auditoriums

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

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

Reproduction/Replacement Cost = 0
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 0

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

2018 Est. T.C.V. 006-740-072-00 = 0
Est. TCV/Total Floor Area = 0.00

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

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

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

```
45-006-740-073-01             2018 Est. T.C.V.              BIG DIPPER 586 LLC
Property Class: 201                                         6675 W WESTERN AVE
Map #: 33                     GLEN ARBOR TOWNSHIP           GLEN ARBOR, MI 49636
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Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
                                * Factors *
Description   Frontage  Depth  Front  Depth  Rate %Adj. Reason             Value
                 50.00 325.00 1.0000 0.0000     0  100*                       0
2122 COMME $9.25/SQFT       16248 SqFt  9.25000  100                     150,293
  * denotes lines that do not contribute to the total acreage calculation.
   50 Actual Front Feet, 0.37 Total Acres    Total Est. Land Value =     150,293
```

```
Land Improvement Cost Estimates
Land Improvement Factor: 1.000000
Description                          Rate  CountyMult.  Size  %Good   Cash Value
D/W/P: Asphalt Paving                1.42     1.39      4429    50         4,371
                 Total Estimated Land Improvements True Cash Value =       4,371
```

```
Cost Estimates for Commercial/Industrial Building/Section:  1        Built 1991

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

Base Rate for Upper Floors = 73.65

(10) Heating system: Wall or Floor Furnace    Cost/SqFt: -3.90   100%
Elevator Adjustment (Applied to upper floors rate)      Cost/Sq.Ft.: -1.50
Adjusted Square Foot Cost for Upper Floors = 68.25

1  Stories                                 Number of Stories Multiplier: 1.000
Average Height per Story: 8                 Height per Story Multiplier: 0.900
 Ave. Floor Area: 1,380         Perimeter: 170       Perim. Multiplier: 1.187
Refined Square Foot Cost for Upper Floors: 72.91

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 101.347

Total Floor Area: 1,380               Base Cost New of Upper Floors =    139,859

                                      Reproduction/Replacement Cost =    139,859
Eff.Age:22   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
                                            Total Depreciated Cost =     83,915

ECF (2201 COMMERCIAL)                    1.450 => TCV of Bldg:  1  =     121,677
    Replacement Cost/Floor Area= 101.35      Est. TCV/Floor Area= 88.17
```

```
Total Estimated True Cash Value of Commercial/Industrial Buildings =     121,677
```

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2018 Est. T.C.V. 006-740-073-01                                    =     276,341
Est. TCV/Total Floor Area = 200.25, Most recent sale 04/29/2016 for 276,000
2017 Assessed       MBOR      S.E.V.      Base for Cap    C.P.I.
     133,600     133,600     133,600           133,600      2.10
2018     New  Eq. Adjustment    Loss         Additions   Tax Adjustment   Losses
           0       4,600           0                 0        2,805            0
2018 Assessed       MBOR      S.E.V.            Capped   ->Taxable<-     PRE/MBT
   Tentative   Tentative   Tentative         Tentative    Tentative    Tentative
```

```
45-006-740-073-10             2018 Est. T.C.V.              HAMILTON JILL
Property Class: 201                                         6671 W WESTERN AVE
Map #: 33                     GLEN ARBOR TOWNSHIP           GLEN ARBOR, MI 49636
```

```
Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND
                                * Factors *
Description   Frontage  Depth  Front  Depth  Rate %Adj. Reason             Value
                 83.32 140.99 1.0000 0.0000     0  100*                       0
2122 COMME $9.25/SQFT       11761 SqFt  9.25000  100                     108,791
  * denotes lines that do not contribute to the total acreage calculation.
   83 Actual Front Feet, 0.27 Total Acres    Total Est. Land Value =     108,791
```

```
Land Improvement Cost Estimates
Land Improvement Factor: 1.000000
Description                          Rate  CountyMult.  Size  %Good   Cash Value
D/W/P: Crushed Rock                  1.20     1.39       608    50           507
Commercial/Industrial Local Cost Land Improvements
Description                Rate  CountyMult.  Size  %Good %Arch.Mult  Cash Value
WATER WELL 4"-6"           0.00     1.00       1.0    93      100              0
SEPTIC TANK 1000 GAL       0.00     1.00       1.0    93      100              0
DRAIN FIELD                0.00     1.00       1.0    93      100              0
WOOD DECKS                 5.25     1.00     483.0    85      100          2,155

                  Total Estimated Land Improvements True Cash Value =       2,662
```

```
Cost Estimates for Commercial/Industrial Building/Section:  1        Built 1991
Description of Occupancy: ART STUDIO

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

Base Rate for Upper Floors = 54.85
Storage Basement, Base Rate for Basement = 25.10

(10) Heating system: Package Heating & Cooling    Cost/SqFt:  0.00   100%
 Bsmnt Heating system: Space Heaters, Gas with Fan  Cost/SqFt:  0.00
Adjusted Square Foot Cost for Upper Floors = 54.85
Adjusted Square Foot Cost for Basement = 25.10

1  Stories                                Number of Stories Multiplier: 1.000
Average Height per Story: 11               Height per Story Multiplier: 0.980
 Ave. Floor Area: 2,522         Perimeter: 268       Perim. Multiplier: 1.184
Basement Area: 1,299       Perimeter: 151   Basement Perim. Multiplier: 1.223
Basement Height: 0                           Basement Height Multiplier: 0.920
Refined Square Foot Cost for Upper Floors: 63.64
Refined Square Foot Cost for Basement: 28.24

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 88.465
                                                   for Basement = 39.256

Total Floor Area: 2,522               Base Cost New of Upper Floors =    223,108
Basement Area: 1,299                      Base Cost New of Basement =     50,993

                                      Reproduction/Replacement Cost =    274,101
Eff.Age:14   Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 70 /100/100/100/70.0
                                            Total Depreciated Cost =    191,871

ECF (2201 COMMERCIAL)                    1.450 => TCV of Bldg:  1  =     278,212
    Replacement Cost/Floor Area= 108.68      Est. TCV/Floor Area= 110.31
```

```
Total Estimated True Cash Value of Commercial/Industrial Buildings =     278,212
```

```
2018 Est. T.C.V. 006-740-073-10                                   =     389,665
Est. TCV/Total Floor Area = 154.51, Most recent sale 03/02/2012 for 325,000
2017 Assessed       MBOR      S.E.V.      Base for Cap    C.P.I.
     193,300     193,300     193,300           173,956      2.10
2018     New  Eq. Adjustment    Loss         Additions   Tax Adjustment   Losses
           0       1,500           0                 0        3,653            0
2018 Assessed       MBOR      S.E.V.            Capped   ->Taxable<-     PRE/MBT
   Tentative   Tentative   Tentative         Tentative    Tentative    Tentative
```

45-006-740-074-00 2018 Est. T.C.V. VAVRA DAVID S
Property Class: 401 6697 W WESTERN AVE
Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4740.4740 PIERCE STOCKING

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
SOSIDE-109$1000	116.15	284.04	1.0000	1.0000	1000	100		116,150

116 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 116,150

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	1100	0	0
D/W/P: Patio Blocks	8.13	1.00	144	0	0
D/W/P: 3.5 Concrete	3.44	1.00	133	0	0
Shed: Metal Prefab	9.29	1.00	80	50	372

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 = 2,872

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C+5 Blt 2000

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1760 SF Floor Area = 3180 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Crawl Space	101.93	-8.84	4.02	1420	137,896
1	Story Siding	Crawl Space	72.18	-8.84	2.01	340	22,219

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
3 Fixture Bath	2400.00	2	4,800
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Prefab 2 Story	2505.00	1	2,505
(16) Porches			
WSEP (1 Story), Standard	28.46	153	4,354
WCP (1 Story), Standard	22.10	189	4,177
WCP (1 Story), Standard	66.55	16	1,065
(16) Deck/Balcony			
Treated Wood,Standard	6.50	353	2,295
Treated Wood,Standard	9.83	58	570
Treated Wood,Standard	11.81	40	472
(16) Breezeways			
Frame Wall,Finished	27.75	346	9,602
(17) Garages			
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	14.79	991	14,657
Common Wall: 1/2 Wall	-650.00	1	-650
Automatic Doors	375.00	2	750
Storage area over garage	3.95	247	976

County Multiplier = 1.39 => Cost New = 297,665

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 253,015
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 442,776

2018 Est. T.C.V. 006-740-074-00 = 561,798
Est. TCV/Total Floor Area = 176.67, Most recent sale 12/06/2011 for 435,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
279,600	279,600	279,600	228,187	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	1,300	0	0	4,791	0

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

45-006-740-075-01 2018 Est. T.C.V. SUTHERLAND MARY W
Property Class: 401 5959 S FOREST HAVEN DR
Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4633.4633 FOREST HAVEN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
FOREST HVN 700	100.00	300.00	1.0000	1.0000	700	100		70,000

100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 70,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.61	1.00	64	50	404

Residential Local Cost Land Improvements

Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	0.5	95	713

Total Estimated Land Improvements True Cash Value = 1,117

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 2155 SF Floor Area = 2155 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	59.79	-7.97	0.00	2155	111,672

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	2	1,520
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	2	3,830
Fireplace: Direct-Vented Gas	1200.00	1	1,200
(16) Porches			
WCP (1 Story), Standard	51.44	27	1,389
(16) Deck/Balcony			
Treated Wood,Standard	6.77	261	1,767
Treated Wood,Standard	7.90	120	948
Treated Wood,Standard	9.11	72	656

County Multiplier = 1.39 => Cost New = 182,322
Notes: ORGINAL CONSTRUCTION AS 2 UNITS WITH GARAGE BETWEEN

Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 127,625
ECF (4122 GLEN ARBOR VILLAGE & SURROUNDING AREA)1.750 => TCV of Bldg: 1 = 223,344

2018 Est. T.C.V. 006-740-075-01 = 294,461
Est. TCV/Total Floor Area = 136.64, Most recent sale 07/01/1998 for 122,200

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,000	148,000	148,000	98,359	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-800	0	0	2,065	0

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

45-006-740-076-00 2018 Est. T.C.V. FORD GEORGE F
Property Class: 201 6669 W WESTERN AVE
Map #: 33 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 2122.2122 COMMERCIAL LAND

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	100.00	307.99	1.0000	0.0000	0	100*	OUTSIDE MAIN AREA	0
2122 COMME $9.25/SQFT	30797 SqFt		9.25000		100			284,872

* denotes lines that do not contribute to the total acreage calculation.
100 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 284,872

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1987

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

Base Rate for Upper Floors = 49.30

(10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 7.25 100%
Adjusted Square Foot Cost for Upper Floors = 56.55

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 9 Height per Story Multiplier: 0.930
Ave. Floor Area: 1,649 Perimeter: 190 Perim. Multiplier: 1.164
Refined Square Foot Cost for Upper Floors: 61.22

County Multiplier: 1.39, Final Square Foot Cost for Upper Floors = 85.091

Total Floor Area: 1,649 Base Cost New of Upper Floors = 140,315

Reproduction/Replacement Cost = 140,315
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 84,189

ECF (2201 COMMERCIAL) 1.450 => TCV of Bldg: 1 = 122,074
Replacement Cost/Floor Area= 85.09 Est. TCV/Floor Area= 74.03

Total Estimated True Cash Value of Commercial/Industrial Buildings = 122,074

2018 Est. T.C.V. 006-740-076-00 = 406,946
Est. TCV/Total Floor Area = 246.78, Most recent sale 05/20/1977 for 6,700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
199,400	199,400	199,400	101,191	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	4,100	0	0	2,125	0

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

45-006-751-001-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 W HARBOR HWY
Map #: GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"$9000	1000.00	2272.40	0.5012	1.0000	9000	100		4,510,685
1000 Actual Front Feet, 52.17 Total Acres					Total Est. Land Value =			4,510,685

2018 Est. T.C.V. 006-751-001-00 = 0
Est. TCV/Total Floor Area = 0.00

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

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

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

45-006-751-007-00 2018 Est. T.C.V. GLEN HAVEN PROPERTIES 2 LLC &
Property Class: 401 7874 W D H DAY PARK RD
Map #: 29 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"$9000	100.00	467.00	1.0000	1.0000	9000	100		900,000
100 Actual Front Feet, 1.07 Total Acres					Total Est. Land Value =			900,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Fencing: Wd, Split, 2 Rail	8.01	1.00	30	50	120
Shed: Wood Frame	11.47	1.00	98	50	562
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 15	1500.00	1.00	1.0	100	1,500
Total Estimated Land Improvements True Cash Value =					2,182

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C+5 Blt 1963

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1437 SF Floor Area = 1437 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	66.35	-9.32	0.00	1437	81,952

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	760.00	1	760
2 Fixture Bath	1600.00	1	1,600
(14) Water/Sewer			
Well, 100 Feet	2700.00	1	2,700
1000 Gal Septic	3085.00	1	3,085
(15) Built-Ins & Fireplaces			
Appliance Allowance	1915.00	1	1,915
Fireplace: Interior 1 Story	3250.00	1	3,250
(16) Porches			
CPP, Standard	18.57	60	1,114
WCP (1 Story), Standard	22.20	187	4,151
(16) Deck/Balcony			
Treated Wood,Standard	6.79	254	1,725
Treated Wood,Standard	6.12	628	3,843
(17) Garages			
Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	18.12	537	9,730
Mechanical Doors	350.00	1	350

County Multiplier = 1.39 => Cost New = 161,485

Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 96,891
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 179,248

2018 Est. T.C.V. 006-751-007-00 = 1,081,430
Est. TCV/Total Floor Area = 752.56, Most recent sale 04/28/2011 for 973,700

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
591,400	591,400	591,400	484,701	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-50,700	0	0	10,178	0

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

45-006-751-009-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 W D H DAY PARK RD
Map #: GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"$9000	100.00	466.96	1.0000	1.0000	9000	100		900,000
100 Actual Front Feet, 1.07 Total Acres					Total Est. Land Value =			900,000

2018 Est. T.C.V. 006-751-009-00 = 0
Est. TCV/Total Floor Area = 0.00

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

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

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

45-006-751-010-00 2018 Est. T.C.V. RIVARD MICHAEL L & ANNE C
Property Class: 401 7814 W D H DAY PARK RD
Map #: 29 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LK MI "B"$9000	100.00	456.00	1.0000	1.0000	9000	100		900,000
100 Actual Front Feet, 1.05 Total Acres					Total Est. Land Value =			900,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Crushed Rock	1.33	1.00	600	0	0
D/W/P: Patio Blocks	10.87	1.00	83	0	0
D/W/P: Flagstone/Sand	15.20	1.00	60	0	0
Fencing: Wd, Split, 2 Rail	10.05	1.00	60	0	0
Shed: Wood Frame	13.94	1.00	216	100	3,011

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 =					5,511

Cost Est. for Res. Bldg: 1 Single Family 1.75 STORY Cls B-10 Blt 2014

(11) Heating System: Forced Heat & Cool
Ground Area = Size for Rates = 1321 SF Floor Area = 2312 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1.75	Story Siding	Basement	114.46	0.00	2.78	721	84,530
1.75	Story Siding	Crawl Space	114.46	-11.46	2.78	600	63,468

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1475.00	1	1,475
3 Fixture Bath	4650.00	1	4,650
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
2000 Gal Septic	6050.00	1	6,050
(15) Built-Ins & Fireplaces			
Appliance Allowance	4125.00	1	4,125
Fireplace: 2nd on Same Stack	3500.00	1	3,500
Fireplace: Exterior 2 Story	6600.00	1	6,600
Fireplace: Prefab 2 Story	5395.00	1	5,395
(16) Porches			
WCP (1 Story), Standard	38.03	84	3,195
WSEP (1 Story), Standard	29.71	258	7,665
WCP (1 Story), Standard	26.05	233	6,070
(16) Deck/Balcony			
Treated Wood,Standard	7.35	500	3,675
Wood Balcony	27.25	37	1,008
Wood Balcony	27.25	60	1,635
(17) Garages			
Class:B Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	28.24	795	22,451
Automatic Doors	500.00	2	1,000
Storage area over garage	4.85	728	3,531

County Multiplier = 1.39 => Cost New = 323,970

Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, Depr.Cost = 317,491

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 = 320,341
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 592,631

2018 Est. T.C.V. 006-751-010-00 = 1,498,142
Est. TCV/Total Floor Area = 647.99, Most recent sale 12/21/2012 for 900,000
2017 Assessed MBOR S.E.V. Base for Cap C.P.I.
Parcel Number: 45-006-751-010-00

	801,600	801,600	801,600	697,565	2.10	
2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	2,700	-55,200	0	2,700	14,648	0
2018	Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
	Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-751-014-00 2018 Est. T.C.V. MURPHEY FAMILY COTTAGE LLC
Property Class: 460 7738 W D H DAY PARK RD
Map #: 29 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table 4770.4770 LAKE MICHIGAN

Description	Frontage	Depth	Front *	Depth *	Rate	%Adj.	Reason	Value
LK MI "B"$9000	100.00	414.85	1.0000	1.0000	9000	100		900,000
100 Actual Front Feet, 0.95 Total Acres					Total Est. Land Value =			900,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: 3.5 Concrete	4.04	1.00	17	0	0
D/W/P: Flagstone/Sand	13.55	1.00	400	0	0
Fencing: Wire Mesh, #9	1.98	1.00	96	0	0
Residential Local Cost Land Improvements					
Description	Rate	CountyMult.	Size	%Good	Cash Value
LAND IMPROVEMENTS 5	5000.00	1.00	1.0	97	4,850
Total Estimated Land Improvements True Cash Value =					4,850

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1659 SF Floor Area = 1659 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Crawl Space	74.81	-10.70	0.00	1659	106,358

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
Separate Shower	1390.00	1	1,390
(14) Water/Sewer			
Well, 100 Feet	3050.00	1	3,050
1000 Gal Septic	3550.00	1	3,550
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630
(16) Porches			
CCP (1 Story), Standard	17.55	740	12,987
WCP (1 Story), Standard	30.67	115	3,527
WCP (1 Story), Standard	34.89	82	2,861
CCP (1 Story), Standard	20.48	387	7,926
(16) Deck/Balcony			
Treated Wood,Standard	7.78	235	1,828
Treated Wood,Standard	9.57	92	880
(17) Garages			
Class:BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	20.65	603	12,452
Automatic Doors	425.00	1	425

County Multiplier = 1.39 => Cost New = 236,953

Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 154,020

Separately Depreciated Items:

Local Cost Items:

SOLAR POWER SYSTEM	5000.00	1	5,000
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =		4,750
WOOD HEAT SYSTEM	5000.00	1	5,000
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,	Depr.Cost =		4,750

Total Depreciated Cost = 163,520
ECF (4700 LAKE MICHIGAN HOMESITES) 1.850 => TCV of Bldg: 1 = 302,511

2018 Est. T.C.V. 006-751-014-00 = 1,207,361
Est. TCV/Total Floor Area = 727.76

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
654,700	654,700	654,700	403,125	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses

0	-51,000	0	0	8,465	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-760-001-00 2018 Est. T.C.V. US GOVT NATL PARK
Property Class: 701 W HARBOR HWY
Map #: GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table 090.090 EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
EXEMPT - PARK			16.887 Acres		7,500	100		126,653
		16.89	Total Acres		Total Est. Land Value =			126,653

2018 Est. T.C.V. 006-760-001-00 = 0
Est. TCV/Total Floor Area = 0.00

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

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

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

45-006-762-000-00 2018 Est. T.C.V. PINNACLE PLACE COMMONS
Property Class: 470 PINNACLE PL
Map #: 17 19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			2.860 Acres		0	100		0
		2.86	Total Acres		Total Est. Land Value =			0

2018 Est. T.C.V. 006-762-000-00 = 0
Est. TCV/Total Floor Area = 0.00

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

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

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

45-006-762-001-00 2018 Est. T.C.V. HEINZMAN JAMES & MARY LIVING TRUST
Property Class: 407 1 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,809

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 140,982
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,016
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,032

2018 Est. T.C.V. 006-762-001-00 = 87,032
Est. TCV/Total Floor Area = 63.62, Most recent sale 10/15/2004 for 190,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,700	43,700	43,700	43,700	2.10

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

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

45-006-762-001-10 2018 Est. T.C.V. WILSON M SUE
Property Class: 407 1 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units		100000.00000	25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,809

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 140,982
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,016
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,032

2018 Est. T.C.V. 006-762-001-10 = 87,032
Est. TCV/Total Floor Area = 63.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,700	43,700	43,700	43,700	2.10

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

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

45-006-762-001-20 2018 Est. T.C.V. HONN KENNETH VAUGHN
Property Class: 407 1 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units		100000.00000	25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,809

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 140,982
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,016
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,032

2018 Est. T.C.V. 006-762-001-20 = 87,032
Est. TCV/Total Floor Area = 63.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,700	43,700	43,700	43,700	2.10

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

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

45-006-762-001-30 2018 Est. T.C.V. HERALD JOHN A & KATHLEEN TRUST
Property Class: 407 1 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units		100000.00000	25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,809

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 140,982
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,016
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,032

2018 Est. T.C.V. 006-762-001-30 = 87,032
Est. TCV/Total Floor Area = 63.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,700	43,700	43,700	43,700	2.10

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

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

45-006-762-002-00 2018 Est. T.C.V. MCHUGH SUSAN B
Property Class: 407 2 PINNACLE PL B
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-002-00 = 87,110
Est. TCV/Total Floor Area = 63.54, Most recent sale 06/24/1998 for 74,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-002-10 2018 Est. T.C.V. BUTKOVICH SUSAN RICK TRUST
Property Class: 407 2 PINNACLE PL A
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-002-10 = 87,110
Est. TCV/Total Floor Area = 63.54, Most recent sale 03/21/2014 for 95,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-002-20 2018 Est. T.C.V. JOHNSON DAVID B & TERESA M
Property Class: 407 2 PINNACLE PL C
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-002-20 = 87,110
Est. TCV/Total Floor Area = 63.54, Most recent sale 08/13/2008 for 126,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-002-30 2018 Est. T.C.V. SCHRAM JOHN & CAROL
Property Class: 407 2 PINNACLE PL D
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-002-30 = 87,110
Est. TCV/Total Floor Area = 63.54, Most recent sale 10/30/2012 for 94,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-003-00 2018 Est. T.C.V. HUSTED DONALD E & CHERYL D TRUST
Property Class: 407 3 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-003-00 = 87,110
Est. TCV/Total Floor Area = 63.54, Most recent sale 07/21/2000 for 105,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-003-10 2018 Est. T.C.V. HIEFTJE ROBERT M & LAURIE J
Property Class: 407 3 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units		100000.00000	25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-003-10 = 87,110
Est. TCV/Total Floor Area = 63.54, Most recent sale 10/23/2013 for 97,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-003-20 2018 Est. T.C.V. DAILEY PAUL & GLENDA
Property Class: 407 3 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-003-20 = 87,110
Est. TCV/Total Floor Area = 63.54, Most recent sale 08/06/2012 for 92,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-003-30 2018 Est. T.C.V. KOSKY TERRENCE J & FRANCES L
Property Class: 407 3 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-003-30 = 87,110
Est. TCV/Total Floor Area = 63.54

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-004-00 2018 Est. T.C.V. HARKER DAVID E & JENNIFER N
Property Class: 407 4 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1	Units	140000.00000	25	Fractional Appurtenance	35,000
			0.00	Total Acres	Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 449 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.82	-15.77	0.00	449	77,250
1 Exterior Units, (@6% more)			Base cost of Exterior units =				81,885

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 139,698
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 25/22.5, Depr.Cost = 31,432
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,864

2018 Est. T.C.V. 006-762-004-00 = 97,864
Est. TCV/Total Floor Area = 72.65, Most recent sale 08/31/2012 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
49,200	49,200	49,200	49,200	2.10

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

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

45-006-762-004-10 2018 Est. T.C.V. ZBIKOWSKI JOSEPH J & TRUDE A TRUST
Property Class: 407 4 PINNACLE PL C
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1	Units	140000.00000	25	Fractional Appurtenance	35,000
			0.00	Total Acres	Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 449 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.82	-15.77	0.00	449	77,250
1 Exterior Units, (@6% more)			Base cost of Exterior units =				81,885

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 139,698
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 25/22.5, Depr.Cost = 31,432
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,864

2018 Est. T.C.V. 006-762-004-10 = 97,864
Est. TCV/Total Floor Area = 72.65, Most recent sale 06/01/2012 for 105,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
49,200	49,200	49,200	49,200	2.10

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

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

45-006-762-004-20 2018 Est. T.C.V. WALZ DANIEL A & PAYNE-WALZ DEBRA L
Property Class: 407 4 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1	Units	140000.00000	25	Fractional Appurtenance	35,000
			0.00	Total Acres	Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 449 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.82	-15.77	0.00	449	77,250
1 Exterior Units, (@6% more)			Base cost of Exterior units =				81,885

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 139,698
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 25/22.5, Depr.Cost = 31,432
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,864

2018 Est. T.C.V. 006-762-004-20 = 97,864
Est. TCV/Total Floor Area = 72.65, Most recent sale 10/19/2012 for 118,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
49,200	49,200	49,200	49,200	2.10

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

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

45-006-762-004-30 2018 Est. T.C.V. ROGERS STEVE J & RUSSELL-ROGERS J
Property Class: 407 4 PINNACLE PL B
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1	Units	140000.00000	25	Fractional Appurtenance	35,000
			0.00	Total Acres	Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 449 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.82	-15.77	0.00	449	77,250
1 Exterior Units, (@6% more)			Base cost of Exterior units =				81,885

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 139,698
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/ 25/22.5, Depr.Cost = 31,432
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,864

2018 Est. T.C.V. 006-762-004-30 = 97,864
Est. TCV/Total Floor Area = 72.65, Most recent sale 08/28/2017 for 108,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
49,200	49,200	49,200	49,200	2.10

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

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

45-006-762-005-00 2018 Est. T.C.V. MAZZOCCO GAYLE L
Property Class: 407 5 PINNACLE PL A
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units		100000.00000	25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 455 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.12	-15.70	-1.13	455	77,482
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,131

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 140,366
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,881
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,761

2018 Est. T.C.V. 006-762-005-00 = 86,761
Est. TCV/Total Floor Area = 63.56, Most recent sale 05/30/2000 for 91,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	-400	0

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

45-006-762-005-10 2018 Est. T.C.V. DUEMIER NATHANIEL
Property Class: 407 5 PINNACLE PL C
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units		100000.00000	25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 455 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.12	-15.70	-1.13	455	77,482
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,131

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 140,366
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,881
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,761

2018 Est. T.C.V. 006-762-005-10 = 86,761
Est. TCV/Total Floor Area = 63.56, Most recent sale 11/01/2013 for 94,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	-400	0

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

45-006-762-005-20 2018 Est. T.C.V. BLOEDOW DANIEL W & BARBARA J
Property Class: 407 5 PINNACLE PL B
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE
* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 455 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.12	-15.70	-1.13	455	77,482
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,131

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 140,366
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,881
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,761

2018 Est. T.C.V. 006-762-005-20 = 86,761
Est. TCV/Total Floor Area = 63.56, Most recent sale 11/17/2000 for 105,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	-400	0

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

45-006-762-005-30 2018 Est. T.C.V. PEARSON JANE D
Property Class: 407 5 PINNACLE PL D
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units		100000.00000	25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 455 SF Floor Area = 1365 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.12	-15.70	-1.13	455	77,482
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,131

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 140,366
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,881
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,761

2018 Est. T.C.V. 006-762-005-30 = 86,761
Est. TCV/Total Floor Area = 63.56, Most recent sale 07/20/2012 for 85,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	-400	0

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

45-006-762-006-00 2018 Est. T.C.V. MARTIN RICHARD W
Property Class: 407 6 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	-1.13	456	77,607
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,263

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 140,550
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,921
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,842

2018 Est. T.C.V. 006-762-006-00 = 86,842
Est. TCV/Total Floor Area = 63.48, Most recent sale 04/29/2005 for 160,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	-400	0

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

45-006-762-006-10 2018 Est. T.C.V. SCHRAM HEATHER & THOMAS
Property Class: 407 6 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units	100000.00000		25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	-1.13	456	77,607
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,263

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 140,550
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,921
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,842

2018 Est. T.C.V. 006-762-006-10 = 86,842
Est. TCV/Total Floor Area = 63.48, Most recent sale 07/03/2014 for 97,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	-400	0

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

45-006-762-006-20 2018 Est. T.C.V. COSTELLO TIMOTHY C & KIMBELY L
Property Class: 407 6 PINNACLE PL 6-B
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	-1.13	456	77,607
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,263

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 140,550
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,921
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,842

2018 Est. T.C.V. 006-762-006-20 = 86,842
Est. TCV/Total Floor Area = 63.48, Most recent sale 10/15/2013 for 94,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	-400	0

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

45-006-762-006-30 2018 Est. T.C.V. JARDINE CHARLES M & JEANNE
Property Class: 407 6 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units		100000.00000	25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Electric Baseboard
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	-1.13	456	77,607
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,263

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 140,550
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,921
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,842

2018 Est. T.C.V. 006-762-006-30 = 86,842
Est. TCV/Total Floor Area = 63.48, Most recent sale 06/08/1999 for 60,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-400	0	0	-400	0

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

45-006-762-007-00 2018 Est. T.C.V. REDFIELD DAVID H & JEAN M
Property Class: 407 7 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,809

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 141,309
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,088
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,176

2018 Est. T.C.V. 006-762-007-00 = 87,176
Est. TCV/Total Floor Area = 63.73, Most recent sale 03/07/2001 for 122,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-007-10 2018 Est. T.C.V. PEPE STEVEN D
Property Class: 407 7 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,809

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 141,309
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,088
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,176

2018 Est. T.C.V. 006-762-007-10 = 87,176
Est. TCV/Total Floor Area = 63.73

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-007-20 2018 Est. T.C.V. HUNT JOHN R TRUST
Property Class: 407 7 PINNACLE PL D
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,809

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 141,309
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,088
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,176

2018 Est. T.C.V. 006-762-007-20 = 87,176
Est. TCV/Total Floor Area = 63.73, Most recent sale 09/23/2008 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-007-30 2018 Est. T.C.V. REDFIELD DAVID H & JEAN
Property Class: 407 7 PINNACLE PL 7B
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units		100000.00000	25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,809

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 141,309
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,088
Economic Depreciation because of: FRACTIONAL SHR
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,176

2018 Est. T.C.V. 006-762-007-30 = 87,176
Est. TCV/Total Floor Area = 63.73, Most recent sale 06/03/2011 for 88,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-008-00 2018 Est. T.C.V. AGER WILLIAM F & BARBARA J &
Property Class: 407 8 PINNACLE PL A
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1	Units	140000.00000	25	Fractional Appurtenance	35,000
			0.00	Total Acres	Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 454 SF Floor Area = 1362 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.24	-15.71	0.00	454	77,875
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,547

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 140,945
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,008
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,016

2018 Est. T.C.V. 006-762-008-00 = 97,016
Est. TCV/Total Floor Area = 71.23, Most recent sale 04/19/1993 for 37,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
48,700	48,700	48,700	48,700	2.10

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

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

45-006-762-008-10 2018 Est. T.C.V. BONE BESSIE MARIKIS TRUST AGREEMENT
Property Class: 407 8 PINNACLE PL C
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1	Units	140000.00000	25	Fractional Appurtenance	35,000
			0.00	Total Acres	Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 454 SF Floor Area = 1362 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.24	-15.71	0.00	454	77,875
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,547

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 140,945
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,008
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,016

2018 Est. T.C.V. 006-762-008-10 = 97,016
Est. TCV/Total Floor Area = 71.23, Most recent sale 01/21/2000 for 92,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
48,700	48,700	48,700	48,700	2.10

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

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

45-006-762-008-20 2018 Est. T.C.V. ANDERSON ANN MARIA TRUST
Property Class: 407 8 PINNACLE PL D
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1	Units	140000.00000	25	Fractional Appurtenance	35,000
			0.00	Total Acres	Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 454 SF Floor Area = 1362 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.24	-15.71	0.00	454	77,875
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,547

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 140,945
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,008
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,016

2018 Est. T.C.V. 006-762-008-20 = 97,016
Est. TCV/Total Floor Area = 71.23, Most recent sale 05/25/1994 for 79,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
48,700	48,700	48,700	48,700	2.10

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

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

45-006-762-008-30 2018 Est. T.C.V. RUSSELL MICHAEL & BONNIE
Property Class: 407 8 PINNACLE PL B
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1	Units	140000.00000	25	Fractional Appurtenance	35,000
			0.00	Total Acres	Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 454 SF Floor Area = 1362 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.24	-15.71	0.00	454	77,875
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,547

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	10.23	72	737
Treated Wood,Standard	10.23	72	737

County Multiplier = 1.39 => Cost New = 140,945
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,008
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,016

2018 Est. T.C.V. 006-762-008-30 = 97,016
Est. TCV/Total Floor Area = 71.23, Most recent sale 09/01/2016 for 100,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
48,700	48,700	48,700	48,700	2.10

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

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

45-006-762-009-00 2018 Est. T.C.V. TREXLER JUDITH C
Property Class: 407 9 PINNACLE PL 9D
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,809

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 140,982
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,016
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,032

2018 Est. T.C.V. 006-762-009-00 = 87,032
Est. TCV/Total Floor Area = 63.62, Most recent sale 06/30/2000 for 91,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,700	43,700	43,700	43,700	2.10

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

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

45-006-762-009-10 2018 Est. T.C.V. BARNHART DANIEL J
Property Class: 407 9 PINNACLE PL 9C
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,809

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 140,982
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,016
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,032

2018 Est. T.C.V. 006-762-009-10 = 87,032
Est. TCV/Total Floor Area = 63.62, Most recent sale 10/28/2008 for 115,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,700	43,700	43,700	43,700	2.10

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

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

45-006-762-009-20 2018 Est. T.C.V. BARNHART DANIEL
Property Class: 407 9 PINNACLE PL 9B
Map #: 17.19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,809

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 140,982
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,016
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,032

2018 Est. T.C.V. 006-762-009-20 = 87,032
Est. TCV/Total Floor Area = 63.62, Most recent sale 10/07/2016 for 82,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,700	43,700	43,700	43,700	2.10

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

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

45-006-762-009-30 2018 Est. T.C.V. NEILL SUSAN P
Property Class: 407 9 PINNACLE PL 9A
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	25,000
			0.00	Total Acres	Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 456 SF Floor Area = 1368 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.01	-15.69	0.00	456	78,122
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,809

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 140,982
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,016
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,032

2018 Est. T.C.V. 006-762-009-30 = 87,032
Est. TCV/Total Floor Area = 63.62, Most recent sale 03/29/1994 for 59,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,700	43,700	43,700	43,700	2.10

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

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

45-006-762-010-00 2018 Est. T.C.V. HAGEN BRUCE P & CYNTHIA J
Property Class: 407 10 PINNACLE PL 10D
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units	100000.00000		25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-010-00 = 87,110
Est. TCV/Total Floor Area = 63.54, Most recent sale 10/22/2012 for 96,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-010-10 2018 Est. T.C.V. WEEMES WILLIAM & ANDREA TRUST
Property Class: 407 10 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units		100000.00000	25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-010-10 = 87,110
Est. TCV/Total Floor Area = 63.54, Most recent sale 06/30/2000 for 90,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-010-20 2018 Est. T.C.V. ESSIG DAVID W & MARIE E H&W
Property Class: 407 10 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units	100000.00000		25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-010-20 = 87,110
Est. TCV/Total Floor Area = 63.54, Most recent sale 10/31/1997 for 69,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-010-30 2018 Est. T.C.V. MCMAHON MICHAEL & MARY BETH
Property Class: 407 10 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units		100000.00000	25	Fractional Appurtenance	25,000
			0.00 Total Acres		Total Est. Land Value =			25,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-010-30 = 87,110
Est. TCV/Total Floor Area = 63.54, Most recent sale 08/08/1992 for 58,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
43,800	43,800	43,800	43,800	2.10

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

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

45-006-762-011-00 2018 Est. T.C.V. TEMPLIN DANIEL K
Property Class: 407 11 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	12,500
			0.00	Total Acres	Total Est. Land Value =			12,500

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-011-00 = 74,610
Est. TCV/Total Floor Area = 54.42, Most recent sale 09/28/1990 for 67,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
37,500	37,500	37,500	37,500	2.10

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

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

45-006-762-011-10 2018 Est. T.C.V. GRASMEYER KARLA TRUST
Property Class: 407 11 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units	100000.00000		25	Fractional Appurtenance	12,500
			0.00 Total Acres		Total Est. Land Value =			12,500

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-011-10 = 74,610
Est. TCV/Total Floor Area = 54.42, Most recent sale 09/28/2016 for 80,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
37,500	37,500	37,500	37,500	2.10

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

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

45-006-762-011-20 2018 Est. T.C.V. MULVANEY MICHAEL F & ANN E
Property Class: 407 11 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units		100000.00000	12	Fractional Appurtenance	6,000
			0.00 Total Acres		Total Est. Land Value =			6,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 12/10.6, Depr.Cost = 14,907
Economic Depreciation because of: 1/2 UNDIV INT
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 29,813

2018 Est. T.C.V. 006-762-011-20 = 35,813
Est. TCV/Total Floor Area = 26.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
18,000	18,000	18,000	18,000	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	-100	0

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

45-006-762-011-21 2018 Est. T.C.V. CLANCY JAMES M & KAY A
Property Class: 407 11 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1 Units	100000.00000		12	Fractional Appurtenance	6,000
			0.00 Total Acres		Total Est. Land Value =			6,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 12/10.6, Depr.Cost = 14,907
Economic Depreciation because of: 1/2 UNDIV INT
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 29,813

2018 Est. T.C.V. 006-762-011-21 = 35,813
Est. TCV/Total Floor Area = 26.12

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
18,000	18,000	18,000	18,000	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-100	0	0	-100	0

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

45-006-762-011-30 2018 Est. T.C.V. WILBERDING FRANK D & ELIZABETH K
Property Class: 407 11 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA H762 PINNACLE			1	Units	100000.00000	25	Fractional Appurtenance	12,500
			0.00	Total Acres	Total Est. Land Value =			12,500

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 457 SF Floor Area = 1371 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	186.89	-15.68	0.00	457	78,243
1 Exterior Units, (@6% more)			Base cost of Exterior units =				82,938

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 141,160
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 31,055
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 62,110

2018 Est. T.C.V. 006-762-011-30 = 74,610
Est. TCV/Total Floor Area = 54.42, Most recent sale 12/15/2009 for 120,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
37,500	37,500	37,500	37,500	2.10

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

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

45-006-762-012-00 2018 Est. T.C.V. BLESI FRED J & SALLY B
Property Class: 407 12 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1	Units	140000.00000	25	Fractional Appurtenance	35,000
			0.00	Total Acres	Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 449 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.82	-15.77	0.00	449	77,250
1 Exterior Units, (@6% more)			Base cost of Exterior units =				81,885

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 139,698
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,734
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,467

2018 Est. T.C.V. 006-762-012-00 = 96,467
Est. TCV/Total Floor Area = 71.62, Most recent sale 09/29/1990 for 82,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
48,500	48,500	48,500	48,500	2.10

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

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

45-006-762-012-10 2018 Est. T.C.V. ROBINS KENNETH & KATHERINE
Property Class: 407 12 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1	Units	140000.00000	25	Fractional Appurtenance	35,000
			0.00	Total Acres	Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 449 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.82	-15.77	0.00	449	77,250
1 Exterior Units, (@6% more)			Base cost of Exterior units =				81,885

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 139,698
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,734
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,467

2018 Est. T.C.V. 006-762-012-10 = 96,467
Est. TCV/Total Floor Area = 71.62, Most recent sale 03/10/2017 for 99,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
48,500	48,500	48,500	48,500	2.10

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

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

45-006-762-012-20 2018 Est. T.C.V. GAVIN ROBERT F & SUCH MARY K
Property Class: 407 12 PINNACLE PL C
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1	Units	140000.00000	25	Fractional Appurtenance	35,000
			0.00	Total Acres	Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 449 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.82	-15.77	0.00	449	77,250
1 Exterior Units, (@6% more)			Base cost of Exterior units =				81,885

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 139,698
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,734
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,467

2018 Est. T.C.V. 006-762-012-20 = 96,467
Est. TCV/Total Floor Area = 71.62, Most recent sale 03/21/2013 for 50,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
48,500	48,500	48,500	48,500	2.10

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

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

45-006-762-012-30 2018 Est. T.C.V. NIMS STEVEN S & MARY J
Property Class: 407 12 PINNACLE PL
Map #: 17,19 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H762.H762 PINNACLE APPURTENANT SHARE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H762 PINNA END VIEW			1	Units	140000.00000	25	Fractional Appurtenance	35,000
			0.00	Total Acres	Total Est. Land Value =			35,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1986
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 449 SF Floor Area = 1347 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
3	Story Siding	Slab	187.82	-15.77	0.00	449	77,250
1 Exterior Units, (@6% more)			Base cost of Exterior units =				81,885

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	11.25	55	619

County Multiplier = 1.39 => Cost New = 139,698
Notes: 3 LEVELS

Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/ 25/22.0, Depr.Cost = 30,734
ECF (H762 PINNACLE PLACE - FRACTIONAL) 2.000 => TCV of Bldg: 1 = 61,467

2018 Est. T.C.V. 006-762-012-30 = 96,467
Est. TCV/Total Floor Area = 71.62

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
48,500	48,500	48,500	48,500	2.10

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

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

45-006-763-000-00 2018 Est. T.C.V. RIDGE TOP CONDO COMMONS
Property Class: 470 RIDGE TOP
Map #: 15 17 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			2.759 Acres		0	100		0
		2.76	Total Acres		Total Est. Land Value =			0

2018 Est. T.C.V. 006-763-000-00 = 0
Est. TCV/Total Floor Area = 0.00

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

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

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

45-006-763-001-00 2018 Est. T.C.V. KERN JAMES W & KERN SUE C TRUST
Property Class: 407 1 RIDGE TOP
Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00000		100		60,000
			0.00 Total Acres		Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				73,012

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 122,517

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,014
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 235,233

2018 Est. T.C.V. 006-763-001-00 = 295,233
Est. TCV/Total Floor Area = 283.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,500	148,500	148,500	97,188	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	2,040	0

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

45-006-763-002-00 2018 Est. T.C.V. THOMSON SUZANNE E
Property Class: 407 5 RIDGE TOP
Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00000		100		60,000
			0.00 Total Acres		Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
1 Exterior Units, (@6% more)			Base cost of Exterior units =				73,012

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 122,517

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,014
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 235,233

2018 Est. T.C.V. 006-763-002-00 = 295,233
Est. TCV/Total Floor Area = 283.88, Most recent sale 09/21/2006 for 408,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,500	148,500	148,500	148,500	2.10

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

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

45-006-763-003-00 2018 Est. T.C.V. RIDGETOP LLC
Property Class: 407 9 RIDGE TOP
Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00	00000	100		60,000
			0.00 Total Acres		Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
1 Exterior Units, (@6% more)			Base cost of Exterior units =				73,012

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 122,517

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,014
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 235,233

2018 Est. T.C.V. 006-763-003-00 = 295,233
Est. TCV/Total Floor Area = 283.88, Most recent sale 11/01/1996 for 153,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,500	148,500	148,500	103,466	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	2,172	0

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

45-006-763-004-00 2018 Est. T.C.V. CRAWMER ROBERT W & ANDREA M
Property Class: 407 13 RIDGE TOP
Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00000		100		60,000
			0.00 Total Acres		Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				73,012

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 124,150

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 99,320
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 238,368

2018 Est. T.C.V. 006-763-004-00 = 298,368
Est. TCV/Total Floor Area = 286.89, Most recent sale 01/29/2014 for 262,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,500	148,500	148,500	148,500	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	700	0	0	700	0

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

45-006-763-005-00 2018 Est. T.C.V. HOLLENDER J EDWARD TRUST
Property Class: 407 17 RIDGE TOP
Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00	00000	100		60,000
			0.00 Total Acres		Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
1 Exterior Units, (@6% more)			Base cost of Exterior units =				73,012

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 122,517

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,014
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 235,233

2018 Est. T.C.V. 006-763-005-00 = 295,233
Est. TCV/Total Floor Area = 283.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
148,500	148,500	148,500	97,188	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	2,040	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-763-006-00 2018 Est. T.C.V. NIGG LOUIS K & EADDY MICHELE R
Property Class: 407 21 RIDGE TOP
Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00	00000	100		60,000
			0.00 Total Acres		Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
1 Exterior Units, (@6% more)			Base cost of Exterior units =				73,012

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 122,517

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,014
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 235,233

2018 Est. T.C.V. 006-763-006-00 = 295,233
Est. TCV/Total Floor Area = 283.88, Most recent sale 01/31/2006 for 415,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,500	148,500	148,500	148,500	2.10

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

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

45-006-763-007-00 2018 Est. T.C.V. WODETZKI THOMAS W & STACY L
Property Class: 407 3 RIDGE TOP
Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units		60000.00000	100		60,000
			0.00 Total Acres		Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
1 Exterior Units, (@6% more)			Base cost of Exterior units =				73,012

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 124,150

Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 105,528
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 253,266

2018 Est. T.C.V. 006-763-007-00 = 313,266
Est. TCV/Total Floor Area = 301.22, Most recent sale 05/14/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,500	148,500	148,500	117,815	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	9,000	-900	0	9,000	2,474	0

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

45-006-763-008-00 2018 Est. T.C.V. KREMIN & VELDE TRUST
Property Class: 407 7 RIDGE TOP
Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00000		100		60,000
			0.00 Total Acres		Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				73,012

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 122,517

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,014
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 235,233

2018 Est. T.C.V. 006-763-008-00 = 295,233
Est. TCV/Total Floor Area = 283.88, Most recent sale 05/21/2004 for 341,200

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,500	148,500	148,500	117,815	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	2,474	0

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

45-006-763-009-00 2018 Est. T.C.V. SITKO FAMILY TRUST
Property Class: 407 11 RIDGE TOP
Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00	00000	100		60,000
			0.00 Total Acres		Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				73,012

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 122,517

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,014
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 235,233

2018 Est. T.C.V. 006-763-009-00 = 295,233
Est. TCV/Total Floor Area = 283.88, Most recent sale 10/05/1979 for 83,900

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,500	148,500	148,500	97,188	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	2,040	0

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

45-006-763-010-00 2018 Est. T.C.V. HANNIFORD PATRICK M ET AL
Property Class: 407 15 RIDGE TOP
Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00000		100		60,000
			0.00 Total Acres		Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
1 Exterior Units, (@6% more)			Base cost of Exterior units =				73,012

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 122,517

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,014
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 235,233

2018 Est. T.C.V. 006-763-010-00 = 295,233
Est. TCV/Total Floor Area = 283.88, Most recent sale 07/28/2003 for 345,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,500	148,500	148,500	117,815	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	2,474	0

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

45-006-763-011-00 2018 Est. T.C.V. WOJCIK ANTHONY S & PAULA J TRUSTEES
Property Class: 407 19 RIDGE TOP
Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units		60000.00000	100		60,000
			0.00 Total Acres		Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
1 Exterior Units, (@6% more)			Base cost of Exterior units =				73,012

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 122,517

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,014
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 235,233

2018 Est. T.C.V. 006-763-011-00 = 295,233
Est. TCV/Total Floor Area = 283.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
148,500	148,500	148,500	97,188	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-900	0	0	2,040	0

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

45-006-763-012-00 2018 Est. T.C.V. MIKAILA JUOZAS J & RAMUNE
Property Class: 407 25 RIDGE TOP
Map #: 17,15 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H763.H763 RIDGE TOP CONDO HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H763 RIDGE RIDGE TOP 60K			1 Units	60000.00000		100		60,000
			0.00 Total Acres		Total Est. Land Value =			60,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 520 SF Floor Area = 1040 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Basement	132.46	0.00	0.00	520	68,879
1 Exterior Units, (@6% more)			Base cost of Exterior units =				73,012

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Interior 2 Story	4800.00	1	4,800
(16) Deck/Balcony			
Treated Wood,Standard	11.25	55	619
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 122,517

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 98,014
ECF (H763 RIDGE TOP CONDO HOMESTEAD) 2.400 => TCV of Bldg: 1 = 235,233

2018 Est. T.C.V. 006-763-012-00 = 295,233
Est. TCV/Total Floor Area = 283.88

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.	
148,500	148,500	148,500	97,188	2.10	
2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-900	0	0	2,040	0
2018 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
Tentative	Tentative	Tentative	Tentative	Tentative	Tentative

45-006-765-000-00 2018 Est. T.C.V. SAND PIPER CONDOMINIUM
Property Class: 470 COMMON AREAS
Map #: 16/38 GLEN ARBOR TOWNSHIP ,

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			4	Units	160000.00000	100		661,120
		0.00	Total Acres		Total Est. Land Value =			661,120

2018 Est. T.C.V. 006-765-000-00 = 0
Est. TCV/Total Floor Area = 0.00

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

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

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

45-006-765-001-00 2018 Est. T.C.V. CARROLL AMY E TRUST
Property Class: 407 1 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1	Units	160000.00000	100		160,000

0.00 Total Acres Total Est. Land Value = 160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1196 SF Floor Area = 1196 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.18	-11.49	0.00	1196	67,801

1 Exterior Units, (@6% more) Base cost of Exterior units = 71,869

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
Separate Shower	1390.00	2	2,780
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	2	8,550
(16) Deck/Balcony			
Treated Wood,Standard	8.85	121	1,071
Treated Wood,Standard	10.95	60	657
Treated Wood,Standard	10.41	69	718
Treated Wood,Standard	10.59	66	699

County Multiplier = 1.39 => Cost New = 132,604

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 99,453
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 358,030

2018 Est. T.C.V. 006-765-001-00 = 518,030
Est. TCV/Total Floor Area = 433.14

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
260,300	260,300	260,300	260,300	2.10

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

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

45-006-765-002-00 2018 Est. T.C.V. NEWTON JO ANN TRUST
Property Class: 407 5 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000.00	00000	100		90,000
			0.00 Total Acres		Total Est. Land Value =			90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1041 SF Floor Area = 1041 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.07	-12.03	0.00	1041	61,461
	1 Exterior Units, (@6% more)		Base cost of Exterior units =				65,148

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	8.57	138	1,183
Treated Wood,Standard	10.95	60	657
Treated Wood,Standard	10.41	69	718

County Multiplier = 1.39 => Cost New = 117,087

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 87,815
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 316,135

2018 Est. T.C.V. 006-765-002-00 = 406,135
Est. TCV/Total Floor Area = 390.14, Most recent sale 08/06/1991 for 175,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
204,200	204,200	204,200	128,300	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,100	0	0	2,694	0

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

45-006-765-003-00 2018 Est. T.C.V. COOK DORIS TRUST AGREEMENT
Property Class: 407 9 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000.00	00000	100		90,000
			0.00 Total Acres		Total Est. Land Value =			90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 902 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.05	-12.58	0.00	902	55,446
1 Exterior Units, (@6% more)			Base cost of Exterior units =				58,773

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	8.58	137	1,175
Treated Wood,Standard	11.72	49	574
Treated Wood,Standard	9.88	81	800

County Multiplier = 1.39 => Cost New = 103,766

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 83,013
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 298,846

2018 Est. T.C.V. 006-765-003-00 = 388,846
Est. TCV/Total Floor Area = 431.09, Most recent sale 09/15/2004 for 0

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
195,500	195,500	195,500	128,300	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,100	0	0	2,694	0

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

45-006-765-004-00 2018 Est. T.C.V. DRIKER EUGENE & ELAINE C
Property Class: 407 13 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000.00000		100		160,000
			0.00 Total Acres		Total Est. Land Value =			160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1171 SF Floor Area = 1171 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.65	-11.58	0.00	1171	66,829
1 Exterior Units, (@6% more)			Base cost of Exterior units =				70,839

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	8.20	170	1,394
Treated Wood,Standard	19.09	20	382
Treated Wood,Standard	11.49	51	586

County Multiplier = 1.39 => Cost New = 120,276

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 90,207
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 324,745

2018 Est. T.C.V. 006-765-004-00 = 484,745
Est. TCV/Total Floor Area = 413.96

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
243,500	243,500	243,500	142,969	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,100	0	0	3,002	0

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

45-006-765-005-00 2018 Est. T.C.V. HENDRICKS DENNIS J & LYNNE R TRUST
Property Class: 407 15 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1	Units	160000.00000	100		160,000
			0.00	Total Acres	Total Est. Land Value =			160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 609 SF Floor Area = 1218 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	126.73	-14.28	0.00	609	68,482
1 Exterior Units, (@6% more)			Base cost of Exterior units =				72,591

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	8.64	133	1,149
Treated Wood,Standard	13.29	40	532
Wood Balcony	23.50	79	1,857

County Multiplier = 1.39 => Cost New = 133,693

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 100,270
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 360,972

2018 Est. T.C.V. 006-765-005-00 = 520,972
Est. TCV/Total Floor Area = 427.73, Most recent sale 03/01/1993 for 186,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
261,800	261,800	261,800	135,634	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,300	0	0	2,848	0

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

45-006-765-006-00 2018 Est. T.C.V. HARTWIG PROPERTIES LLC
Property Class: 407 16 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1650SQFT			1	Units	200000.00000	100		200,000
			0.00	Total Acres	Total Est. Land Value =			200,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.13	1.00	224	50	1,358
Total Estimated Land Improvements True Cash Value =					1,358

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 769 SF Floor Area = 1538 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	118.87	-13.25	0.00	769	81,222
1 Exterior Units, (@6% more)			Base cost of Exterior units =				86,095

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	8.14	176	1,433
Treated Wood,Standard	8.14	176	1,433
Treated Wood,Standard	10.02	76	762
Treated Wood,Standard	24.20	11	266
Wood Balcony	23.50	59	1,387

County Multiplier = 1.39 => Cost New = 154,886

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 123,909
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 446,071

2018 Est. T.C.V. 006-765-006-00 = 647,429
Est. TCV/Total Floor Area = 420.96

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
325,300	325,300	325,300	160,825	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,600	0	0	3,377	0

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

45-006-765-007-00 2018 Est. T.C.V. SKINNER SHARON A TRUST
Property Class: 407 3 SAND PIPER 7
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000.00000		100		160,000

0.00 Total Acres Total Est. Land Value = 160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1198 SF Floor Area = 1198 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.15	-11.49	0.00	1198	67,879

1 Exterior Units, (@6% more) Base cost of Exterior units = 71,951

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 1 Story	3630.00	1	3,630
(16) Deck/Balcony			
Treated Wood,Standard	10.59	66	699
Wood Balcony	23.50	181	4,254
Wood Balcony	23.50	69	1,622

County Multiplier = 1.39 => Cost New = 136,129

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 108,903
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 392,051

2018 Est. T.C.V. 006-765-007-00 = 552,051
Est. TCV/Total Floor Area = 460.81, Most recent sale 09/11/2009 for 575,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
277,400	277,400	277,400	264,559	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,400	0	0	5,555	0

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

45-006-765-008-00 2018 Est. T.C.V. YANNANTUONO DANIEL & WRIGHT LAUREL
Property Class: 407 7 SAND PIPER 8
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000.00	00000	100		90,000
			0.00 Total Acres		Total Est. Land Value =			90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1041 SF Floor Area = 1041 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	71.07	-12.03	0.00	1041	61,461
1 Exterior Units, (@6% more)			Base cost of Exterior units =				65,148

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 1 Story	3630.00	1	3,630
(16) Deck/Balcony			
Treated Wood,Standard	10.95	60	657
Wood Balcony	23.50	138	3,243
Wood Balcony	23.50	69	1,622

County Multiplier = 1.39 => Cost New = 121,943

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 91,457
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 329,246

2018 Est. T.C.V. 006-765-008-00 = 419,246
Est. TCV/Total Floor Area = 402.73, Most recent sale 01/15/2016 for 425,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
210,800	210,800	210,800	210,800	2.10

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

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

45-006-765-009-00 2018 Est. T.C.V. PHILLIPS THOMAS C & DEBORAH J
Property Class: 407 11 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000.00	00000	100		90,000
			0.00 Total Acres		Total Est. Land Value =			90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 902 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.05	-12.58	0.00	902	55,446
1 Exterior Units, (@6% more)			Base cost of Exterior units =				58,773

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630
(16) Deck/Balcony			
Treated Wood,Standard	9.88	81	800
Wood Balcony	23.50	137	3,220
Wood Balcony	23.50	49	1,152

County Multiplier = 1.39 => Cost New = 108,146

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 81,110
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 291,995

2018 Est. T.C.V. 006-765-009-00 = 381,995
Est. TCV/Total Floor Area = 423.50, Most recent sale 11/12/1992 for 185,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
192,000	192,000	192,000	128,300	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,000	0	0	2,694	0

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

45-006-765-010-00 2018 Est. T.C.V. AGNELLO MILISSA L & MICHAEL H
Property Class: 407 14 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000.00000		100		160,000
			0.00 Total Acres		Total Est. Land Value =			160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1171 SF Floor Area = 1171 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.65	-11.58	0.00	1171	66,829
1 Exterior Units, (@6% more)			Base cost of Exterior units =				70,839

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630
(16) Deck/Balcony			
Treated Wood,Standard	10.95	60	657

County Multiplier = 1.39 => Cost New = 118,643

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 94,914
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 341,692

2018 Est. T.C.V. 006-765-010-00 = 501,692
Est. TCV/Total Floor Area = 428.43, Most recent sale 06/16/2017 for 300,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
252,100	252,100	252,100	142,969	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,300	0	0	3,002	0

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

45-006-765-011-00 2018 Est. T.C.V. HURWITZ SUSAN S TRUST
Property Class: 407 18 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1650SQFT			1	Units	200000.00000	100		200,000
			0.00	Total Acres	Total Est. Land Value =			200,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.15	1.00	222	50	1,349
Total Estimated Land Improvements True Cash Value =					1,349

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 769 SF Floor Area = 1538 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	118.87	-13.25	0.00	769	81,222
1 Exterior Units, (@6% more)			Base cost of Exterior units =				86,095

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	8.14	176	1,433
Treated Wood,Standard	8.14	176	1,433
Treated Wood,Standard	10.02	76	762
Treated Wood,Standard	24.20	11	266
Wood Balcony	23.50	59	1,387

County Multiplier = 1.39 => Cost New = 154,886

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 116,164
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 418,191

2018 Est. T.C.V. 006-765-011-00 = 619,540
Est. TCV/Total Floor Area = 402.82, Most recent sale 09/29/1993 for 235,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
311,300	311,300	311,300	146,703	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,500	0	0	3,080	0

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

45-006-765-012-00 2018 Est. T.C.V. LOSH ADRIENNE &
Property Class: 407 20 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000.00000		100		160,000

0.00 Total Acres Total Est. Land Value = 160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 609 SF Floor Area = 1218 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	126.73	-14.28	0.00	609	68,482

1 Exterior Units, (@6% more) Base cost of Exterior units = 72,591

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	8.64	133	1,149
Treated Wood,Standard	13.29	40	532
Wood Balcony	23.50	79	1,857

County Multiplier = 1.39 => Cost New = 133,693

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 100,270
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 360,972

2018 Est. T.C.V. 006-765-012-00 = 520,972
Est. TCV/Total Floor Area = 427.73

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
261,800	261,800	261,800	243,572	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	5,115	0

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

45-006-765-013-00 2018 Est. T.C.V. GERBER GLORIA M REVOC LIVING TRUST
Property Class: 407 21 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000.00	00000	100		90,000
			0.00 Total Acres		Total Est. Land Value =			90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 902 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.05	-12.58	0.00	902	55,446
1 Exterior Units, (@6% more)			Base cost of Exterior units =				58,773

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	8.58	137	1,175
Treated Wood,Standard	11.72	49	574
Treated Wood,Standard	9.88	81	800

County Multiplier = 1.39 => Cost New = 105,399

Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 84,319
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 303,550

2018 Est. T.C.V. 006-765-013-00 = 393,550
Est. TCV/Total Floor Area = 436.31, Most recent sale 08/31/2005 for 587,500

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
197,900	197,900	197,900	197,900	2.10

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

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

45-006-765-014-00 2018 Est. T.C.V. GHERLAN ALEXANDER JR
Property Class: 407 25 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000.00000		100		160,000
			0.00 Total Acres		Total Est. Land Value =			160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1170 SF Floor Area = 1170 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.67	-11.58	0.00	1170	66,795
1 Exterior Units, (@6% more)			Base cost of Exterior units =				70,803

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	8.20	170	1,394
Treated Wood,Standard	19.09	20	382
Treated Wood,Standard	11.49	51	586

County Multiplier = 1.39 => Cost New = 121,860

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 91,395
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 329,021

2018 Est. T.C.V. 006-765-014-00 = 489,021
Est. TCV/Total Floor Area = 417.97, Most recent sale 07/02/2004 for 1

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
245,700	245,700	245,700	245,700	2.10

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

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

45-006-765-015-00 2018 Est. T.C.V. STINSON G PHILLIP LIVING TRUST
Property Class: 407 27 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1	Units	160000.00000	100		160,000

0.00 Total Acres Total Est. Land Value = 160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 609 SF Floor Area = 1218 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	126.73	-14.28	0.00	609	68,482

1 Exterior Units, (@6% more) Base cost of Exterior units = 72,591

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	8.64	133	1,149
Treated Wood,Standard	13.29	40	532
Wood Balcony	23.50	79	1,857

County Multiplier = 1.39 => Cost New = 133,693

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 100,270
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 360,972

2018 Est. T.C.V. 006-765-015-00 = 520,972
Est. TCV/Total Floor Area = 427.73, Most recent sale 05/18/2001 for 389,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
261,800	261,800	261,800	135,634	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,300	0	0	2,848	0

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

45-006-765-016-00 2018 Est. T.C.V. SANBORN JOHN R & AMY L
Property Class: 407 28 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1650SQFT			1 Units	200000.00000		100		200,000
			0.00 Total Acres		Total Est. Land Value =			200,000

Land Improvement Cost Estimates
Land Improvement Factor: 1.000000

Description	Rate	CountyMult.	Size	%Good	Cash Value
Shed: Wood Frame	12.13	1.00	224	50	1,358
Total Estimated Land Improvements True Cash Value =					1,358

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 811 SF Floor Area = 1622 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
2	Story Siding	Slab	117.09	-13.02	0.00	811	84,401
1 Exterior Units, (@6% more)			Base cost of Exterior units =				89,465

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
2 Fixture Bath	2350.00	1	2,350
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: 2nd on Same Stack	3200.00	1	3,200
Fireplace: Prefab 2 Story	4275.00	1	4,275
(16) Deck/Balcony			
Treated Wood,Standard	8.14	176	1,433
Treated Wood,Standard	8.14	176	1,433
Wood Balcony	23.50	70	1,645

County Multiplier = 1.39 => Cost New = 158,500

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 118,875
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 427,951

2018 Est. T.C.V. 006-765-016-00 = 629,309
Est. TCV/Total Floor Area = 387.98, Most recent sale 06/29/1993 for 250,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
316,200	316,200	316,200	146,703	2.10

2018	New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	0	-1,500	0	0	3,080	0

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

45-006-765-017-00 2018 Est. T.C.V. 23-24 SANDPIPER LLC
Property Class: 407 23 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP <1050SQFT			1 Units	90000.00	00000	100		90,000
			0.00 Total Acres		Total Est. Land Value =			90,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 902 SF Floor Area = 902 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	74.05	-12.58	0.00	902	55,446
1 Exterior Units, (@6% more)			Base cost of Exterior units =				58,773

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630
(16) Deck/Balcony			
Treated Wood,Standard	9.88	81	800
Wood Balcony	23.50	137	3,220
Wood Balcony	23.50	49	1,152

County Multiplier = 1.39 => Cost New = 108,146

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 81,110
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 291,995

2018 Est. T.C.V. 006-765-017-00 = 381,995
Est. TCV/Total Floor Area = 423.50, Most recent sale 11/30/2016 for 400,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
192,000	192,000	192,000	192,000	2.10

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

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

45-006-765-018-00 2018 Est. T.C.V. MOSCOW CYRIL TRUST
Property Class: 407 26 SAND PIPER
Map #: 16,38 GLEN ARBOR TOWNSHIP GLEN ARBOR, MI 49636

Land Value Estimates for Land Table H765.H765 SANDPIPER CONDOS HOMESTEAD

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
H765 SANDP < 1300SQFT			1 Units	160000.00000		100		160,000

0.00 Total Acres Total Est. Land Value = 160,000

Cost Est. for Res. Bldg: 1 Town Home CONDOMINIUM Cls BC Blt 1979
Exterior Units: 1 Interior Units: 0 Roof:

(11) Heating System: Forced Air w/ Ducts
Ground Area = Size for Rates = 1171 SF Floor Area = 1271 SF.

Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Slab	68.65	-11.58	0.00	1171	66,829
1	Story Siding	Overhang	47.80	0.00	0.00	100	4,780

1 Exterior Units, (@6% more) Base cost of Exterior units = 75,906

Other Additions/Adjustments	Rate	Size	Cost
(13) Plumbing			
Average Fixture(s)	1120.00	1	1,120
3 Fixture Bath	3525.00	1	3,525
(14) Water/Sewer			
Public Water	1487.00	1	1,487
Public Sewer	1487.00	1	1,487
(15) Built-Ins & Fireplaces			
Appliance Allowance	2610.00	1	2,610
Fireplace: Prefab 1 Story	3630.00	1	3,630
(16) Deck/Balcony			
Treated Wood,Standard	19.09	20	382
Wood Balcony	23.50	170	3,995
Wood Balcony	23.50	51	1,199

County Multiplier = 1.39 => Cost New = 132,522

Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 99,392
ECF (H765 SANDPIPER CONDOS HOMESTEAD) 3.600 => TCV of Bldg: 1 = 357,810

2018 Est. T.C.V. 006-765-018-00 = 517,810
Est. TCV/Total Floor Area = 407.40, Most recent sale 05/31/1996 for 245,000

2017 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
260,200	260,200	260,200	142,969	2.10

2018 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
0	-1,300	0	0	3,002	0

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